

Aqua City Tenjin North

Posted On 12-12-2019

📍 1-4-4 Nagahama, Chuo-ku, Fukuoka.

¥ 13,300,000 **BUY**

Residential

Apartment

Tenanted

Fukuoka

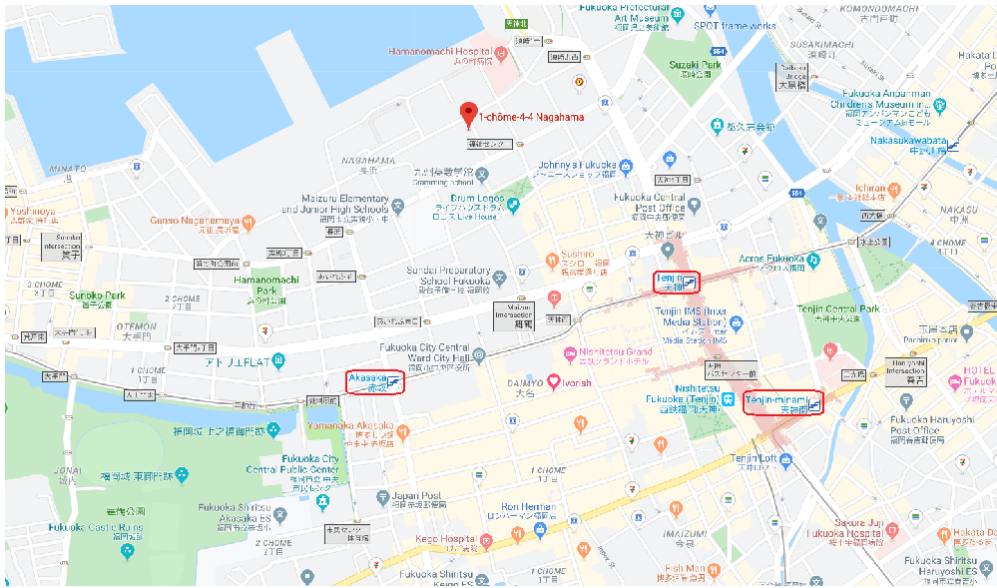
📏 Floor Area
24.86 m²

🏠 Layout
1K

📅 Built Year
2006






📈 Gross Yield
4.92%










PROPERTY INFO

Building / Land Information

	Property Name:	Aqua City Tenjin North
	Address:	1-4-4 Nagahama, Chuo-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	2006


Unit Information

	Layout:	1K
	Floor / Total Floors:	11 Floor / 11 Floors
	Floor Area:	24.86 m ² / 267.59 ft ²
	Balcony Area:	3.84 m ² / 41.33 ft ²
	Occupancy Status:	Tenanted

Additional Information

Amenities:	City center, all shopping facilities and restaurant nearby
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Location Information

	Transportation:	Tenjin station / 9 minutes walking distance
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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥54,500	¥654,000
Building Management Fee:	-¥5,500	-¥66,000
Building Sinking Fund:	-¥3,000	-¥36,000
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,998	-¥35,970
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥40,000
Net Rental Income After Tax:		¥476,030

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥13,300,000	¥12,901,000	¥12,635,000
Land Registration & Legal Fee (Estimated):	¥140,000		
Agency Brokerage Fee:	¥504,900	¥491,733	¥482,955
Total Cost of Purchase:	¥13,944,900	¥13,532,733	¥13,257,955

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥13,300,000	¥12,901,000	¥12,635,000
Gross Rental Yield:	4.92%	5.07%	5.18%
Net Rental Yield:	3.70%	3.81%	3.90%

