

Pure Dome Tenjin Annex 406

Residential

Apartment

Tenanted

Fukuoka

Posted On 25-08-2019

📍 2-chome-13-19 Haruyoshi, Chuo-ku, Fukuoka.

¥ 6,900,000

BUY

📍 Floor Area
18.20 m²

🏠 Layout
1K

📅 Built Year
1995

📈 Gross Yield
7.83%



LAS-214109








公众号










PROPERTY INFO

Building / Land Information

| | | |
|---|---------------------|--|
|  | Property Name: | Pure Dome Tenjin Annex 406 |
|  | Address: | 2-chome-13-19 Haruyoshi, Chuo-ku, Fukuoka. |
|  | Land Ownership: | Freehold |
|  | Building Structure: | Reinforced Concrete |
|  | Built Year: | 1995 |


Unit Information

| | | |
|---|-----------------------|---|
|  | Total Units: | 88 |
|  | Layout: | 1K |
|  | Floor / Total Floors: | 4 Floor / 6 Floors |
|  | Floor Area: | 18.20 m ² / 195.90 ft ² |
|  | Balcony Area: | 3.80 m ² / 40.90 ft ² |
|  | Balcony Facing: | Northeast |
|  | Occupancy Status: | Tenanted |

Additional Information

| | |
|------------|--|
| Amenities: | Prime area, shopping, eatery nearby |
| Note 1: | Watanabe-dori station / 7 minutes walking distance |

Location Information

| | | |
|---|-----------------|--|
|  | Transportation: | Tenjin-minami station / 8 minutes walking distance |
|---|-----------------|--|



INCOME & EXPENSE

| | Monthly | Annually |
|---|---------|----------|
| Rental Income: | ¥45,000 | ¥540,000 |
| Building Management Fee: | -¥3,300 | -¥39,600 |
| Building Sinking Fund: | -¥5,100 | -¥61,200 |
| Other Miscellaneous Fee: | -¥0 | -¥0 |
| Agency Management Fee: | -¥2,475 | -¥29,700 |
| Annual Fixed Asset & City Planning Tax (Estimated): | - | -¥33,100 |
| Net Rental Income After Tax: | | ¥376,400 |

COST OF PURCHASE

| | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|--|-------------|-----------------|-----------------|
| Purchase Price: | ¥6,900,000 | ¥6,693,000 | ¥6,555,000 |
| Land Registration & Legal Fee (Estimated): | ¥130,000 | | |
| Agency Brokerage Fee: | ¥293,700 | ¥286,869 | ¥282,315 |
| Total Cost of Purchase: | ¥7,323,700 | ¥7,109,869 | ¥6,967,315 |

RENTAL YIELD

| | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|---------------------|-------------|-----------------|-----------------|
| Purchase Price: | ¥6,900,000 | ¥6,693,000 | ¥6,555,000 |
| Gross Rental Yield: | 7.83% | 8.07% | 8.24% |
| Net Rental Yield: | 5.59% | 5.76% | 5.89% |

