

## Encrest Watanabedori Minami

Residential

Apartment

Tenanted

Fukuoka

Posted On 19-11-2019

📍 2-18-16 Takasago, Chuo-ku, Fukuoka.

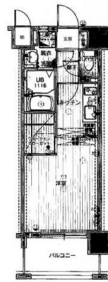
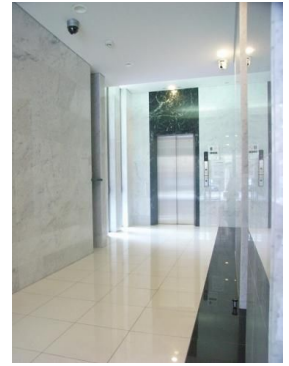
**¥ 12,400,000** **BUY**

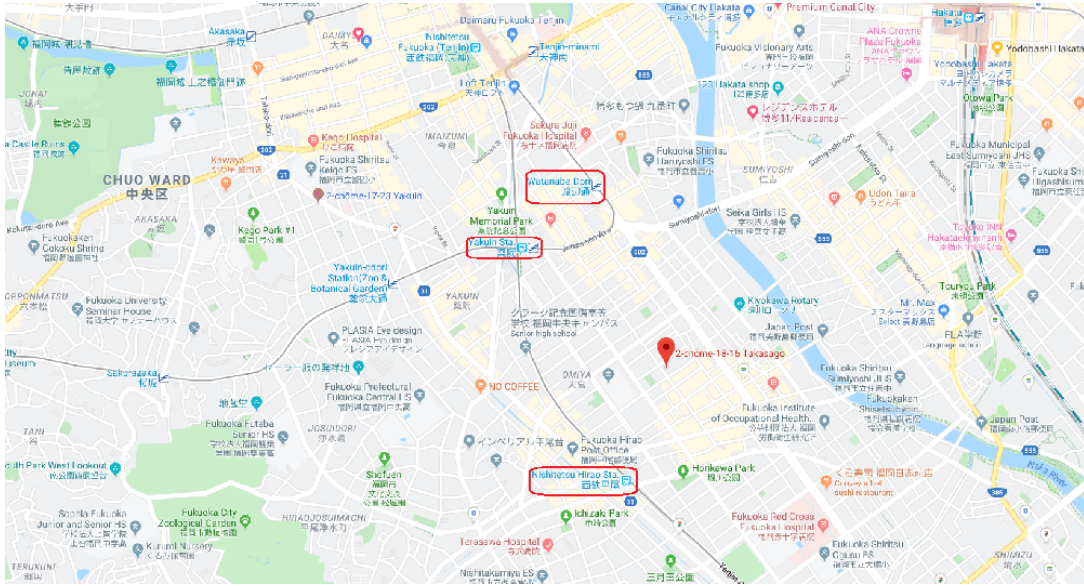
📐 Floor Area  
24.85 m<sup>2</sup>

🏠 Layout  
1K

📅 Built Year  
2006






📈 Gross Yield  
5.81%












## PROPERTY INFO

### Building / Land Information

	Property Name:	Encrest Watanabedori Minami
	Address:	2-18-16 Takasago, Chuo-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	2006


### Unit Information

	Total Units:	52
	Layout:	1K
	Floor / Total Floors:	13 Floor / 14 Floors
	Floor Area:	24.85 m <sup>2</sup> / 267.49 ft <sup>2</sup>
	Balcony Area:	4.80 m <sup>2</sup> / 51.67 ft <sup>2</sup>
	Balcony Facing:	Southeast
	Occupancy Status:	Tenanted

### Additional Information

### Location Information

	Transportation:	Hirao station / 9 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥60,000	¥720,000
Building Management Fee:	-¥7,000	-¥84,000
Building Sinking Fund:	-¥3,000	-¥36,000
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥3,300	-¥39,600
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥32,000
	Net Rental Income After Tax:	¥528,400

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥12,400,000	¥12,028,000	¥11,780,000
Land Registration & Legal Fee (Estimated):	¥130,000		
Agency Brokerage Fee:	¥475,200	¥462,924	¥454,740
Total Cost of Purchase:	¥13,005,200	¥12,620,924	¥12,364,740

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥12,400,000	¥12,028,000	¥11,780,000
Gross Rental Yield:	5.81%	5.99%	6.11%
Net Rental Yield:	4.31%	4.44%	4.54%

