

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

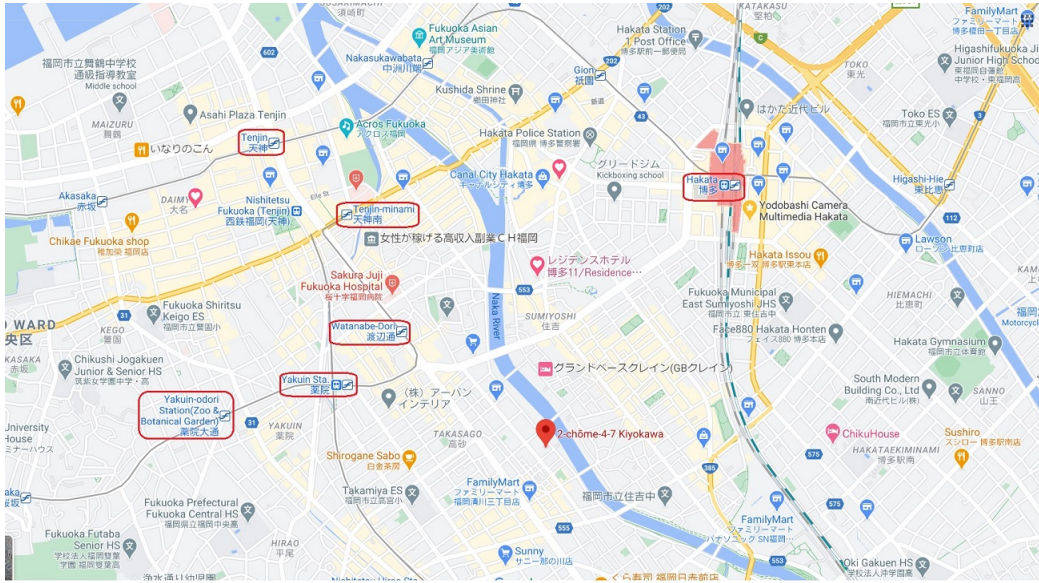
📏 Floor Area
37.73 m²

🏠 Layout
2DK

📅 Built Year
1991






📈 Gross Yield
7.69%












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% |

