

Estate More Tenjin Studio 7F

Residential

Apartment

Tenanted

Fukuoka

Posted On 30-08-2019

📍 2-chome-2-5 Haruyoshi, Chuo-ku, Fukuoka

¥ 7,000,000 **BUY**

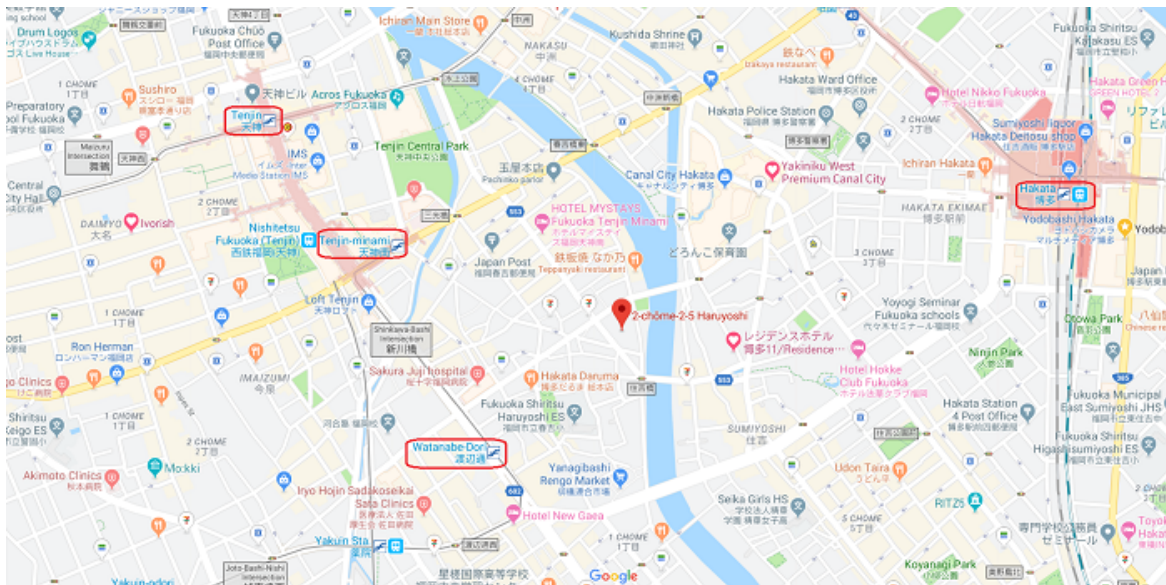
📐 Floor Area
23.40 m²

🏠 Layout
1K

📅 Built Year
1998






📈 Gross Yield
8.06%












PROPERTY INFO

Building / Land Information

	Property Name:	Estate More Tenjin Studio 7F
	Address:	2-chome-2-5 Haruyoshi, Chuo-ku, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1998

Unit Information

	Total Units:	329
	Layout:	1K
	Floor / Total Floors:	7 Floor / 15 Floors
	Floor Area:	23.40 m ² / 251.88 ft ²
	Balcony Area:	5.57 m ² / 59.96 ft ²
	Balcony Facing:	South
	Occupancy Status:	Tenanted

Additional Information

Amenities:	Prime area, shopping, eatery nearby
Note 1:	Tenjin-minami station / 12 minutes walking distance

Location Information

	Transportation:	Watanabe-Dori station / 7 minutes walking distance
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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥47,000	¥564,000
Building Management Fee:	-¥6,000	-¥72,000
Building Sinking Fund:	-¥600	-¥7,200
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,585	-¥31,020
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥38,000
Net Rental Income After Tax:		¥415,780

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥7,000,000	¥6,790,000	¥6,650,000
Land Registration & Legal Fee (Estimated):	¥130,000		
Agency Brokerage Fee:	¥297,000	¥290,070	¥285,450
Total Cost of Purchase:	¥7,427,000	¥7,210,070	¥7,065,450

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥7,000,000	¥6,790,000	¥6,650,000
Gross Rental Yield:	8.06%	8.31%	8.48%
Net Rental Yield:	6.11%	6.30%	6.43%

