

# Grandforet Prime Tenjin Higashi

Residential

Apartment

Vacant

Fukuoka

Posted On 05-06-2020

📍 5-13 Tsumashoji, Hakata-ku, Fukuoka

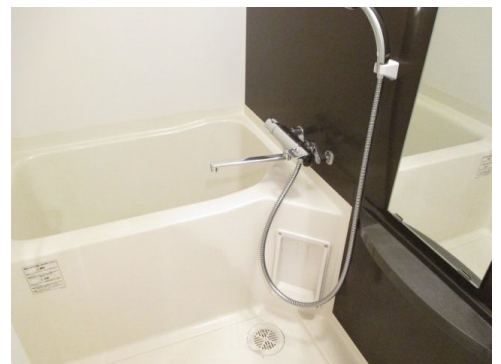
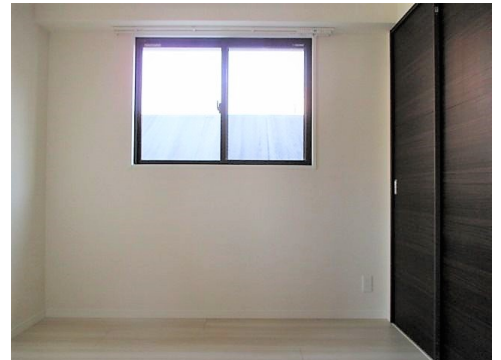
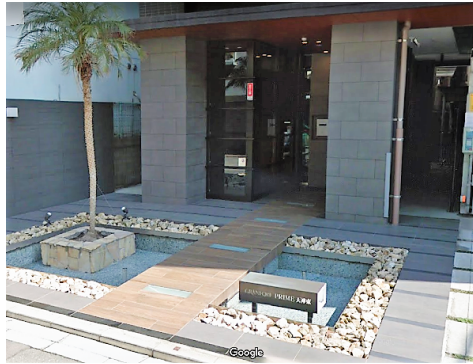
**¥ 14,300,000** **BUY**

📐 Floor Area  
28.86 m<sup>2</sup>

🏠 Layout  
1LDK

📅 Built Year  
2014

📈 Gross Yield  
5.37%












## PROPERTY INFO

### Building / Land Information


	Property Name:	Grandforet Prime Tenjin Higashi
	Address:	5-13 Tsumashoji, Hakata-ku, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	2014


### Unit Information

	Total Units:	30
	Layout:	1LDK
	Floor / Total Floors:	3 Floor / 11 Floors
	Floor Area:	28.86 m <sup>2</sup> / 310.65 ft <sup>2</sup>
	Balcony Area:	5.18 m <sup>2</sup> / 55.76 ft <sup>2</sup>
	Balcony Facing:	Northwest
	Occupancy Status:	Vacant

### Additional Information

### Location Information

	Transportation:	Nakasukawabata station / 9 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥64,000	¥768,000
Building Management Fee:	-¥8,200	-¥98,400
Building Sinking Fund:	-¥1,600	-¥19,200
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥3,520	-¥42,240
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥40,000
	Net Rental Income After Tax:	¥568,160

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥14,300,000	¥13,871,000	¥13,585,000
Land Registration & Legal Fee (Estimated):	¥140,000		
Agency Brokerage Fee:	¥537,900	¥523,743	¥514,305
Total Cost of Purchase:	¥14,977,900	¥14,534,743	¥14,239,305

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥14,300,000	¥13,871,000	¥13,585,000
Gross Rental Yield:	5.37%	5.54%	5.65%
Net Rental Yield:	4.06%	4.19%	4.27%

