

**Esplor Watanabeminami 6F**

Residential

Apartment

Tenanted

Fukuoka

Posted On 24-12-2019

📍 1-19-28 Takasago, Chuo-ku, Fukuoka.

**¥ 6,980,000**

**BUY**

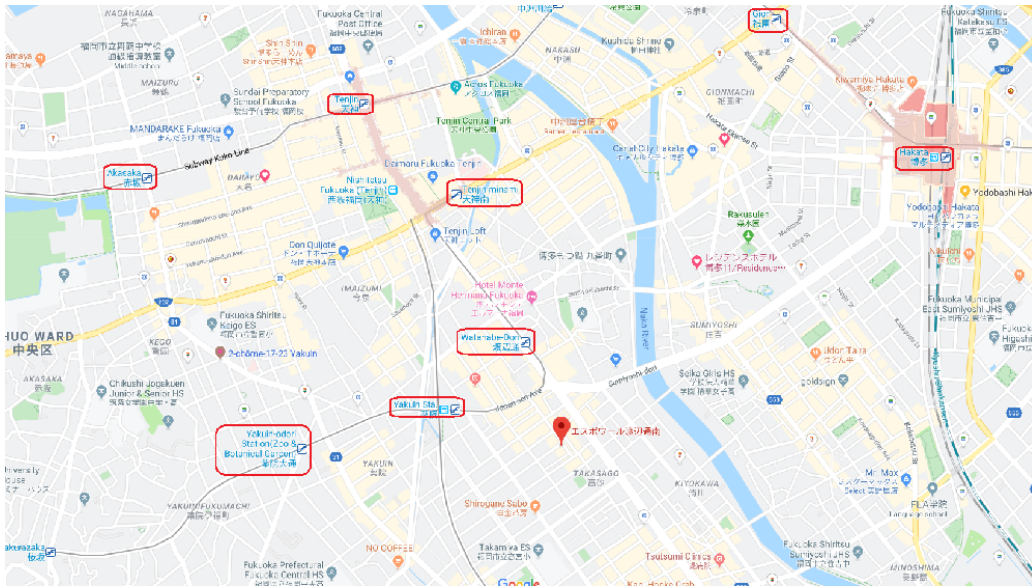
📏 Floor Area  
23.46 m<sup>2</sup>

🏠 Layout  
1K

📅 Built Year  
1990






📈 Gross Yield  
7.91%












## PROPERTY INFO

### Building / Land Information

	Property Name:	Espoir Watanabeminami 6F
	Address:	1-19-28 Takasago, Chuo-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	1990

### Unit Information

	Total Units:	28
	Layout:	1K
	Floor / Total Floors:	6 Floor / 7 Floors
	Floor Area:	23.46 m <sup>2</sup> / 252.52 ft <sup>2</sup>
	Balcony Area:	12.01 m <sup>2</sup> / 129.28 ft <sup>2</sup>
	Balcony Facing:	Northeast
	Occupancy Status:	Tenanted

### Additional Information

Amenities:	City center, all shopping facilities and restaurant nearby
Note 1:	L-shape big 12.01m2 balcony

### Location Information

	Transportation:	Yakuin station / 7 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥46,000	¥552,000
Building Management Fee:	-¥6,100	-¥73,200
Building Sinking Fund:	-¥1,400	-¥16,800
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,530	-¥30,360
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥36,000
Net Rental Income After Tax:		¥395,640

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥6,980,000	¥6,770,600	¥6,631,000
Land Registration & Legal Fee (Estimated):	¥130,000		
Agency Brokerage Fee:	¥296,340	¥289,430	¥284,823
Total Cost of Purchase:	¥7,406,340	¥7,190,030	¥7,045,823

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥6,980,000	¥6,770,600	¥6,631,000
Gross Rental Yield:	7.91%	8.15%	8.32%
Net Rental Yield:	5.83%	6.01%	6.13%

