

## Soshiosu Tenjin 3F

Posted On 31-10-2019

 1-8-37 Watanabedori, Chuo-ku, Fukuoka

**¥ 12,000,000**


**BUY**

Residential


Apartment


Tenanted

Fukuoka

 Floor Area  
24.11 m<sup>2</sup>

 Layout  
1DK

 Built Year  
2009






 Gross Yield  
6%









## PROPERTY INFO

### Building / Land Information

	Property Name:	Soshiosu Tenjin 3F
	Address:	1-8-37 Watanabedori, Chuo-ku, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	2009


### Unit Information

	Layout:	1DK
	Floor / Total Floors:	3 Floor / 9 Floors
	Floor Area:	24.11 m <sup>2</sup> / 259.52 ft <sup>2</sup>
	Occupancy Status:	Tenanted

### Additional Information

Amenities:	City center, all shopping facilities and restaurant nearby
Note 1:	Yakuin station / 9 minutes walking distance

### Location Information

	Transportation:	Watanabe-Dori station / 4 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥60,000	¥720,000
Building Management Fee:	-¥5,000	-¥60,000
Building Sinking Fund:	-¥2,000	-¥24,000
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥3,300	-¥39,600
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥40,000
Net Rental Income After Tax:		¥556,400

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥12,000,000	¥11,640,000	¥11,400,000
Land Registration & Legal Fee (Estimated):	¥140,000		
Agency Brokerage Fee:	¥462,000	¥450,120	¥442,200
Total Cost of Purchase:	¥12,602,000	¥12,230,120	¥11,982,200

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥12,000,000	¥11,640,000	¥11,400,000
Gross Rental Yield:	6.00%	6.19%	6.32%
Net Rental Yield:	4.73%	4.88%	4.98%

