

JAPAN REALTY 日本不動產

Lions Mansion Tenjin 1104

Residential

Apartment Vacant

Fukuoka

Posted On 24-08-2019

2 1-chome-2-33 Maizuru, Chuo-ku, Fukuoka.

¥ 13,500,000

BUY



☐ Layout 2K

Built Year 1979

✓ Gross Yield 6.93%



























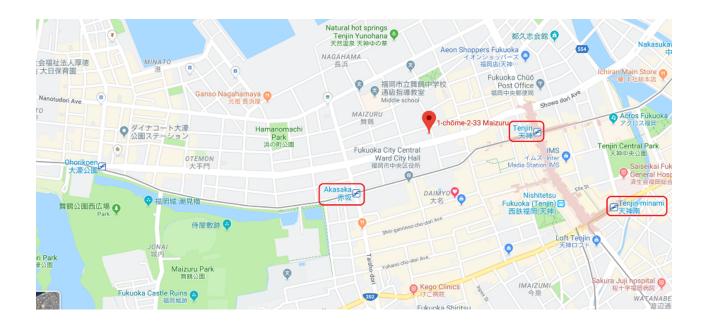












PROPERTY INFO

Building / Land Information

Property Name: Lions Mansion Tenjin 1104

1-chome-2-33 Maizuru, Chuo-ku, Fukuoka. Address:

0 Land Ownership: Freehold

Building Structure: Steel Reinforced Concrete

Built Year: 1979

Additional Information Unit Information

Total Units: 44 Located in city center, shopping malls, Amenities:

restaurants, shops surrounding Layout: 2K

Note 1: Akasaka station / 5 minutes walking distance Floor / Total Floors: 11 Floor / 11 Floors

Unit is currently vacant, easy to get new tenant in

Note 2: 43.50 m² / 468.23 ft² Floor Area: such prime location

₽ 5.81 m² / 62.54 ft² Balcony Area: Note 3: Monthly rental is based on market rental estimation

Note 4: Corner unit, bright and airy Balcony Facing: Northeast

Occupancy Status: Vacant

Location Information

Transportation: Tenjin station / 5 minutes walking distance

















	Monthly	Annually
Rental Income:	¥78,000	¥936,000
Building Management Fee:	-¥11,700	-¥140,400
Building Sinking Fund:	-¥5,870	-¥70,440
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%



















