

**Espoir Mansion Tenjin
Minami 1004**

Residential

Apartment

Tenanted

Fukuoka

Posted On 16-08-2019

📍 2-12-16 Haruyoshi, Chuo-ku, Fukuoka

¥ 8,500,000

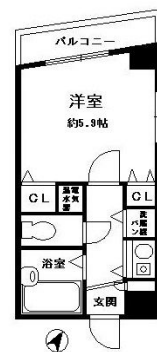
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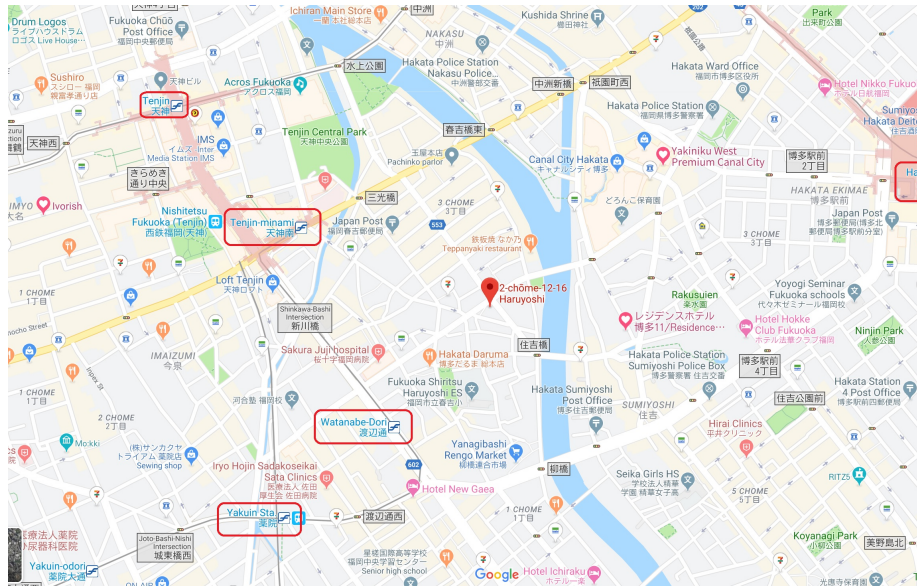
📐 Floor Area
20.39 m²

🏠 Layout
1K

📅 Built Year
1997

📈 Gross Yield
6.78%












PROPERTY INFO

Building / Land Information

| | | |
|---|---------------------|-------------------------------------|
|  | Property Name: | Espoir Mansion Tenjin Minami 1004 |
|  | Address: | 2-12-16 Haruyoshi, Chuo-ku, Fukuoka |
|  | Land Ownership: | Freehold |
|  | Building Structure: | Reinforced Concrete |
|  | Built Year: | 1997 |


Unit Information

| | | |
|---|-----------------------|---|
|  | Total Units: | 48 |
|  | Layout: | 1K |
|  | Floor / Total Floors: | 10 Floor / 11 Floors |
|  | Floor Area: | 20.39 m ² / 219.48 ft ² |
|  | Balcony Area: | 2.77 m ² / 29.82 ft ² |
|  | Balcony Facing: | Northwest |
|  | Occupancy Status: | Tenanted |

Additional Information

| | |
|------------|-------------------------------------|
| Amenities: | Parcel delivery box in the building |
| Note 1: | Separate toilet and bathroom |

Location Information

| | | |
|---|-----------------|--|
|  | Transportation: | Tenjin-minami station / 9 minutes walking distance |
|---|-----------------|--|

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公众号 Page 2

INCOME & EXPENSE

| | Monthly | Annually |
|---|------------------------------|----------|
| Rental Income: | ¥48,000 | ¥576,000 |
| Building Management Fee: | -¥5,500 | -¥66,000 |
| Building Sinking Fund: | -¥4,000 | -¥48,000 |
| Other Miscellaneous Fee: | -¥0 | -¥0 |
| Agency Management Fee: | -¥2,640 | -¥31,680 |
| Annual Fixed Asset & City Planning Tax (Estimated): | - | -¥41,193 |
| | Net Rental Income After Tax: | ¥389,127 |

COST OF PURCHASE

| | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|--|-------------|-----------------|-----------------|
| Purchase Price: | ¥8,500,000 | ¥8,245,000 | ¥8,075,000 |
| Land Registration & Legal Fee (Estimated): | ¥150,000 | | |
| Agency Brokerage Fee: | ¥346,500 | ¥338,085 | ¥332,475 |
| Total Cost of Purchase: | ¥8,996,500 | ¥8,733,085 | ¥8,557,475 |

RENTAL YIELD

| | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|---------------------|-------------|-----------------|-----------------|
| Purchase Price: | ¥8,500,000 | ¥8,245,000 | ¥8,075,000 |
| Gross Rental Yield: | 6.78% | 6.99% | 7.13% |
| Net Rental Yield: | 4.78% | 4.93% | 5.03% |

