

States Tenjin Minami 501

Residential

Apartment

Tenanted

Fukuoka

Posted On 19-02-2020

📍 1-11-9 Kiyokawa, Chuo-ku, Fukuoka

¥ 7,800,000

BUY

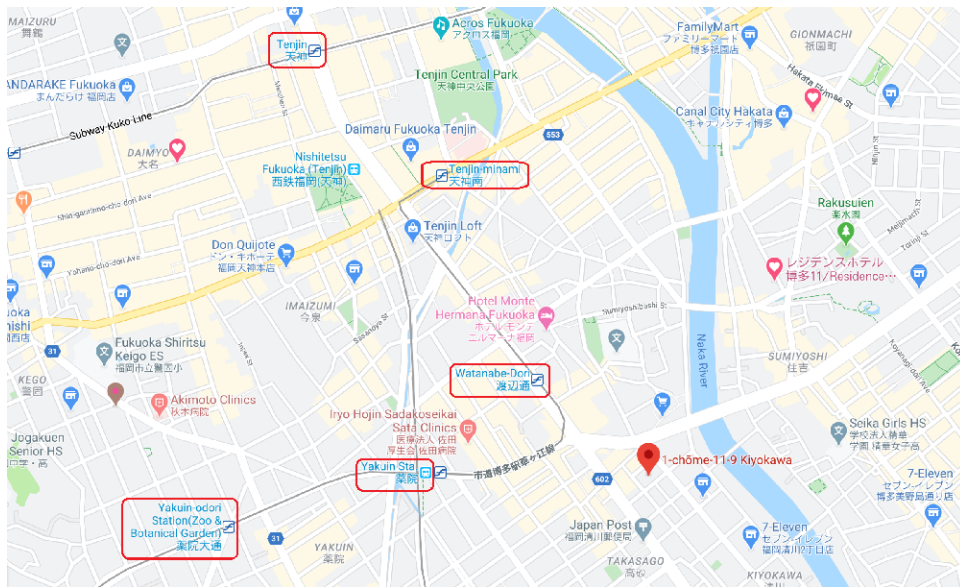
📐 Floor Area
36.00 m²

🏠 Layout
2K

📅 Built Year
1990






📈 Gross Yield
8.92%












PROPERTY INFO

Building / Land Information

	Property Name:	States Tenjin Minami 501
	Address:	1-11-9 Kiyokawa, Chuo-ku, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	1990

Unit Information

	Total Units:	22
	Layout:	2K
	Floor / Total Floors:	5 Floor / 8 Floors
	Floor Area:	36.00 m ² / 387.50 ft ²
	Balcony Area:	9.87 m ² / 106.24 ft ²
	Balcony Facing:	Southwest
	Occupancy Status:	Tenanted

Additional Information

Amenities: Prime area, shopping, eatery nearby

Location Information

	Transportation:	Watanabe-Dori station / 5 minutes walking distance
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 info@japan-realty.com
Singapore +65 8188 8316



公众号

INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥58,000	¥696,000
Building Management Fee:	-¥8,200	-¥98,400
Building Sinking Fund:	-¥7,600	-¥91,200
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:		¥423,120

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥7,800,000	¥7,566,000	¥7,410,000
Land Registration & Legal Fee (Estimated):	¥150,000		
Agency Brokerage Fee:	¥323,400	¥315,678	¥310,530
Total Cost of Purchase:	¥8,273,400	¥8,031,678	¥7,870,530

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥7,800,000	¥7,566,000	¥7,410,000
Gross Rental Yield:	8.92%	9.20%	9.39%
Net Rental Yield:	5.66%	5.83%	5.96%

