



JAPAN REALTY  
日本不動産

Residential

Apartment

Tenanted

Fukuoka

# States Tenjin 602

Posted On 19-02-2020

📍 1-6-41 Kego, Chuo-ku, Fukuoka.

¥ 10,100,000 **BUY**

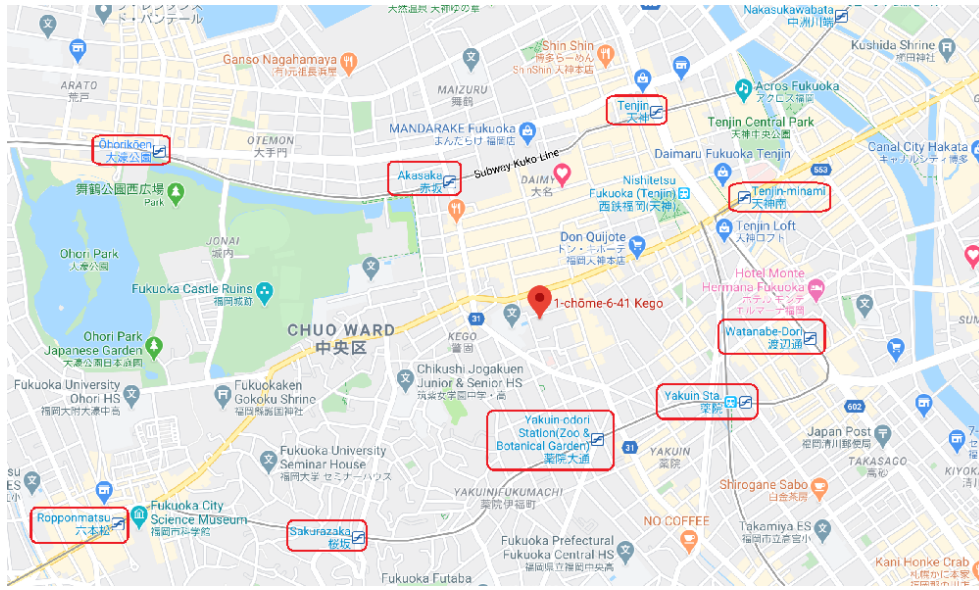
Floor Area 33.80 m <sup>2</sup>	Layout 2K	Built Year 1990	Gross Yield 6.89%
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## PROPERTY INFO

### Building / Land Information

	Property Name:	States Tenjin 602
	Address:	1-6-41 Kego, Chuo-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	1990


### Unit Information


	Layout:	2K
	Floor / Total Floors:	6 Floor / 8 Floors
	Floor Area:	33.80 m <sup>2</sup> / 363.82 ft <sup>2</sup>
	Balcony Area:	10.70 m <sup>2</sup> / 115.17 ft <sup>2</sup>
	Balcony Facing:	West
	Occupancy Status:	Tenanted

### Additional Information

Amenities:	Prime area, shopping, eatery nearby
Note 1:	Kego area

### Location Information

	Transportation:	Yakuin-odori station / 8 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥58,000	¥696,000
Building Management Fee:	-¥6,100	-¥73,200
Building Sinking Fund:	-¥8,500	-¥102,000
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥3,190	-¥38,280
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥45,000
	Net Rental Income After Tax:	¥437,520

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥10,100,000	¥9,797,000	¥9,595,000
Land Registration & Legal Fee (Estimated):	¥150,000		
Agency Brokerage Fee:	¥399,300	¥389,301	¥382,635
Total Cost of Purchase:	¥10,649,300	¥10,336,301	¥10,127,635

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥10,100,000	¥9,797,000	¥9,595,000
Gross Rental Yield:	6.89%	7.10%	7.25%
Net Rental Yield:	4.53%	4.67%	4.77%

