

# Dyna Court Blossom Tenjin Minami 505

Residential

Apartment

Tenanted

Fukuoka

Posted On 22-02-2023

📍 2-11-21 Kiyokawa, Chuo Ward, Fukuoka.

**¥ 8,400,000**

**BUY**

📏 Floor Area  
20.23 m<sup>2</sup>

🏠 Layout  
1K

📅 Built Year  
1998

📈 Gross Yield  
6.86%

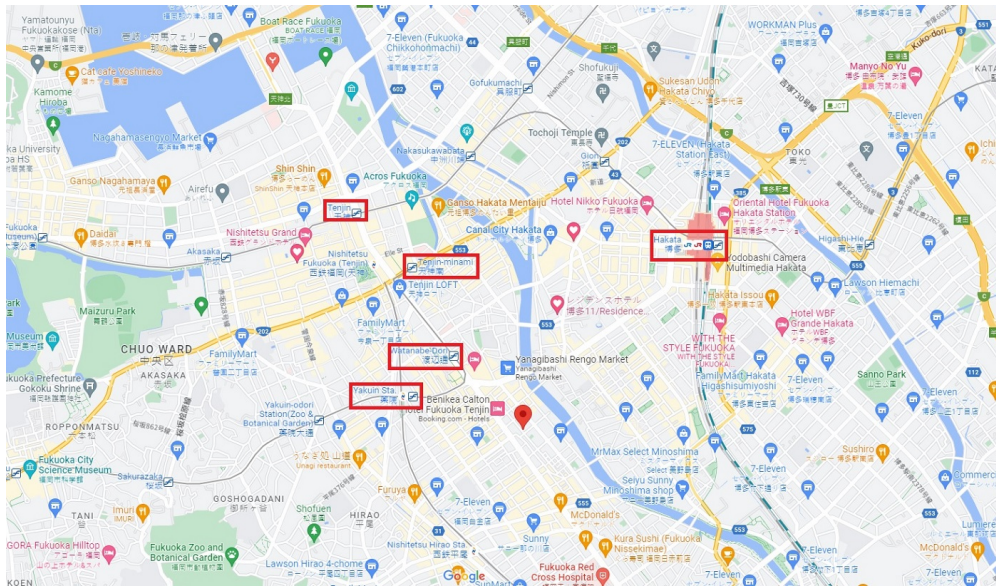


✉ info@japan-realty.com

Singapore +65 8188 8316



公众号










## PROPERTY INFO

### Building / Land Information

	Property Name:	Dyna Court Blossom Tenjin Minami 505
	Address:	2-11-21 Kiyokawa, Chuo Ward, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1998


### Unit Information

	Total Units:	67
	Layout:	1K
	Floor / Total Floors:	5 Floor / 13 Floors
	Floor Area:	20.23 m <sup>2</sup> / 217.76 ft <sup>2</sup>
	Balcony Area:	3.00 m <sup>2</sup> / 32.29 ft <sup>2</sup>
	Balcony Facing:	Southwest
	Occupancy Status:	Tenanted

### Additional Information

### Location Information

	Transportation:	Watanabi-Dori station / 8 min walking distance
---	-----------------	--

 [info@japan-realty.com](mailto:info@japan-realty.com)  
Singapore +65 8188 8316



公众号 Page 2

## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥48,000	¥576,000
Building Management Fee:	-¥5,100	-¥61,200
Building Sinking Fund:	-¥3,570	-¥42,840
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,640	-¥31,680
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥38,000
Net Rental Income After Tax:		¥402,280

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥8,400,000	¥8,148,000	¥7,980,000
Land Registration & Legal Fee (Estimated):	¥130,000		
Agency Brokerage Fee:	¥343,200	¥334,884	¥329,340
Total Cost of Purchase:	¥8,873,200	¥8,612,884	¥8,439,340

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥8,400,000	¥8,148,000	¥7,980,000
Gross Rental Yield:	6.86%	7.07%	7.22%
Net Rental Yield:	4.96%	5.12%	5.22%

