

## JGM Watanabedori-minami

Residential

Apartment

Tenanted

Fukuoka

Posted On 11-01-2020

📍 2-18-26 Takasago, Chuo-ku, Fukuoka.

**¥ 5,400,000**

**BUY**

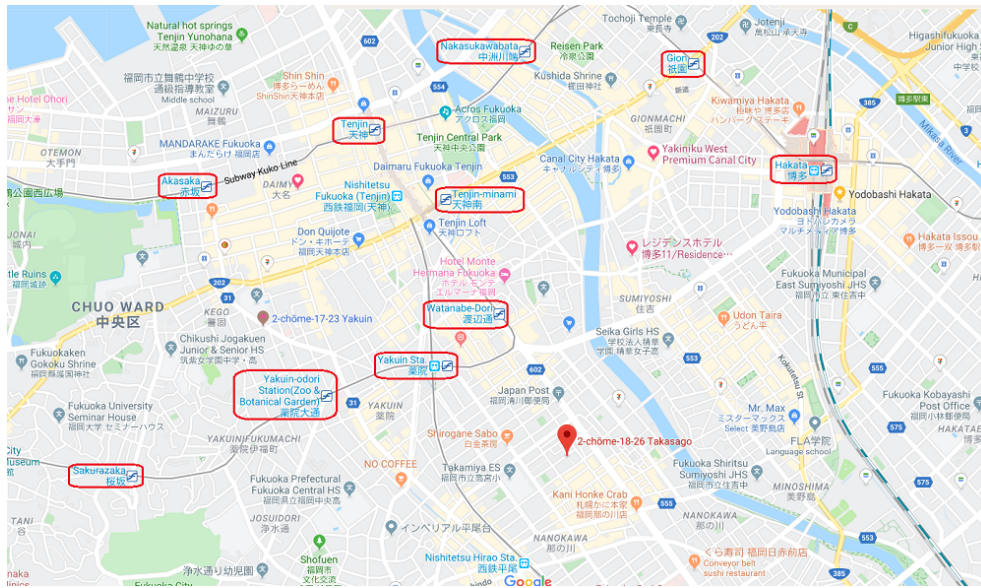
📍 Floor Area  
21.76 m<sup>2</sup>

🏠 Layout  
1K

📅 Built Year  
1990






📈 Gross Yield  
10%











## PROPERTY INFO

### Building / Land Information

	Property Name:	JGM Watanabedori-minami
	Address:	2-18-26 Takasago, Chuo-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	1990


### Unit Information

	Total Units:	17
	Layout:	1K
	Floor / Total Floors:	3 Floor / 7 Floors
	Floor Area:	21.76 m <sup>2</sup> / 234.22 ft <sup>2</sup>
	Balcony Area:	3.48 m <sup>2</sup> / 37.46 ft <sup>2</sup>
	Occupancy Status:	Tenanted

### Additional Information

Note 1: Yakuin station / 9 minutes walking distance

### Location Information

	Transportation:	Watanabe-Dori station / 9 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥45,000	¥540,000
Building Management Fee:	-¥9,450	-¥113,400
Building Sinking Fund:	-¥6,300	-¥75,600
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,475	-¥29,700
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥40,000
Net Rental Income After Tax:		¥281,300

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥5,400,000	¥5,238,000	¥5,130,000
Land Registration & Legal Fee (Estimated):	¥120,000		
Agency Brokerage Fee:	¥244,200	¥238,854	¥235,290
Total Cost of Purchase:	¥5,764,200	¥5,596,854	¥5,485,290

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥5,400,000	¥5,238,000	¥5,130,000
Gross Rental Yield:	10.00%	10.31%	10.53%
Net Rental Yield:	5.57%	5.75%	5.87%

