

## Romanesque Nishikoen No. 5 406

Residential

Apartment

Tenanted

Fukuoka

Posted On 18-07-2019

📍 2-chome-4-8 Arato, Chuo-ku, Fukuoka

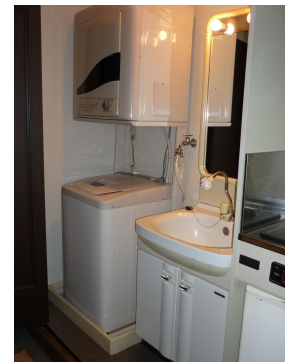
**¥ 5,800,000** **BUY**

📐 Floor Area  
26.62 m<sup>2</sup>

🏠 Layout  
1K

📅 Built Year  
1991

📈 Gross Yield  
8.9%





## PROPERTY INFO

### Building / Land Information

	Property Name:	Romanesque Nishikoen No. 5 406
	Address:	2-chome-4-8 Arato, Chuo-ku, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1991

### Unit Information

	Total Units:	54
	Layout:	1K
	Floor / Total Floors:	4 Floor / 15 Floors
	Floor Area:	26.62 m <sup>2</sup> / 286.54 ft <sup>2</sup>
	Balcony Area:	6.00 m <sup>2</sup> / 64.58 ft <sup>2</sup>
	Balcony Facing:	North
	Occupancy Status:	Tenanted

### Additional Information

Note 1:	Good studio size and renovated
Note 2:	Corner unit, bright and airy
Note 3:	Property ID: 98823486

### Location Information

	Transportation:	Ohorikoen Station / 9 minutes walking distance
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公众号

## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥43,000	¥516,000
Building Management Fee:	-¥6,200	-¥74,400
Building Sinking Fund:	-¥3,500	-¥42,000
Other Miscellaneous Fee:	-¥500	-¥6,000
Agency Management Fee:	-¥2,365	-¥28,380
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥48,000
Net Rental Income After Tax:		¥317,220

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥5,800,000	¥5,626,000	¥5,510,000
Land Registration & Legal Fee (Estimated):	¥120,000		
Agency Brokerage Fee:	¥257,400	¥251,658	¥247,830
Total Cost of Purchase:	¥6,177,400	¥5,997,658	¥5,877,830

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥5,800,000	¥5,626,000	¥5,510,000
Gross Rental Yield:	8.90%	9.17%	9.36%
Net Rental Yield:	5.91%	6.10%	6.22%

