

## Renaissance Loire Tenjin South

Residential Apartment Tenanted Fukuoka

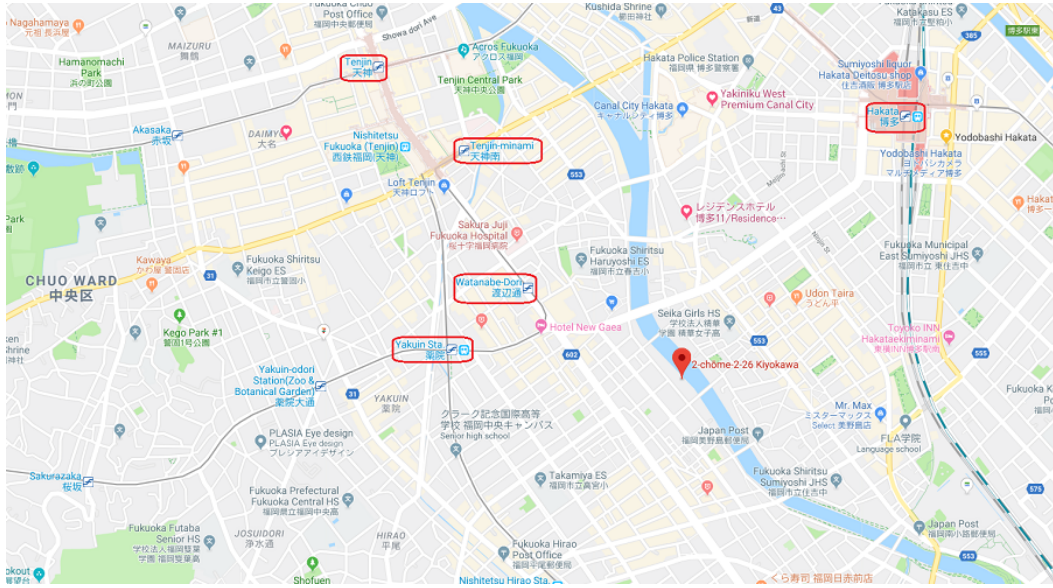
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📍 2-chome-2-26 Kiyokawa, Chuo-ku, Fukuoka

**¥ 5,800,000** **BUY**






 Floor Area 19.84 m <sup>2</sup>	 Layout 1K	 Built Year 1991	 Gross Yield 8.07%
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## PROPERTY INFO

### Building / Land Information

	Property Name:	Renaissance Loire Tenjin South
	Address:	2-chome-2-26 Kiyokawa, Chuo-ku, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	1991

### Unit Information

	Total Units:	158
	Layout:	1K
	Floor / Total Floors:	5 Floor / 10 Floors
	Floor Area:	19.84 m <sup>2</sup> / 213.56 ft <sup>2</sup>
	Balcony Area:	4.17 m <sup>2</sup> / 44.89 ft <sup>2</sup>
	Balcony Facing:	Southeast
	Occupancy Status:	Tenanted

### Additional Information

Amenities: Prime area, shopping, eatery nearby

### Location Information

 Transportation: Watanabe-Dori station / 9 minutes walking distance

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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥39,000	¥468,000
Building Management Fee:	-¥5,680	-¥68,160
Building Sinking Fund:	-¥2,130	-¥25,560
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,145	-¥25,740
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥35,000
Net Rental Income After Tax:		¥313,540

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥5,800,000	¥5,626,000	¥5,510,000
Land Registration & Legal Fee (Estimated):	¥120,000		
Agency Brokerage Fee:	¥257,400	¥251,658	¥247,830
Total Cost of Purchase:	¥6,177,400	¥5,997,658	¥5,877,830

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥5,800,000	¥5,626,000	¥5,510,000
Gross Rental Yield:	8.07%	8.32%	8.49%
Net Rental Yield:	5.64%	5.82%	5.94%

