

Espoir Mansion Tenjin Minami 705

Residential

Apartment

Tenanted

Fukuoka

Posted On 15-09-2019

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

¥ 6,800,000

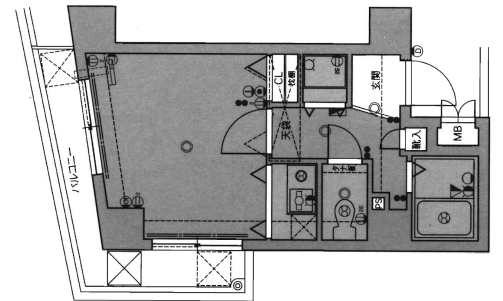
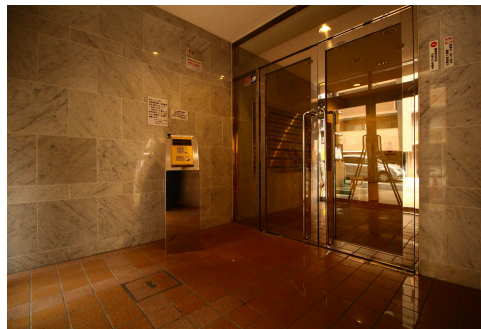
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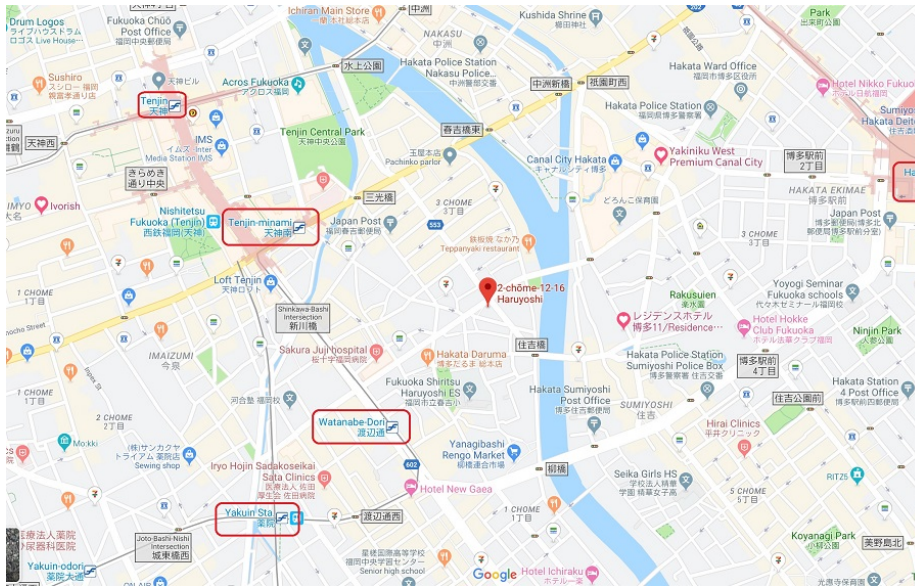
📐 Floor Area
22.54 m²

🏠 Layout
1K

📅 Built Year
1997

📈 Gross Yield
7.06%












PROPERTY INFO

Building / Land Information

| | | |
|---|---------------------|--------------------------------------|
|  | Property Name: | Esplor Mansion Tenjin Minami 705 |
|  | 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: | 7 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: | ¥40,000 | ¥480,000 |
| Building Management Fee: | -¥6,000 | -¥72,000 |
| Building Sinking Fund: | -¥4,000 | -¥48,000 |
| Other Miscellaneous Fee: | -¥250 | -¥3,000 |
| Agency Management Fee: | -¥2,200 | -¥26,400 |
| Annual Fixed Asset & City Planning Tax (Estimated): | - | -¥45,000 |
| | Net Rental Income After Tax: | ¥285,600 |

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): | ¥120,000 | | |
| Agency Brokerage Fee: | ¥290,400 | ¥283,668 | ¥279,180 |
| Total Cost of Purchase: | ¥7,210,400 | ¥6,999,668 | ¥6,859,180 |

RENTAL YIELD

| | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|---------------------|-------------|-----------------|-----------------|
| Purchase Price: | ¥6,800,000 | ¥6,596,000 | ¥6,460,000 |
| Gross Rental Yield: | 7.06% | 7.28% | 7.43% |
| Net Rental Yield: | 4.59% | 4.73% | 4.83% |

