GARNET PROPERTY | JAPAN REALTY 日本不動産

Lions Mansion Tenjin Minami 705

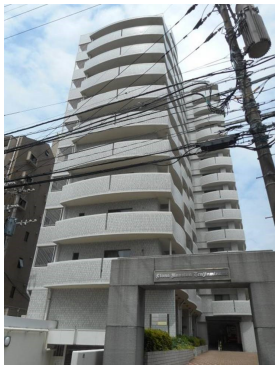
Residential | Apartment | Tenanted | Fukuoka

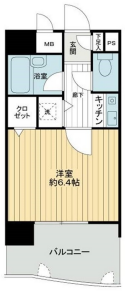
Posted On 01-02-2023

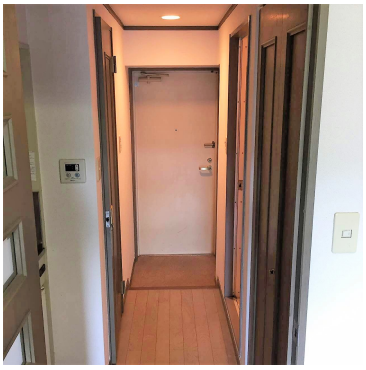
2-1-32 Imaizumi, Chuo-ku, Fukuoka.

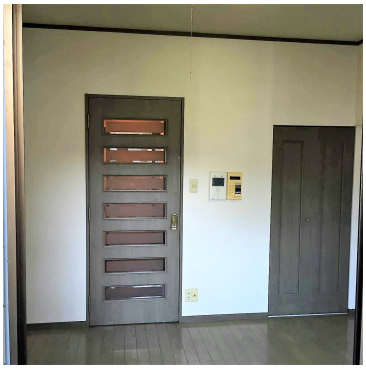
¥ 7,500,000 BUY

Floor Area	Layout	Built Year	Gross Yield
21.00 m^2	1K	1992	7.2%

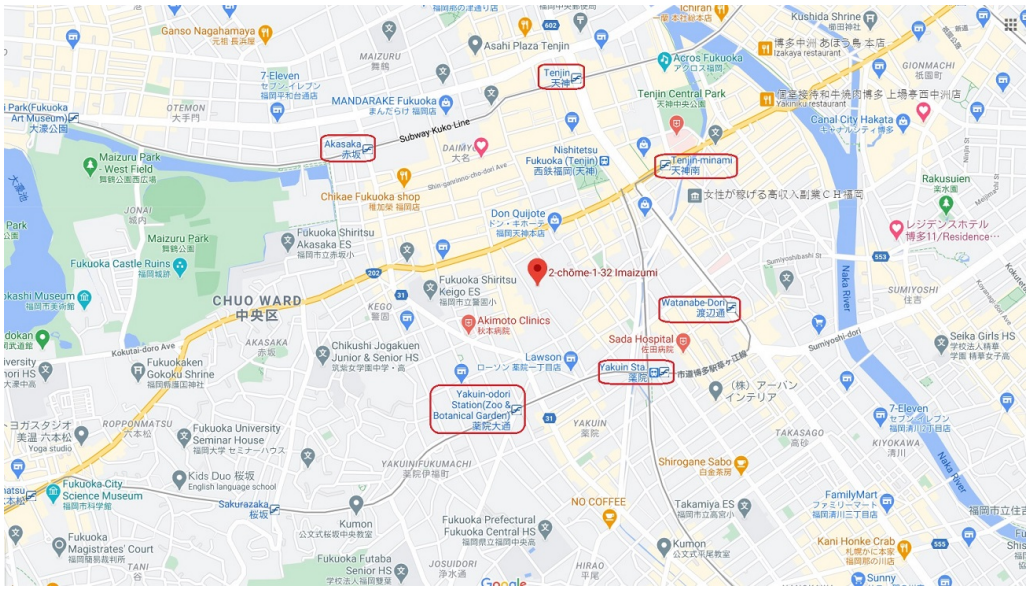








info@japan-realty.com
Singapore +65 8188 8316



PROPERTY INFO

Building / Land Information

Property Name:	Lions Mansion Tenjin Minami 705
Address:	2-1-32 Imaizumi, Chuo-ku, Fukuoka.
Land Ownership:	Freehold
Building Structure:	Steel Reinforced Concrete
Built Year:	1992

Unit Information

Layout:	1K
Floor / Total Floors:	7 Floor / 14 Floors
Floor Area:	21.00 m^2 / 226.04 ft^2
Balcony Area:	6.35 m^2 / 68.35 ft^2
Occupancy Status:	Tenanted

Additional Information

Note 1: ID: 98989054

Location Information

Transportation: Yakuin-odori station / 8 minutes walking distance

INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥45,000	¥540,000
Building Management Fee:	-¥5,300	-¥63,600
Building Sinking Fund:	-¥3,150	-¥37,800
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,475	-¥29,700
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥44,700
Net Rental Income After Tax:		¥364,200

COST OF PURCHASE

	Offer Price	3% ↓ Offer Price	5% ↓ Offer Price
Purchase Price:	¥7,500,000	¥7,275,000	¥7,125,000
Land Registration & Legal Fee (Estimated):	¥120,000		
Agency Brokerage Fee:	¥313,500	¥306,075	¥301,125
Total Cost of Purchase:	¥7,933,500	¥7,701,075	¥7,546,125

RENTAL YIELD

	Offer Price	3% ↓ Offer Price	5% ↓ Offer Price
Purchase Price:	¥7,500,000	¥7,275,000	¥7,125,000
Gross Rental Yield:	7.20%	7.42%	7.58%
Net Rental Yield:	5.15%	5.31%	5.43%