



JAPAN REALTY  
日本不動産

# Well River View Tenjin 12F

Residential

Apartment

Vacant

Fukuoka

Posted On 15-10-2020

📍 3-15 Nakasunakashimamachi, Hakata Ward, Fukuoka.

¥ 36,800,000

BUY

📏 Floor Area  
65.09 m<sup>2</sup>

🏠 Layout  
2LDK

📅 Built Year  
2006

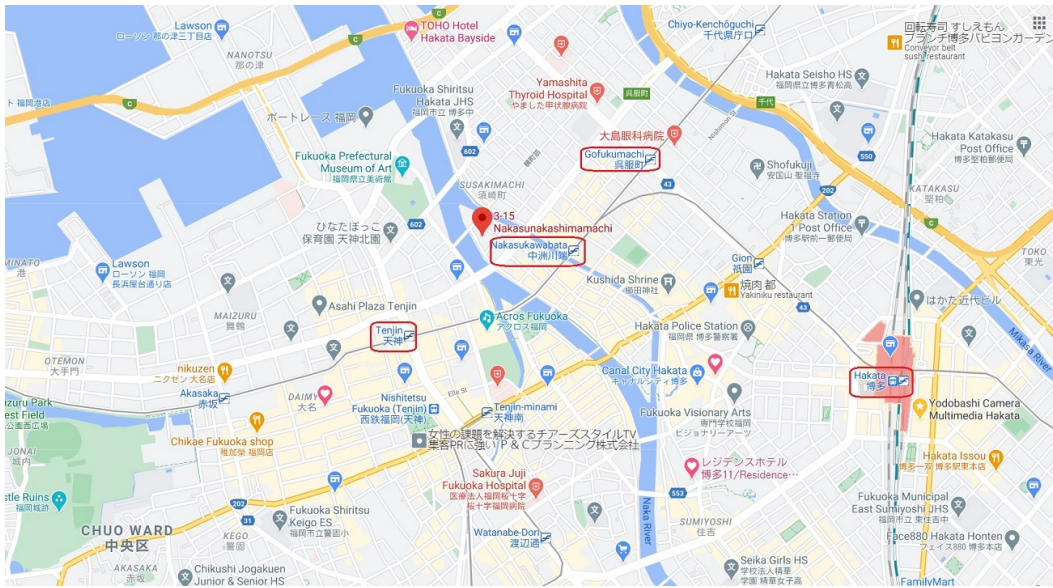
📈 Gross Yield  
0%



✉ info@japan-realty.com  
Singapore +65 8188 8316








公众号










## PROPERTY INFO

### Building / Land Information

	Property Name:	Well River View Tenjin 12F
	Address:	3-15 Nakasunakashimamachi, Hakata Ward, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	2006


### Unit Information

	Total Units:	174
	Layout:	2LDK
	Floor / Total Floors:	12 Floor / 20 Floors
	Floor Area:	65.09 m <sup>2</sup> / 700.63 ft <sup>2</sup>
	Balcony Area:	11.35 m <sup>2</sup> / 122.17 ft <sup>2</sup>
	Balcony Facing:	Southwest
	Occupancy Status:	Vacant

### Additional Information

Amenities:	City center, all shopping facilities and restaurant nearby
Note 1:	ID: 98955203

### Location Information

	Transportation:	Nakasukawabata station / 6 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥0	¥0
Building Management Fee:	-¥8,000	-¥96,000
Building Sinking Fund:	-¥5,090	-¥61,080
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥0	-¥0
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥120,000
	Net Rental Income After Tax:	¥-277,080

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥36,800,000	¥35,696,000	¥34,960,000
Land Registration & Legal Fee (Estimated):	¥250,000		
Agency Brokerage Fee:	¥1,280,400	¥1,243,968	¥1,219,680
Total Cost of Purchase:	¥38,330,400	¥37,189,968	¥36,429,680

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥36,800,000	¥35,696,000	¥34,960,000
Gross Rental Yield:	0.00%	0.00%	0.00%
Net Rental Yield:	-0.41%	-0.42%	-0.43%

