GARNET PROPERTY | JAPAN REALTY 日本不動産

Core Mansion Otemon Tower 6F

Residential | Apartment | Tenanted | Fukuoka

Posted On 12-02-2020

1-2-23 Otemon, Chuo-ku, Fukuoka.

¥ 54,000,000 BUY

Floor Area	Layout	Built Year	Gross Yield
101.32 m^2	3LDK	2003	4.64%

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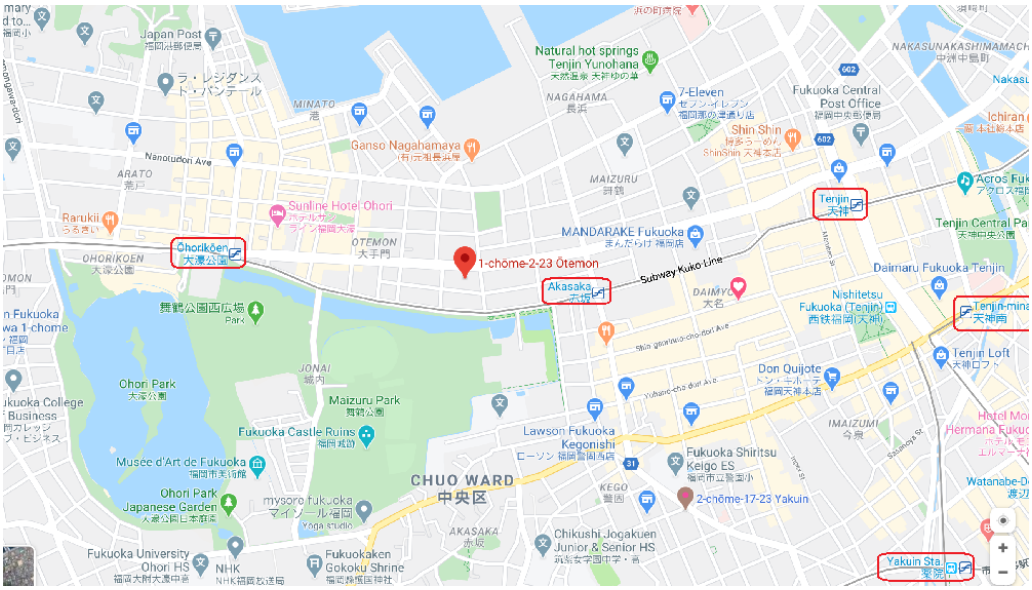
公众号



PROPERTY INFO

Building / Land Information

Property Name:	Core Mansion Otemon Tower 6F
Address:	1-2-23 Otemon, Chuo-ku, Fukuoka.
Land Ownership:	Freehold
Building Structure:	Reinforced Concrete
Built Year:	2003

Unit Information

Total Units:	175
Layout:	3LDK
Floor / Total Floors:	6 Floor / 27 Floors
Floor Area:	101.32 m^2 / 1,090.61 ft^2
Balcony Area:	10.27 m^2 / 110.55 ft^2
Balcony Facing:	South
Occupancy Status:	Tenanted

Additional Information

Amenities: Prime area, shopping, eatery nearby

Location Information

Transportation: Akasaka station / 5 minutes walking distance

INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥209,000	¥2,508,000
Building Management Fee:	-¥10,300	-¥123,600
Building Sinking Fund:	-¥9,400	-¥112,800
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥11,495	-¥137,940
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥150,000
Net Rental Income After Tax:		¥1,983,660

COST OF PURCHASE

	Offer Price	3% ↓ Offer Price	5% ↓ Offer Price
Purchase Price:	¥54,000,000	¥52,380,000	¥51,300,000
Land Registration & Legal Fee (Estimated):	¥200,000		
Agency Brokerage Fee:	¥1,848,000	¥1,794,540	¥1,758,900
Total Cost of Purchase:	¥56,048,000	¥54,374,540	¥53,258,900

RENTAL YIELD

	Offer Price	3% ↓ Offer Price	5% ↓ Offer Price
Purchase Price:	¥54,000,000	¥52,380,000	¥51,300,000
Gross Rental Yield:	4.64%	4.79%	4.89%
Net Rental Yield:	3.81%	3.92%	4.01%