

## Lions Mansion Tenjin Minami 101

Commercial

Office / Shop

Tenanted

Fukuoka

Posted On 06-10-2019

📍 2-chome-1-32 Imaizumi, Chuo-ku, Fukuoka

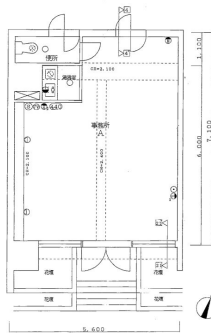
**¥ 19,800,000** **BUY**

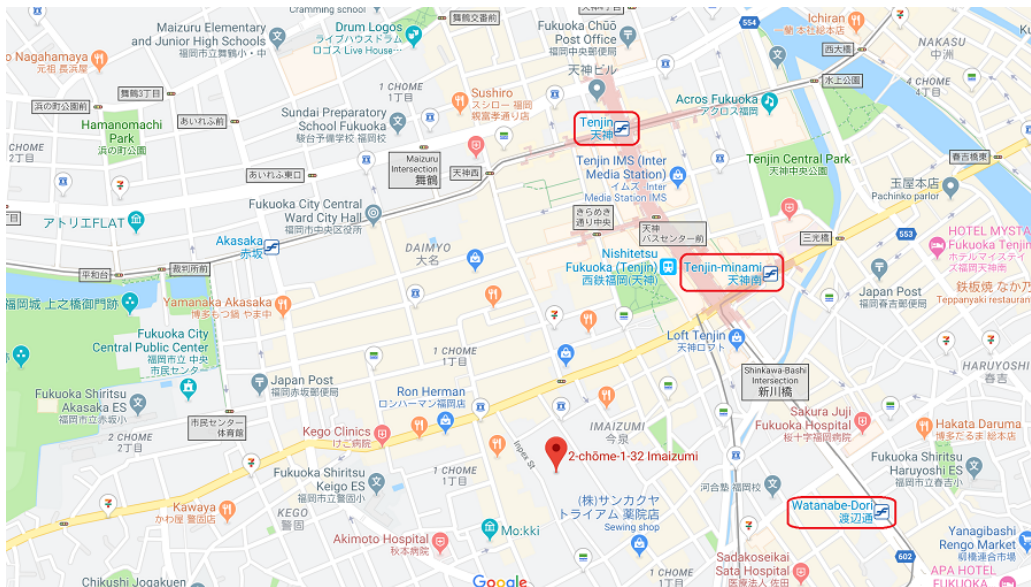
📐 Floor Area  
39.76 m<sup>2</sup>

🏠 Layout  
-

📅 Built Year  
1992






📈 Gross Yield  
7.2%










## PROPERTY INFO

### Building / Land Information

	Property Name:	Lions Mansion Tenjin Minami 101
	Address:	2-chome-1-32 Imaizumi, Chuo-ku, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1992


### Unit Information

	Total Units:	99
	Layout:	-
	Floor / Total Floors:	1 Floor / 14 Floors
	Floor Area:	39.76 m <sup>2</sup> / 427.98 ft <sup>2</sup>
	Occupancy Status:	Tenanted

### Additional Information

Amenities:	City center, all shopping facilities and restaurant nearby
Note 1:	1st floor office, stable commercial tenancy, rare in the market
Note 2:	Very good capital appreciation potential

### Location Information

	Transportation:	Tenjin-minami station / 10 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥118,800	¥1,425,600
Building Management Fee:	-¥9,600	-¥115,200
Building Sinking Fund:	-¥5,960	-¥71,520
Other Miscellaneous Fee:	-¥200	-¥2,400
Agency Management Fee:	-¥6,534	-¥78,408
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥70,000
Net Rental Income After Tax:		¥1,088,072

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥19,800,000	¥19,206,000	¥18,810,000
Land Registration & Legal Fee (Estimated):	¥180,000		
Agency Brokerage Fee:	¥719,400	¥699,798	¥686,730
Total Cost of Purchase:	¥20,699,400	¥20,085,798	¥19,676,730

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥19,800,000	¥19,206,000	¥18,810,000
Gross Rental Yield:	7.20%	7.42%	7.58%
Net Rental Yield:	5.59%	5.77%	5.89%

