

## Eslead Tenjin 2

Posted On 31-08-2019

📍 5-chome-9-9 Tenjin, Chuo-ku, Fukuoka

Residential

Apartment

Tenanted

Fukuoka

**¥ 8,000,000**

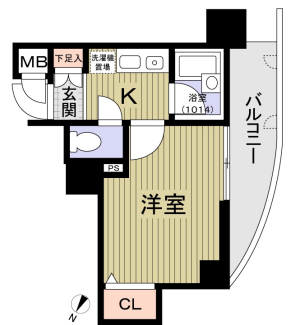
**BUY**

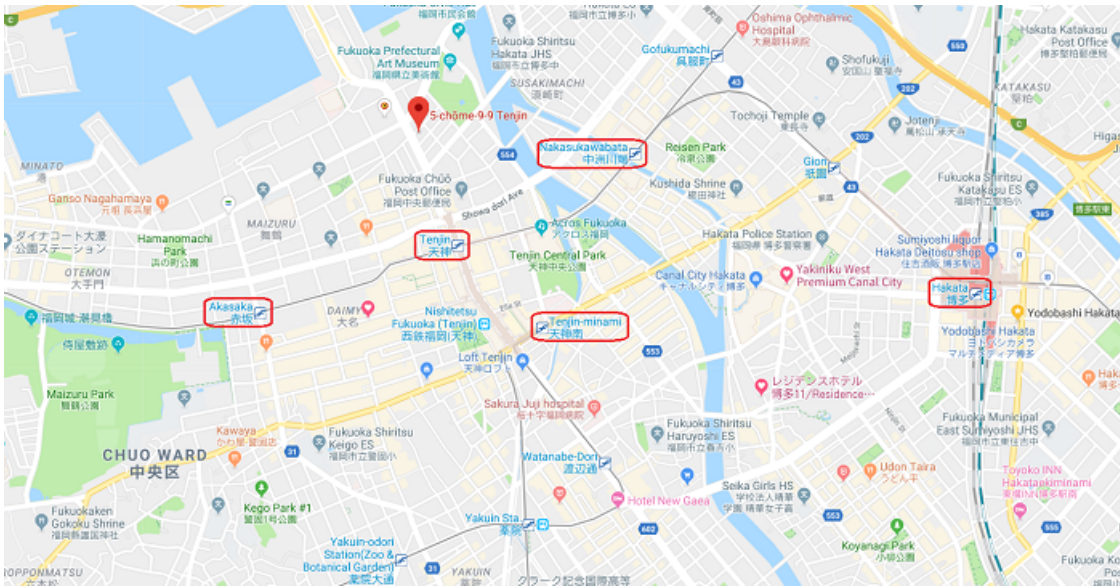
📍 Floor Area  
19.45 m<sup>2</sup>

🏠 Layout  
1K

📅 Built Year  
1998

📈 Gross Yield  
6.45%











## PROPERTY INFO

### Building / Land Information

	Property Name:	Eslead Tenjin 2
	Address:	5-chome-9-9 Tenjin, Chuo-ku, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	1998


### Unit Information

	Layout:	1K
	Floor / Total Floors:	3 Floor / 11 Floors
	Floor Area:	19.45 m <sup>2</sup> / 209.36 ft <sup>2</sup>
	Balcony Area:	5.28 m <sup>2</sup> / 56.83 ft <sup>2</sup>
	Balcony Facing:	West
	Occupancy Status:	Tenanted

### Additional Information

Amenities:	City center, all shopping facilities and restaurant nearby
Note 1:	Nice building looking

### Location Information

	Transportation:	Tenjin station / 7 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥43,000	¥516,000
Building Management Fee:	-¥5,700	-¥68,400
Building Sinking Fund:	-¥7,125	-¥85,500
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,365	-¥28,380
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥35,000
Net Rental Income After Tax:		¥298,720

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥8,000,000	¥7,760,000	¥7,600,000
Land Registration & Legal Fee (Estimated):	¥150,000		
Agency Brokerage Fee:	¥330,000	¥322,080	¥316,800
Total Cost of Purchase:	¥8,480,000	¥8,232,080	¥8,066,800

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥8,000,000	¥7,760,000	¥7,600,000
Gross Rental Yield:	6.45%	6.65%	6.79%
Net Rental Yield:	3.94%	4.06%	4.14%

