

## Romanesque Tenjin Annex 12F

Residential

Apartment

Tenanted

Fukuoka

Posted On 22-11-2019

📍 5-8-18 Watanabedori, Chuo-ku, Fukuoka

**¥ 6,500,000**

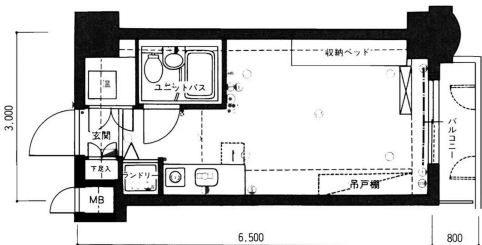
**BUY**

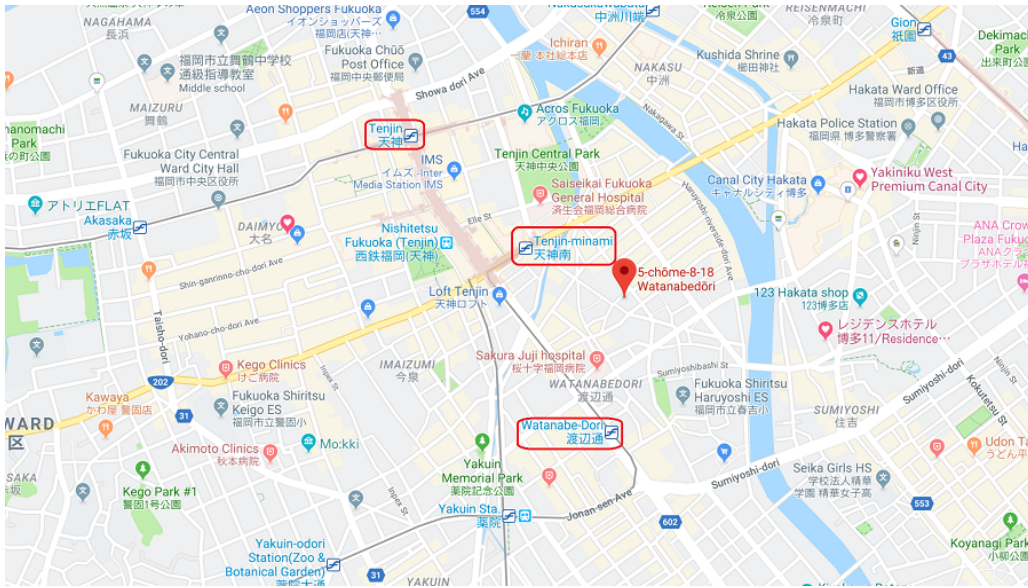
📐 Floor Area  
19.50 m<sup>2</sup>

🏠 Layout  
1K

📅 Built Year  
1991

📈 Gross Yield  
7.57%











## PROPERTY INFO

### Building / Land Information

	Property Name:	Romanesque Tenjin Annex 12F
	Address:	5-8-18 Watanabedori, Chuo-ku, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1991


### Unit Information

	Total Units:	130
	Layout:	1K
	Floor / Total Floors:	12 Floor / 14 Floors
	Floor Area:	19.50 m <sup>2</sup> / 209.90 ft <sup>2</sup>
	Balcony Area:	2.04 m <sup>2</sup> / 21.96 ft <sup>2</sup>
	Occupancy Status:	Tenanted

### Additional Information

Amenities: Prime area, shopping, eatery nearby

### Location Information

	Transportation:	Watanabe-Dori station / 6 minutes walking distance
---	-----------------	--



## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥41,000	¥492,000
Building Management Fee:	-¥4,500	-¥54,000
Building Sinking Fund:	-¥3,100	-¥37,200
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,255	-¥27,060
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥34,000
Net Rental Income After Tax:		¥339,740

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥6,500,000	¥6,305,000	¥6,175,000
Land Registration & Legal Fee (Estimated):	¥130,000		
Agency Brokerage Fee:	¥280,500	¥274,065	¥269,775
Total Cost of Purchase:	¥6,910,500	¥6,709,065	¥6,574,775

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥6,500,000	¥6,305,000	¥6,175,000
Gross Rental Yield:	7.57%	7.80%	7.97%
Net Rental Yield:	5.41%	5.58%	5.69%

