

Dyna Court Blossom Tenjin Minami 505

Posted On 22-02-2023

📍 2-11-21 Kiyokawa, Chuo Ward, Fukuoka.

¥ 8,400,000 **BUY**

Residential

Apartment

Tenanted

Fukuoka

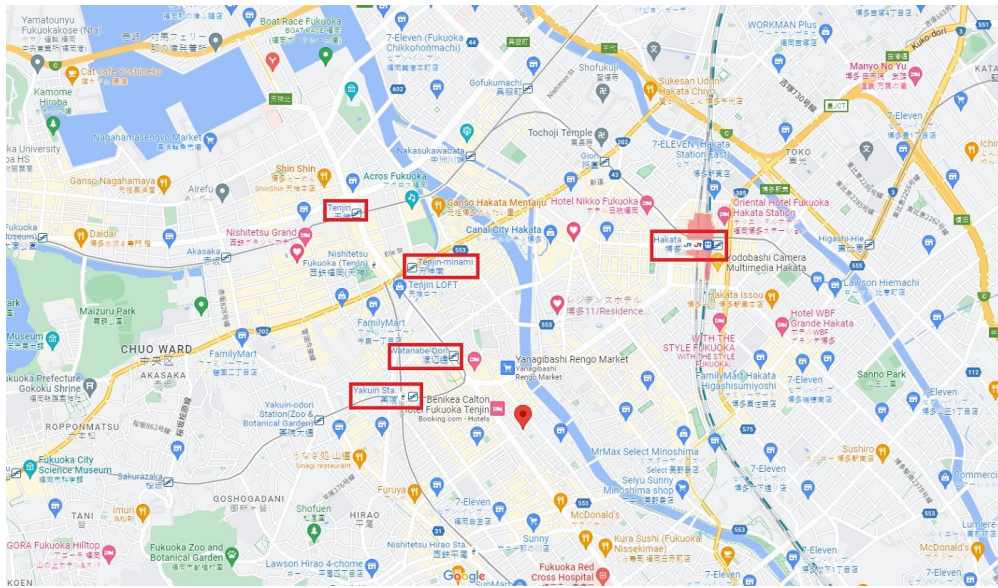
📐 Floor Area
20.23 m²

🏠 Layout
1K

📅 Built Year
1998

📈 Gross Yield
6.86%












PROPERTY INFO

Building / Land Information

	Property Name:	Dyna Court Blossom Tenjin Minami 505
	Address:	2-11-21 Kiyokawa, Chuo Ward, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1998

Unit Information

	Total Units:	67
	Layout:	1K
	Floor / Total Floors:	5 Floor / 13 Floors
	Floor Area:	20.23 m ² / 217.76 ft ²
	Balcony Area:	3.00 m ² / 32.29 ft ²
	Balcony Facing:	Southwest
	Occupancy Status:	Tenanted

Additional Information

Location Information

	Transportation:	Watanabi-Dori station / 8 min walking distance
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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥48,000	¥576,000
Building Management Fee:	-¥5,100	-¥61,200
Building Sinking Fund:	-¥3,570	-¥42,840
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,640	-¥31,680
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥38,000
Net Rental Income After Tax:		¥402,280

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥8,400,000	¥8,148,000	¥7,980,000
Land Registration & Legal Fee (Estimated):	¥130,000		
Agency Brokerage Fee:	¥343,200	¥334,884	¥329,340
Total Cost of Purchase:	¥8,873,200	¥8,612,884	¥8,439,340

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥8,400,000	¥8,148,000	¥7,980,000
Gross Rental Yield:	6.86%	7.07%	7.22%
Net Rental Yield:	4.96%	5.12%	5.22%

