GARNET PROPERTY | JAPAN REALTY 日本不動産

Savoy Tenjin Quarter 14F

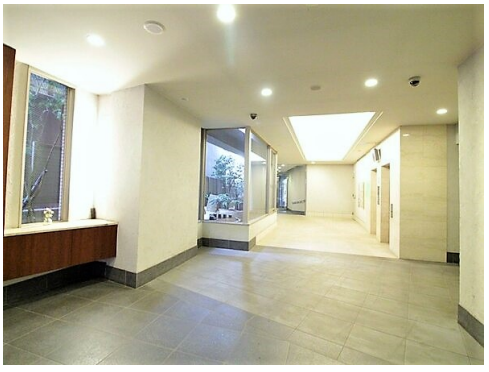
Residential | Apartment | Tenanted | Fukuoka

Posted On 27-08-2020

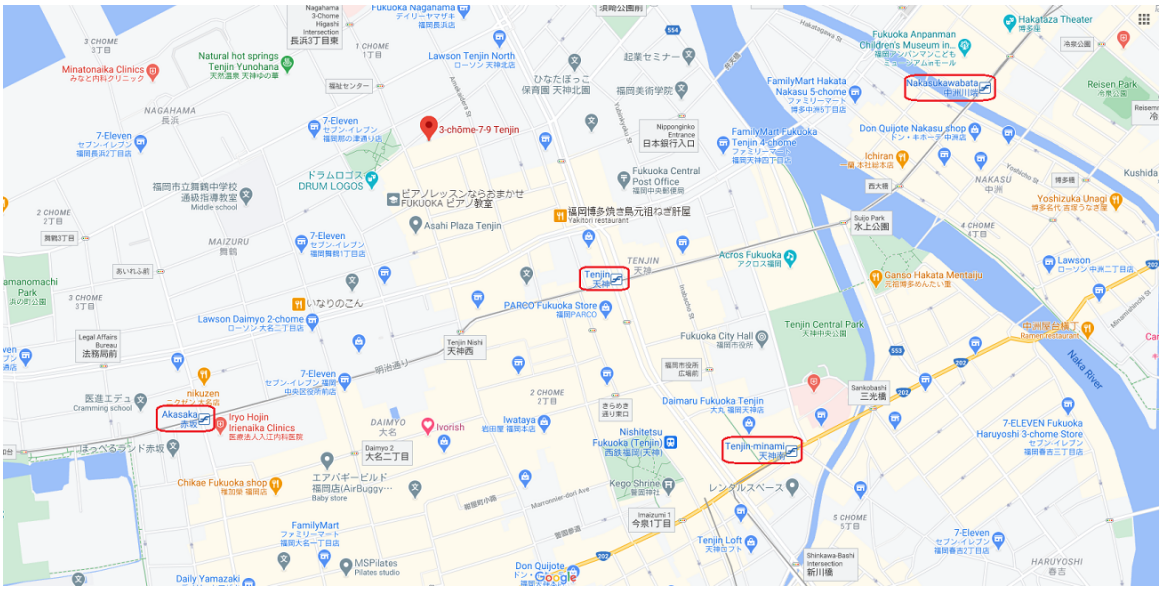
3-7-9 Tenjin, Chuo-ku, Fukuoka.

¥ 19,800,000 BUY

Floor Area	Layout	Built Year	Gross Yield
46.71 m^2	1LDK	2006	5.33%



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



PROPERTY INFO

Building / Land Information

Property Name:	Savoy Tenjin Quarter 14F
Address:	3-7-9 Tenjin, Chuo-ku, Fukuoka.
Land Ownership:	Freehold
Building Structure:	Steel Reinforced Concrete
Built Year:	2006

Unit Information

Total Units:	157
Layout:	1LDK
Floor / Total Floors:	14 Floor / 15 Floors
Floor Area:	46.71 m^2 / 502.79 ft^2
Balcony Area:	7.87 m^2 / 84.71 ft^2
Occupancy Status:	Tenanted

Additional Information

Amenities:	City center, shopping mall, restaurants, banks and commercial are there
Note 1:	Excellent location at Tenjin, center of Fukuoka City
Note 2:	Corner unit, bright and airy
Note 3:	ID: 98886785

Location Information

Transportation:	Tenjin station / 8 minutes walking distance

INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥88,000	¥1,056,000
Building Management Fee:	-¥11,880	-¥142,560
Building Sinking Fund:	-¥5,150	-¥61,800
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥4,840	-¥58,080
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥90,000
Net Rental Income After Tax:		¥703,560

COST OF PURCHASE

	Offer Price	3% ↓ Offer Price	5% ↓ Offer Price
Purchase Price:	¥19,800,000	¥19,206,000	¥18,810,000
Land Registration & Legal Fee (Estimated):	¥180,000		
Agency Brokerage Fee:	¥719,400	¥699,798	¥686,730
Total Cost of Purchase:	¥20,699,400	¥20,085,798	¥19,676,730

RENTAL YIELD

	Offer Price	3% ↓ Offer Price	5% ↓ Offer Price
Purchase Price:	¥19,800,000	¥19,206,000	¥18,810,000
Gross Rental Yield:	5.33%	5.50%	5.61%
Net Rental Yield:	3.83%	3.95%	4.04%