

## Romanesque Nishijin 4F

Residential

Apartment

Tenanted


Fukuoka

Posted On 30-11-2019


 14-13 Sohara, Sawara-ku, Fukuoka.


**¥ 7,200,000**

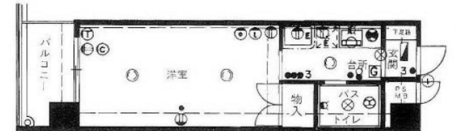
**BUY**

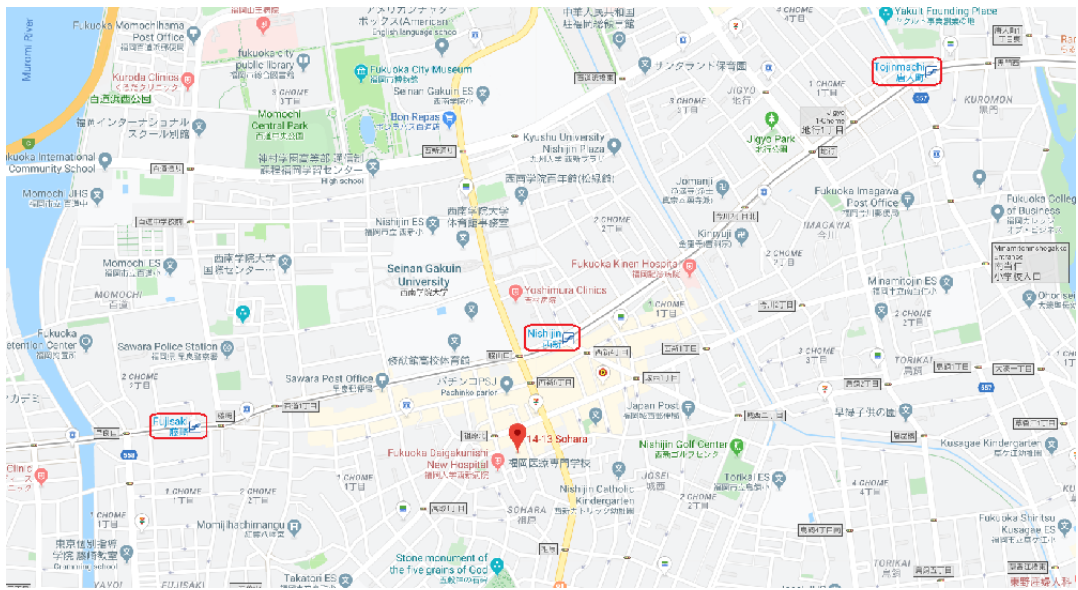
 Floor Area  
27.87 m<sup>2</sup>

 Layout  
1R

 Built Year  
1984

 Gross Yield  
9.17%











## PROPERTY INFO

### Building / Land Information


	Property Name:	Romanesque Nishijin 4F
	Address:	14-13 Sohara, Sawara-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	1984

### Unit Information

	Total Units:	63
	Layout:	1R
	Floor / Total Floors:	4 Floor / 11 Floors
	Floor Area:	27.87 m <sup>2</sup> / 299.99 ft <sup>2</sup>
	Balcony Area:	4.72 m <sup>2</sup> / 50.81 ft <sup>2</sup>
	Occupancy Status:	Tenanted

### Additional Information

### Location Information

	Transportation:	Nishijin station / 5 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥55,000	¥660,000
Building Management Fee:	-¥4,600	-¥55,200
Building Sinking Fund:	-¥3,900	-¥46,800
Other Miscellaneous Fee:	-¥1,000	-¥12,000
Agency Management Fee:	-¥3,025	-¥36,300
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥40,000
Net Rental Income After Tax:		¥469,700

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥7,200,000	¥6,984,000	¥6,840,000
Land Registration & Legal Fee (Estimated):	¥130,000		
Agency Brokerage Fee:	¥303,600	¥296,472	¥291,720
Total Cost of Purchase:	¥7,633,600	¥7,410,472	¥7,261,720

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥7,200,000	¥6,984,000	¥6,840,000
Gross Rental Yield:	9.17%	9.45%	9.65%
Net Rental Yield:	6.68%	6.88%	7.03%

