



JAPAN REALTY
日本不動産

Daina Court Tenjin Minami 402

Residential

Apartment

Tenanted

Fukuoka

Posted On 26-10-2021

📍 2-4-7 Kiyokawa, Chuo-ku, Fukuoka.

¥ 8,900,000

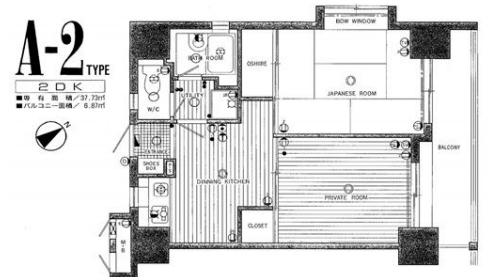
BUY

📏 Floor Area
37.73 m²

🏠 Layout
2DK

📅 Built Year
1991

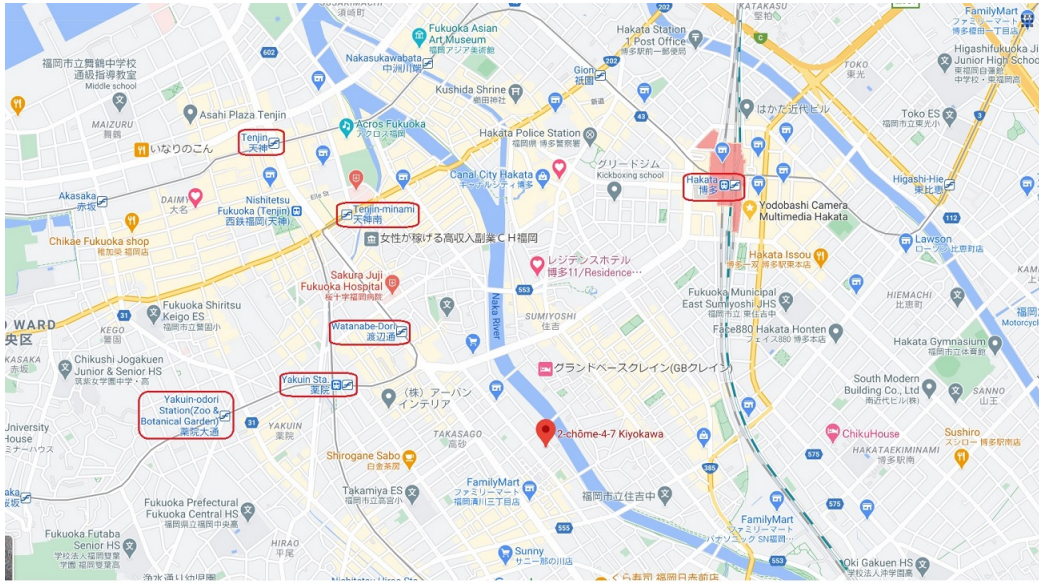
📈 Gross Yield
7.69%



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PROPERTY INFO

Building / Land Information

	Property Name:	Daina Court Tenjin Minami 402
	Address:	2-4-7 Kiyokawa, Chuo-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1991

Unit Information


	Total Units:	48
	Layout:	2DK
	Floor / Total Floors:	4 Floor / 13 Floors
	Floor Area:	37.73 m ² / 406.13 ft ²
	Balcony Area:	6.87 m ² / 73.95 ft ²
	Balcony Facing:	Northeast
	Occupancy Status:	Tenanted

Additional Information

Note 1: ID: 98945053

Location Information

 Transportation: Watanabe-Dori station / 9 minutes walking distance

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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥57,000	¥684,000
Building Management Fee:	-¥7,500	-¥90,000
Building Sinking Fund:	-¥7,100	-¥85,200
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥3,135	-¥37,620
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥63,505
	Net Rental Income After Tax:	¥407,675

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥8,900,000	¥8,633,000	¥8,455,000
Land Registration & Legal Fee (Estimated):	¥160,000		
Agency Brokerage Fee:	¥359,700	¥350,889	¥345,015
Total Cost of Purchase:	¥9,419,700	¥9,143,889	¥8,960,015

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥8,900,000	¥8,633,000	¥8,455,000
Gross Rental Yield:	7.69%	7.92%	8.09%
Net Rental Yield:	5.00%	5.16%	5.27%

