

## Pure Dome Tenjin Annex 4F

Residential

Apartment

Tenanted

Fukuoka

Posted On 08-11-2019

📍 2-chome-13-19 Haruyoshi, Chuo-ku, Fukuoka

**¥ 7,400,000**

**BUY**

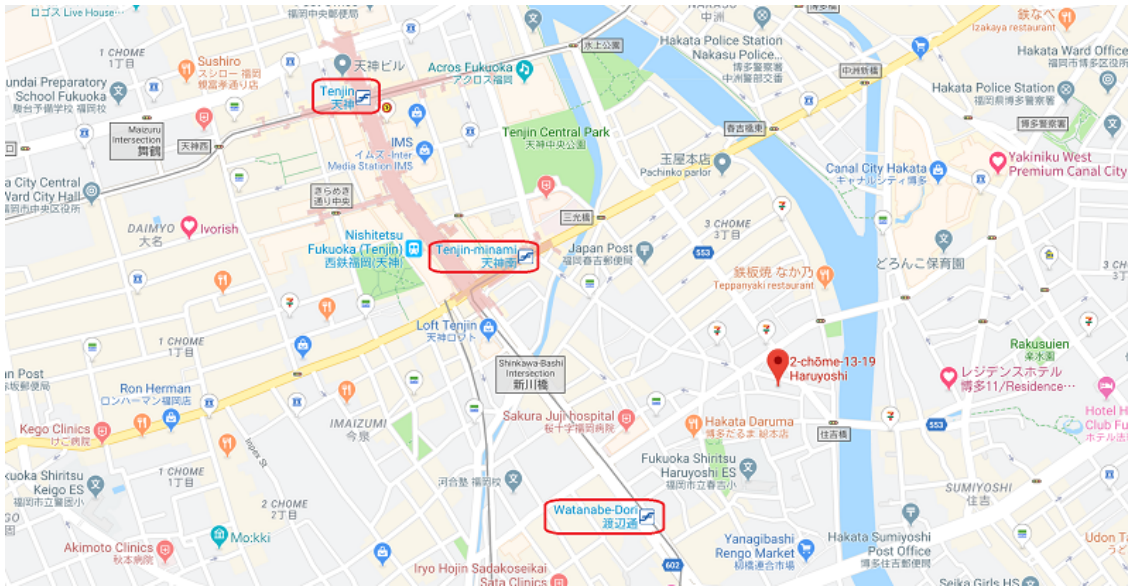
📐 Floor Area  
18.00 m<sup>2</sup>

🏠 Layout  
1K

📅 Built Year  
1995






📈 Gross Yield  
8.24%












## PROPERTY INFO

### Building / Land Information

	Property Name:	Pure Dome Tenjin Annex 4F
	Address:	2-chome-13-19 Haruyoshi, Chuo-ku, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	1995

### Unit Information

	Total Units:	88
	Layout:	1K
	Floor / Total Floors:	4 Floor / 6 Floors
	Floor Area:	18.00 m <sup>2</sup> / 193.75 ft <sup>2</sup>
	Balcony Area:	3.90 m <sup>2</sup> / 41.98 ft <sup>2</sup>
	Balcony Facing:	South
	Occupancy Status:	Tenanted

### Additional Information

Amenities:	Prime area, shopping, eatery nearby
Note 1:	Tenjin-minami station / 9 minutes walking distance

### Location Information

	Transportation:	Watanabe-Dori station / 6 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥50,800	¥609,600
Building Management Fee:	-¥7,000	-¥84,000
Building Sinking Fund:	-¥1,300	-¥15,600
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,794	-¥33,528
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥33,100
Net Rental Income After Tax:		¥443,372

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥7,400,000	¥7,178,000	¥7,030,000
Land Registration & Legal Fee (Estimated):	¥130,000		
Agency Brokerage Fee:	¥310,200	¥302,874	¥297,990
Total Cost of Purchase:	¥7,840,200	¥7,610,874	¥7,457,990

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥7,400,000	¥7,178,000	¥7,030,000
Gross Rental Yield:	8.24%	8.49%	8.67%
Net Rental Yield:	6.08%	6.27%	6.40%

