## JAPAN REALTY

日本不動產

## Lions Mansion Tenjin 1104

Residential Apartment Vacant

Fukuoka
Posted On 24－08－2019
\＆1－chome－2－33 Maizuru，Chuo－ku，Fukuoka．

## $¥ 13,500,000$ BUY

## iㄱ Floor Area $43.50 \mathrm{~m}^{2}$

믐 Layout
$2 K$
Built Year

1979 $\quad \sim$| Gross Yield |
| :---: |
| $6.93 \%$ |



（3）
（G）公众号
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## PROPERTY INFO

## Building / Land Information

Property Name:
\& Address:
(8)

Land Ownership:
Building Structure:
Built Year:

## Unit Information

Total Units:
Layout:
Floor / Total Floors:
Floor Area:
Balcony Area:
Balcony Facing:
Occupancy Status:

Location Information
Transportation:
Tenjin station / 5 minutes walking distance

Vacant
11 Floor / 11 Floors
$43.50 \mathrm{~m}^{2} / 468.23 \mathrm{ft}^{2}$
$5.81 \mathrm{~m}^{2} / 62.54 \mathrm{ft}^{2}$
Northeast

Lions Mansion Tenjin 1104
1-chome-2-33 Maizuru, Chuo-ku, Fukuoka.
Freehold
Steel Reinforced Concrete
1979

44

2K

## Additional Information

\(\left.\left.$$
\begin{array}{ll}\text { Amenities: } & \begin{array}{l}\text { Located in city center, shopping malls, } \\
\text { restaurants, shops surrounding }\end{array} \\
\text { Note 1: } & \text { Akasaka station / } 5 \text { minutes walking distance }\end{array}
$$\right\} \begin{array}{ll}Unit is currently vacant, easy to get new tenant in <br>

Note 2: \& such prime location\end{array}\right]\)| Note 3: | Monthly rental is based on market rental estimation |
| :--- | :--- |
| Note 4: | Corner unit, bright and airy |

Note 4:
Corner unit, bright and airy


|  | Monthly | Annually |
| :---: | :---: | :---: |
| Rental Income: | $¥ 78,000$ | $¥ 936,000$ |
| Building Management Fee: | $-¥ 11,700$ | - $¥ 140,400$ |
| Building Sinking Fund: | $-¥ 5,870$ | $-770,440$ |
| Other Miscellaneous Fee: | $-¥ 0$ | $-¥ 0$ |
| Agency Management Fee: | -¥4,290 | -¥51,480 |
| Annual Fixed Asset \& City Planning Tax (Estimated): | - | $-¥ 73,700$ |
| Net Rental Income After Tax: |  | $¥ 599,980$ |

## COST OF PURCHASE

|  | Offer Price | 3\% Offer Price | 5\% Offer Price |
| :---: | :---: | :---: | :---: |
| Purchase Price: | $¥ 13,500,000$ | $¥ 13,095,000$ | $¥ 12,825,000$ |
| Land Registration \& Legal Fee (Estimated): | $¥ 150,000$ |  |  |
| Agency Brokerage Fee: | $¥ 511,500$ | $¥ 498,135$ | $¥ 489,225$ |
| Total Cost of Purchase: | ¥14,161,500 | $¥ 13,743,135$ | ¥13,464,225 |

RENTAL YIELD

|  | Offer Price | 3\% Offer Price | 5\% Offer Price |
| :---: | :---: | :---: | :---: |
| Purchase Price: | $¥ 13,500,000$ | $¥ 13,095,000$ | $¥ 12,825,000$ |
| Gross Rental Yield: | 6.93\% | 7.15\% | 7.30\% |
| Net Rental Yield: | 4.76\% | 4.90\% | 5.01\% |



