

# JAPAN REALTY 日本不動產

# **Lions Mansion Tenjin 1104**

Residential

Apartment Vacant

Fukuoka

Posted On 24-08-2019

2 1-chome-2-33 Maizuru, Chuo-ku, Fukuoka.

¥ 13,500,000

**BUY** 



☐ Layout 2K

Built Year 1979

✓ Gross Yield 6.93%









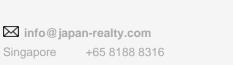
















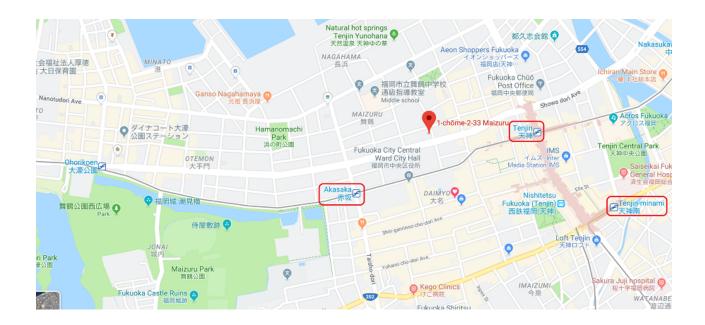












### **PROPERTY INFO**

## **Building / Land Information**

Property Name: Lions Mansion Tenjin 1104

1-chome-2-33 Maizuru, Chuo-ku, Fukuoka. Address:

0 Land Ownership: Freehold

**Building Structure:** Steel Reinforced Concrete

Built Year: 1979

#### **Additional Information Unit Information**

**Total Units:** 44 Located in city center, shopping malls, Amenities:

restaurants, shops surrounding Layout: 2K

Note 1: Akasaka station / 5 minutes walking distance Floor / Total Floors: 11 Floor / 11 Floors

Unit is currently vacant, easy to get new tenant in

Note 2: 43.50 m<sup>2</sup> / 468.23 ft<sup>2</sup> Floor Area: such prime location

₽ 5.81 m<sup>2</sup> / 62.54 ft<sup>2</sup> Balcony Area: Note 3: Monthly rental is based on market rental estimation

Note 4: Corner unit, bright and airy Balcony Facing: Northeast

Occupancy Status: Vacant

### **Location Information**

Transportation: Tenjin station / 5 minutes walking distance

















|   | Monthly  | Annually  |
|---|----------|-----------|
| Rental Income:                                      | ¥78,000  | ¥936,000  |
| Building Management Fee:                            | -¥11,700 | -¥140,400 |
| Building Sinking Fund:                              | -¥5,870  | -¥70,440  |
| Other Miscellaneous Fee:                            | -¥0      | -¥0       |
| Agency Management Fee:                              | -¥4,290  | -¥51,480  |
| Annual Fixed Asset & City Planning Tax (Estimated): | -        | -¥73,700  |
| Net Rental Income After Tax:                        |          | ¥599,980  |

## COST OF PURCHASE

|  | Offer Price | 3% Offer Price | 5% Offer Price |
|--|-------------|----------------|----------------|
| Purchase Price:                            | ¥13,500,000 | ¥13,095,000    | ¥12,825,000    |
| Land Registration & Legal Fee (Estimated): | ¥150,000    |                |                |
| Agency Brokerage Fee:                      | ¥511,500    | ¥498,135       | ¥489,225       |
| Total Cost of Purchase:                    | ¥14,161,500 | ¥13,743,135    | ¥13,464,225    |

## RENTAL YIELD

|                     | Offer Price | 3% Offer Price | 5% Offer Price |
|---------------------|-------------|----------------|----------------|
| Purchase Price:     | ¥13,500,000 | ¥13,095,000    | ¥12,825,000    |
| Gross Rental Yield: | 6.93%       | 7.15%          | 7.30%          |
| Net Rental Yield:   | 4.76%       | 4.90%          | 5.01%          |



















