

# JGM Watanabedori Minami 201

Residential

Apartment

Tenanted

Fukuoka

Posted On 17-10-2021

📍 2-18-26 Takasago, Chuo Ward, Fukuoka.

**¥ 4,500,000**

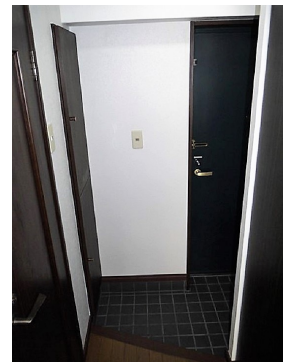
**BUY**

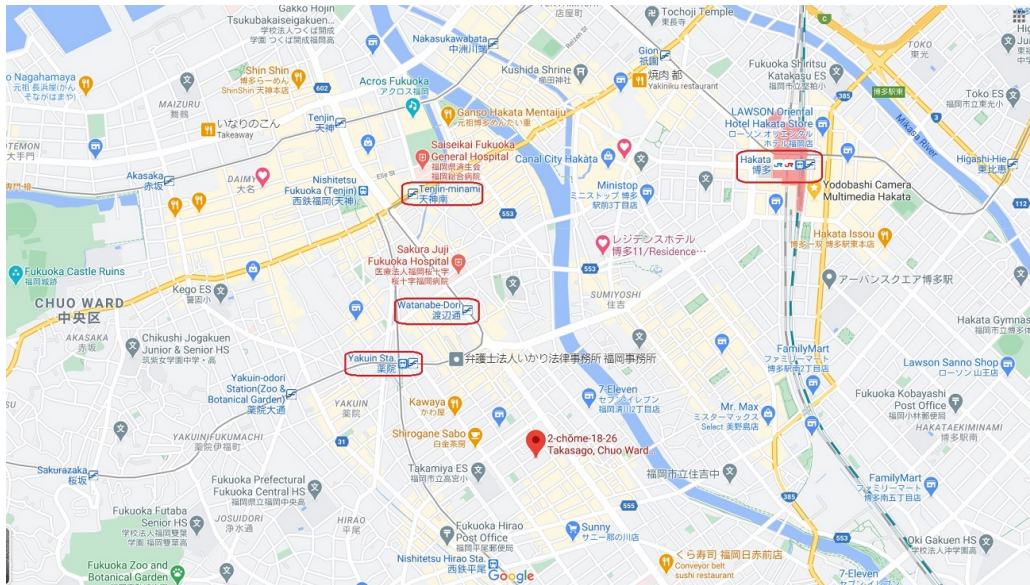
📐 Floor Area  
21.67 m<sup>2</sup>

🏠 Layout  
1K

📅 Built Year  
1990

📈 Gross Yield  
10.93%












## PROPERTY INFO

### Building / Land Information

|   |                     |                                       |
|---|---------------------|---------------------------------------|
|    | Property Name:      | JGM Watanabedori Minami 201           |
|    | Address:            | 2-18-26 Takasago, Chuo Ward, Fukuoka. |
|   | Land Ownership:     | Freehold                              |
|  | Building Structure: | Reinforced Concrete                   |
|  | Built Year:         | 1990                                  |


### Unit Information

|   |                       |   |
|---|-----------------------|---|
|  | Total Units:          | 17  |
|  | Layout:               | 1K  |
|  | Floor / Total Floors: | 2 Floor / 7 Floors                            |
|  | Floor Area:           | 21.67 m <sup>2</sup> / 233.26 ft <sup>2</sup> |
|  | Balcony Area:         | 3.48 m <sup>2</sup> / 37.46 ft <sup>2</sup>   |
|  | Balcony Facing:       | Southwest                                     |
|  | Occupancy Status:     | Tenanted                                      |

### Additional Information

|            |                                     |
|------------|-------------------------------------|
| Amenities: | Prime area, shopping, eatery nearby |
| Note 1:    | ID: 99047479                        |

### Location Information

|   |                 |   |
|---|-----------------|---|
|  | Transportation: | Watanabe-Dori station / 10 minutes walking distance |
|---|-----------------|---|



## INCOME & EXPENSE

|   | Monthly | Annually  |
|---|---------|-----------|
| Rental Income:                                      | ¥41,000 | ¥492,000  |
| Building Management Fee:                            | -¥9,450 | -¥113,400 |
| Building Sinking Fund:                              | -¥6,300 | -¥75,600  |
| Other Miscellaneous Fee:                            | -¥0     | -¥0       |
| Agency Management Fee:                              | -¥2,255 | -¥27,060  |
| Annual Fixed Asset & City Planning Tax (Estimated): | -       | -¥39,400  |
| Net Rental Income After Tax:                        |         | ¥236,540  |

## COST OF PURCHASE

|  | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|--|-------------|-----------------|-----------------|
| Purchase Price:                            | ¥4,500,000  | ¥4,365,000      | ¥4,275,000      |
| Land Registration & Legal Fee (Estimated): | ¥130,000    |                 |                 |
| Agency Brokerage Fee:                      | ¥214,500    | ¥210,045        | ¥207,075        |
| Total Cost of Purchase:                    | ¥4,844,500  | ¥4,705,045      | ¥4,612,075      |

## RENTAL YIELD

|                     | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|---------------------|-------------|-----------------|-----------------|
| Purchase Price:     | ¥4,500,000  | ¥4,365,000      | ¥4,275,000      |
| Gross Rental Yield: | 10.93%      | 11.27%          | 11.51%          |
| Net Rental Yield:   | 5.70%       | 5.87%           | 6.00%           |

