

**Espoir Mansion Tenjin
Minami 205**

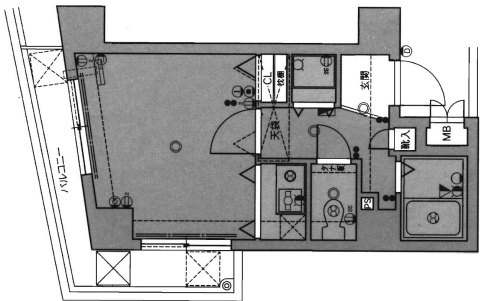
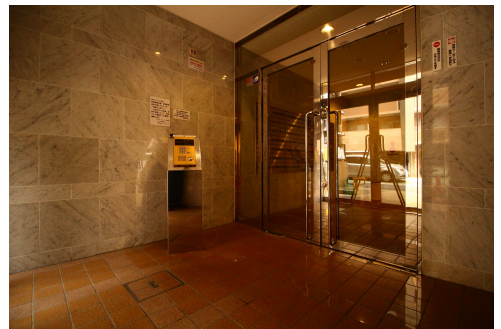
Residential Apartment Tenanted Fukuoka

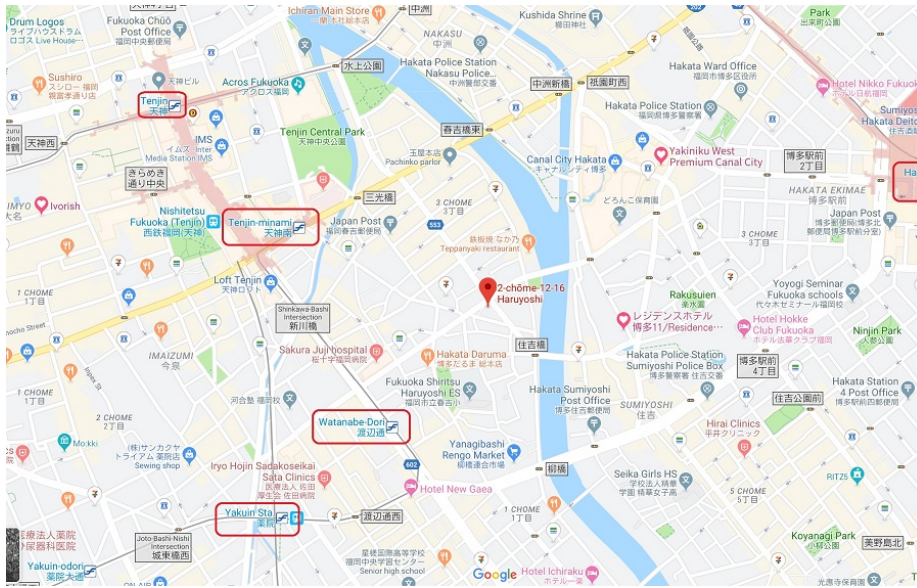
Posted On 16-12-2019

📍 2-12-16 Haruyoshi, Chuo-ku, Fukuoka.

¥ 6,800,000 **BUY**

 Floor Area 22.54 m ²	 Layout 1K	 Built Year 1997	 Gross Yield 7.41%
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PROPERTY INFO

Building / Land Information

	Property Name:	Esplor Mansion Tenjin Minami 205
	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:	2 Floor / 11 Floors
	Floor Area:	22.54 m ² / 242.62 ft ²
	Balcony Area:	5.70 m ² / 61.35 ft ²
	Balcony Facing:	Northwest
	Occupancy Status:	Tenanted

Additional Information

Amenities:	Parcel delivery box in the building
Note 1:	Separate toilet and bathroom
Note 2:	Corner unit, bright and airy
Note 3:	L shape 2 sides balcony

Location Information

	Transportation:	Tenjin-minami station / 9 minutes walking distance
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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥42,000	¥504,000
Building Management Fee:	-¥6,000	-¥72,000
Building Sinking Fund:	-¥4,000	-¥48,000
Other Miscellaneous Fee:	-¥250	-¥3,000
Agency Management Fee:	-¥2,310	-¥27,720
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥45,000
Net Rental Income After Tax:		¥308,280

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥6,800,000	¥6,596,000	¥6,460,000
Land Registration & Legal Fee (Estimated):	¥12,000		
Agency Brokerage Fee:	¥290,400	¥283,668	¥279,180
Total Cost of Purchase:	¥7,102,400	¥6,891,668	¥6,751,180

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥6,800,000	¥6,596,000	¥6,460,000
Gross Rental Yield:	7.41%	7.64%	7.80%
Net Rental Yield:	4.97%	5.13%	5.24%

