

## States Tenjin East 3 4F

Residential

Apartment

Vacant

Fukuoka

Posted On 13-02-2023

📍 7-3 Taihakumachi, Hakata Ward, Fukuoka.

**¥ 11,800,000**

**BUY**

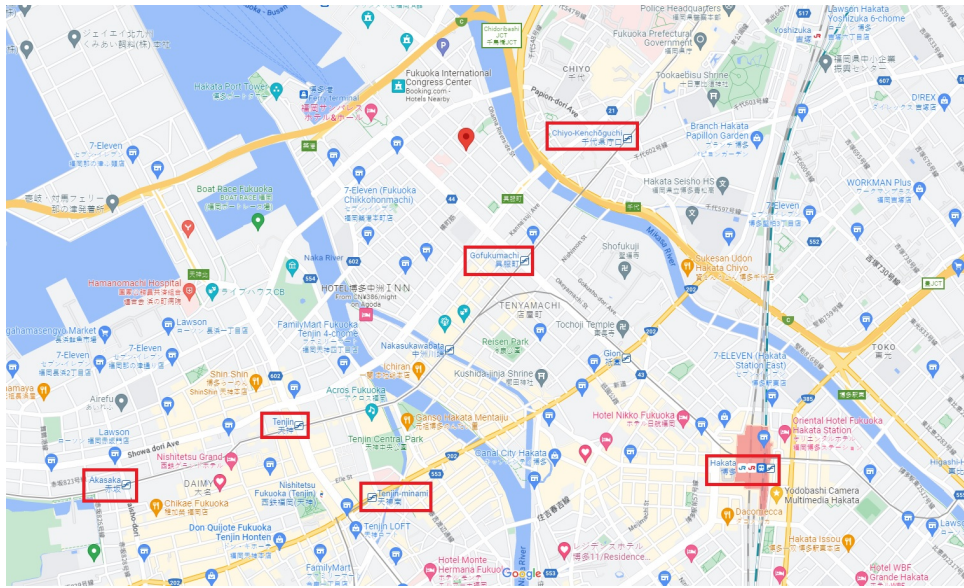
📍 Floor Area  
39.89 m<sup>2</sup>

🏠 Layout  
1DK

📅 Built Year  
1991






📈 Gross Yield  
0%










## PROPERTY INFO

### Building / Land Information

	Property Name:	States Tenjin East 3 4F
	Address:	7-3 Taihakumachi, Hakata Ward, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	1991

### Unit Information

	Layout:	1DK
	Floor / Total Floors:	4 Floor / 9 Floors
	Floor Area:	39.89 m <sup>2</sup> / 429.38 ft <sup>2</sup>
	Balcony Area:	2.50 m <sup>2</sup> / 26.91 ft <sup>2</sup>
	Occupancy Status:	Vacant

### Additional Information

Note 1: ID: 99332902

### Location Information

	Transportation:	Gofukumachi station / 9 min walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥0	¥0
Building Management Fee:	-¥8,760	-¥105,120
Building Sinking Fund:	-¥11,240	-¥134,880
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥0	-¥0
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥70,000
Net Rental Income After Tax:		¥-310,000

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥11,800,000	¥11,446,000	¥11,210,000
Land Registration & Legal Fee (Estimated):	¥200,000		
Agency Brokerage Fee:	¥455,400	¥443,718	¥435,930
Total Cost of Purchase:	¥12,455,400	¥12,089,718	¥11,845,930

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥11,800,000	¥11,446,000	¥11,210,000
Gross Rental Yield:	0.00%	0.00%	0.00%
Net Rental Yield:	-1.93%	-1.99%	-2.03%

