

# JGM Watanabedori Minami 201

Residential

Apartment

Tenanted

Fukuoka

Posted On 17-10-2021

📍 2-18-26 Takasago, Chuo Ward, Fukuoka.

**¥ 4,500,000**

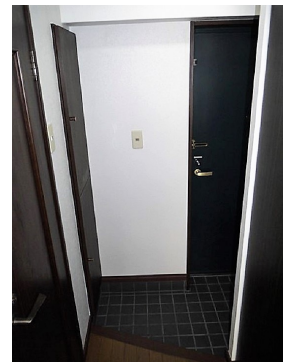
**BUY**

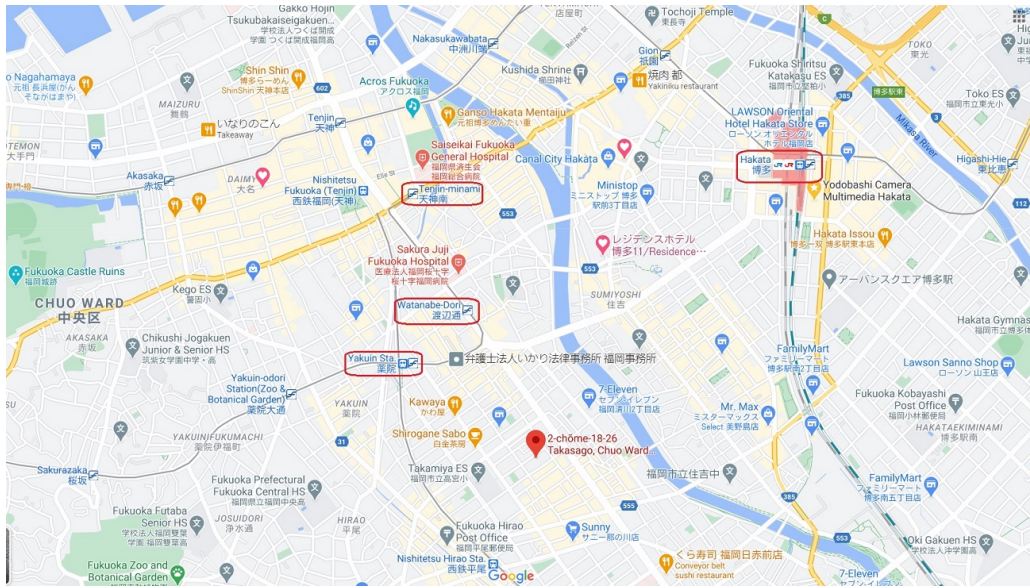
📏 Floor Area  
21.67 m<sup>2</sup>

🏠 Layout  
1K

📅 Built Year  
1990

📈 Gross Yield  
10.93%












## PROPERTY INFO

### Building / Land Information

	Property Name:	JGM Watanabedori Minami 201
	Address:	2-18-26 Takasago, Chuo Ward, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	1990


### Unit Information


	Total Units:	17
	Layout:	1K
	Floor / Total Floors:	2 Floor / 7 Floors
	Floor Area:	21.67 m <sup>2</sup> / 233.26 ft <sup>2</sup>
	Balcony Area:	3.48 m <sup>2</sup> / 37.46 ft <sup>2</sup>
	Balcony Facing:	Southwest
	Occupancy Status:	Tenanted

### Additional Information

Amenities:	Prime area, shopping, eatery nearby
Note 1:	ID: 99047479

### Location Information

	Transportation:	Watanabe-Dori station / 10 minutes walking distance
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公众号 Page 2

## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥41,000	¥492,000
Building Management Fee:	-¥9,450	-¥113,400
Building Sinking Fund:	-¥6,300	-¥75,600
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,255	-¥27,060
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥39,400
	Net Rental Income After Tax:	¥236,540

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥4,500,000	¥4,365,000	¥4,275,000
Land Registration & Legal Fee (Estimated):	¥130,000		
Agency Brokerage Fee:	¥214,500	¥210,045	¥207,075
Total Cost of Purchase:	¥4,844,500	¥4,705,045	¥4,612,075

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥4,500,000	¥4,365,000	¥4,275,000
Gross Rental Yield:	10.93%	11.27%	11.51%
Net Rental Yield:	5.70%	5.87%	6.00%

