

Espoir Mansion Tenjin Minami 705

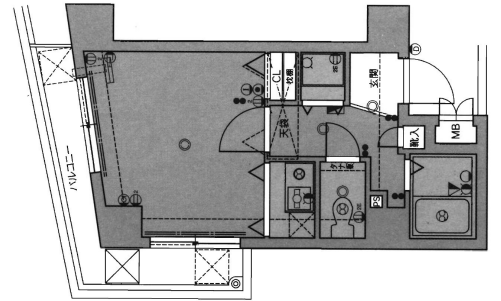
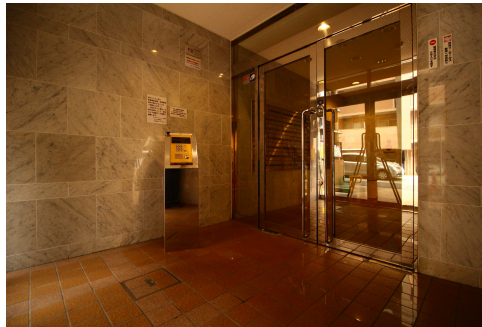
Residential Apartment Tenanted Fukuoka

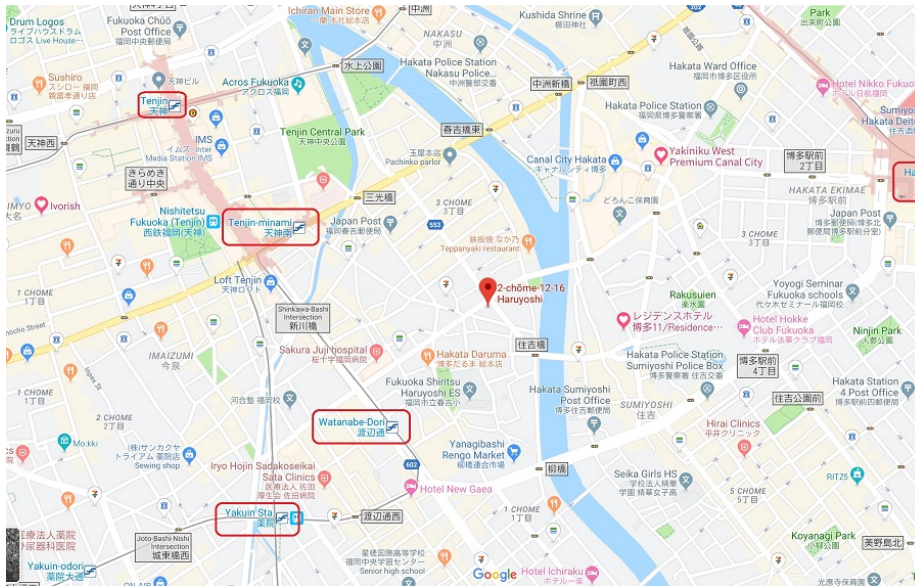
Posted On 15-09-2019

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

¥ 6,800,000 **BUY**

 Floor Area 22.54 m ²	 Layout 1K	 Built Year 1997	 Gross Yield 7.06%
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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%

