

JAPAN REALTY 日本不動產

Lions Mansion Tenjin Minami 101

Posted On 06-10-2019

2-chome-1-32 Imaizumi, Chuo-ku, Fukuoka

¥ 19,800,000

BUY



Office / Shop

Tenanted

Fukuoka





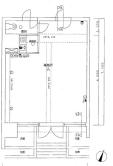
Built Year 1992

Gross Yield 7.2%





























PROPERTY INFO

Building / Land Information

Property Name: Lions Mansion Tenjin Minami 101

Address: 2-chome-1-32 Imaizumi, Chuo-ku, Fukuoka

0 Land Ownership: Freehold

Building Structure: Steel Reinforced Concrete

Built Year: 1992

Unit Information Additional Information

Total Units: 99 City center, all shopping facilities and restaurant Amenities:

nearby Layout:

1st floor office, stable commercial tenancy, rare in Note 1: Floor / Total Floors:

1 Floor / 14 Floors the market

39.76 m² / 427.98 ft² Floor Area: Very good capital appreciation potential Note 2:

Occupancy Status: **Tenanted**

Location Information

Transportation: Tenjin-minami station / 10 minutes walking distance



















	Monthly	Annually
Rental Income:	¥118,800	¥1,425,600
Building Management Fee:	-¥9,600	-¥115,200
Building Sinking Fund:	-¥5,960	-¥71,520
Other Miscellaneous Fee:	-¥200	-¥2,400
Agency Management Fee:	-¥6,534	-¥78,408
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥70,000
Net Rental Income After Tax:		¥1,088,072

COST OF PURCHASE

	Offer Price	3% Offer Price	5% Offer Price
Purchase Price:	¥19,800,000	¥19,206,000	¥18,810,000
Land Registration & Legal Fee (Estimated):	¥180,000		
Agency Brokerage Fee:	¥719,400	¥699,798	¥686,730
Total Cost of Purchase:	¥20,699,400	¥20,085,798	¥19,676,730

RENTAL YIELD

	Offer Price	3% Offer Price	5% Offer Price
Purchase Price:	¥19,800,000	¥19,206,000	¥18,810,000
Gross Rental Yield:	7.20%	7.42%	7.58%
Net Rental Yield:	5.59%	5.77%	5.89%



















