

Lions Mansion Tenjin 1104

Residential

Apartment

Vacant

Fukuoka

Posted On 24-08-2019

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

¥ 13,500,000

BUY

📐 Floor Area
43.50 m²

🏠 Layout
2K

📅 Built Year
1979






📈 Gross Yield
6.93%












PROPERTY INFO

Building / Land Information

	Property Name:	Lions Mansion Tenjin 1104
	Address:	1-chome-2-33 Maizuru, Chuo-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1979

Unit Information

	Total Units:	44
	Layout:	2K
	Floor / Total Floors:	11 Floor / 11 Floors
	Floor Area:	43.50 m ² / 468.23 ft ²
	Balcony Area:	5.81 m ² / 62.54 ft ²
	Balcony Facing:	Northeast
	Occupancy Status:	Vacant

Additional Information

Amenities:	Located in city center, shopping malls, restaurants, shops surrounding
Note 1:	Akasaka station / 5 minutes walking distance
Note 2:	Unit is currently vacant, easy to get new tenant in such prime location
Note 3:	Monthly rental is based on market rental estimation
Note 4:	Corner unit, bright and airy

Location Information

	Transportation:	Tenjin station / 5 minutes walking distance
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 info@japan-realty.com
Singapore +65 8188 8316



公众号

INCOME & EXPENSE

	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%

