

## Romanesque Tenjin Annex 904

Residential

Apartment

Tenanted

Fukuoka

Posted On 17-09-2019

📍 5-chome-8-18 Watanabedori, Chuo-ku, Fukuoka.

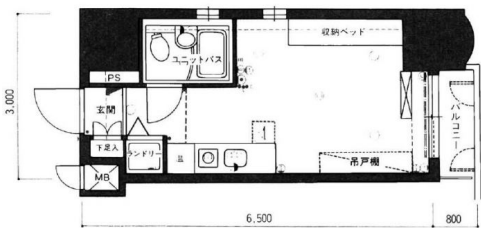
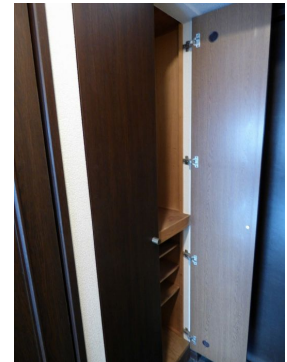
**¥ 6,700,000** **BUY**

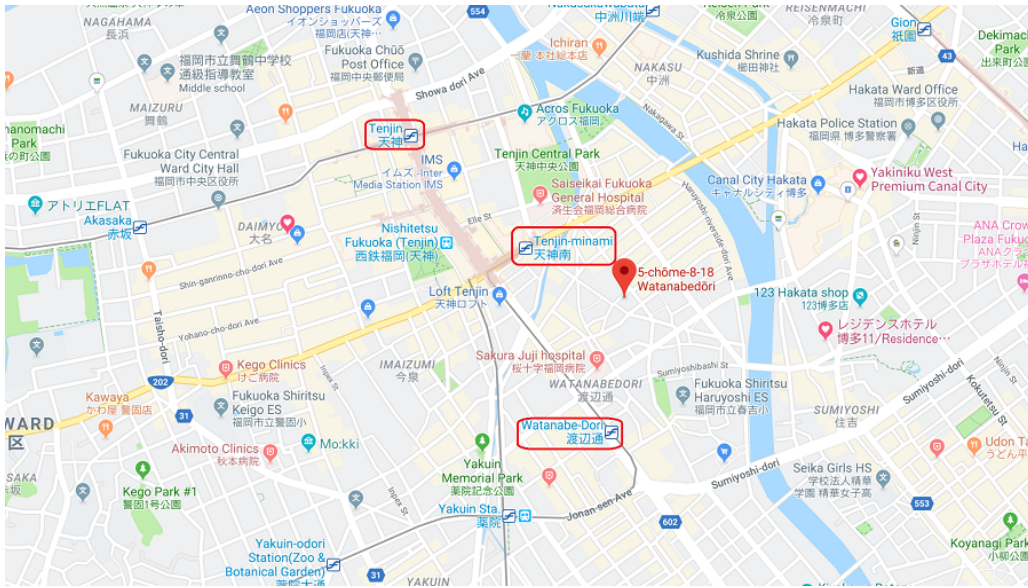
📐 Floor Area  
19.50 m<sup>2</sup>

🏠 Layout  
1K

📅 Built Year  
1991






📈 Gross Yield  
6.81%











## PROPERTY INFO

### Building / Land Information

	Property Name:	Romanesque Tenjin Annex 904
	Address:	5-chome-8-18 Watanabedori, Chuo-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1991


### Unit Information

	Total Units:	158
	Layout:	1K
	Floor / Total Floors:	9 Floor / 14 Floors
	Floor Area:	19.50 m <sup>2</sup> / 209.90 ft <sup>2</sup>
	Balcony Area:	1.70 m <sup>2</sup> / 18.30 ft <sup>2</sup>
	Occupancy Status:	Tenanted

### Additional Information

Amenities: Prime area, shopping, eatery nearby

### Location Information

	Transportation:	Tenjin-minami station / 4 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥38,000	¥456,000
Building Management Fee:	-¥4,500	-¥54,000
Building Sinking Fund:	-¥3,100	-¥37,200
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,090	-¥25,080
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥34,000
Net Rental Income After Tax:		¥305,720

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥6,700,000	¥6,499,000	¥6,365,000
Land Registration & Legal Fee (Estimated):	¥130,000		
Agency Brokerage Fee:	¥287,100	¥280,467	¥276,045
Total Cost of Purchase:	¥7,117,100	¥6,909,467	¥6,771,045

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥6,700,000	¥6,499,000	¥6,365,000
Gross Rental Yield:	6.81%	7.02%	7.16%
Net Rental Yield:	4.77%	4.92%	5.02%

