

Espoir Mansion Tenjin Minami 1004

Posted On 16-08-2019

📍 2-12-16 Haruyoshi, Chuo-ku, Fukuoka


¥ 8,500,000 **BUY**

Residential


Apartment


Tenanted

Fukuoka

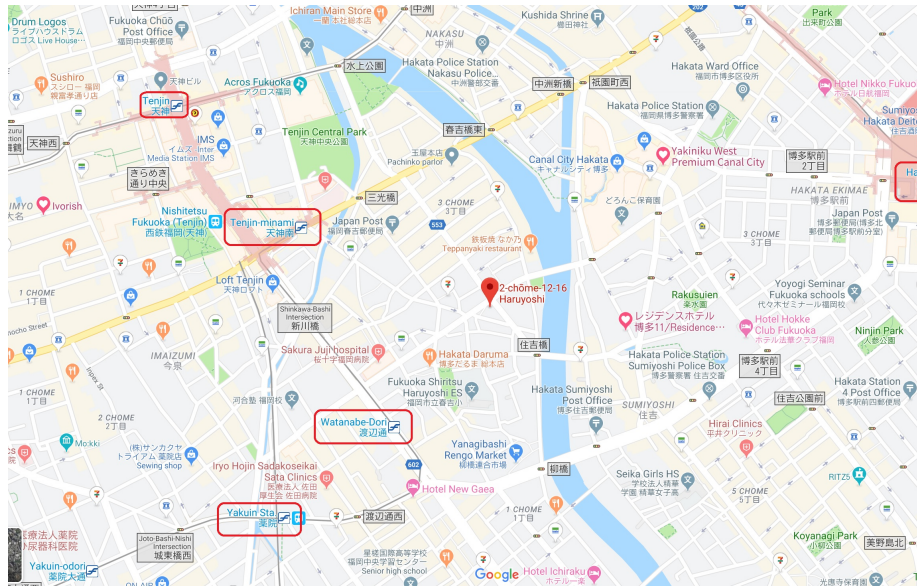
 Floor Area
20.39 m²

 Layout
1K

 Built Year
1997

 Gross Yield
6.78%












PROPERTY INFO

Building / Land Information

	Property Name:	Espoir Mansion Tenjin Minami 1004
	Address:	2-12-16 Haruyoshi, Chuo-ku, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	1997


Unit Information

	Total Units:	48
	Layout:	1K
	Floor / Total Floors:	10 Floor / 11 Floors
	Floor Area:	20.39 m ² / 219.48 ft ²
	Balcony Area:	2.77 m ² / 29.82 ft ²
	Balcony Facing:	Northwest
	Occupancy Status:	Tenanted

Additional Information

Amenities:	Parcel delivery box in the building
Note 1:	Separate toilet and bathroom

Location Information

	Transportation:	Tenjin-minami station / 9 minutes walking distance
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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥48,000	¥576,000
Building Management Fee:	-¥5,500	-¥66,000
Building Sinking Fund:	-¥4,000	-¥48,000
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,640	-¥31,680
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥41,193
Net Rental Income After Tax:		¥389,127

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥8,500,000	¥8,245,000	¥8,075,000
Land Registration & Legal Fee (Estimated):	¥150,000		
Agency Brokerage Fee:	¥346,500	¥338,085	¥332,475
Total Cost of Purchase:	¥8,996,500	¥8,733,085	¥8,557,475

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥8,500,000	¥8,245,000	¥8,075,000
Gross Rental Yield:	6.78%	6.99%	7.13%
Net Rental Yield:	4.78%	4.93%	5.03%

