

# Tenjin Sky Mansion 301

Residential Apartment Vacant Fukuoka

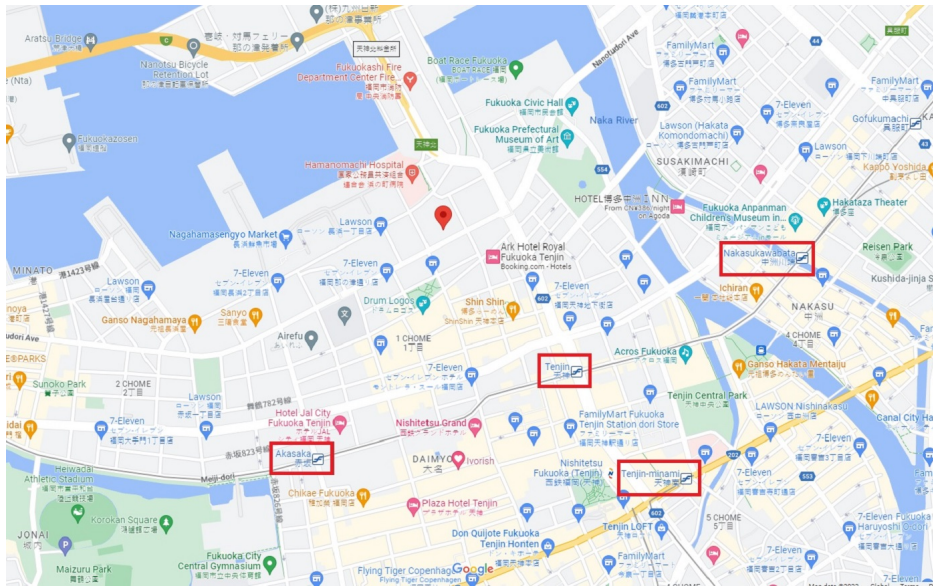
Posted On 13-02-2023

📍 1-ch?me-2-6 Nagahama, Chuo Ward, Fukuoka

**¥ 12,800,000** **BUY**





 Floor Area 42.61 m <sup>2</sup>	 Layout 1LDK	 Built Year 1981	 Gross Yield 0%
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## PROPERTY INFO

### Building / Land Information

	Property Name:	Tenjin Sky Mansion 301
	Address:	1-ch?me-2-6 Nagahama, Chuo Ward, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1981

### Unit Information


	Total Units:	50
	Layout:	1LDK
	Floor / Total Floors:	3 Floor / 10 Floors
	Floor Area:	42.61 m <sup>2</sup> / 458.65 ft <sup>2</sup>
	Balcony Area:	2.88 m <sup>2</sup> / 31.00 ft <sup>2</sup>
	Balcony Facing:	Northeast
	Occupancy Status:	Vacant

### Additional Information

Note 1: ID: 99225452

### Location Information

 Transportation: Tenjin station / 9 min walking distance

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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥0	¥0
Building Management Fee:	-¥18,000	-¥216,000
Building Sinking Fund:	-¥2,160	-¥25,920
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥0	-¥0
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥70,000
	Net Rental Income After Tax:	¥-311,920

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥12,800,000	¥12,416,000	¥12,160,000
Land Registration & Legal Fee (Estimated):	¥200,000		
Agency Brokerage Fee:	¥488,400	¥475,728	¥467,280
Total Cost of Purchase:	¥13,488,400	¥13,091,728	¥12,827,280

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥12,800,000	¥12,416,000	¥12,160,000
Gross Rental Yield:	0.00%	0.00%	0.00%
Net Rental Yield:	-1.79%	-1.85%	-1.89%

