

## Romanesque Tenjin Annex 4F

Posted On 01-05-2020

📍 5-8-18 Watanabed?ri, Chuo-ku, Fukuoka

**¥ 6,500,000** **BUY**

Residential

Apartment

Tenanted

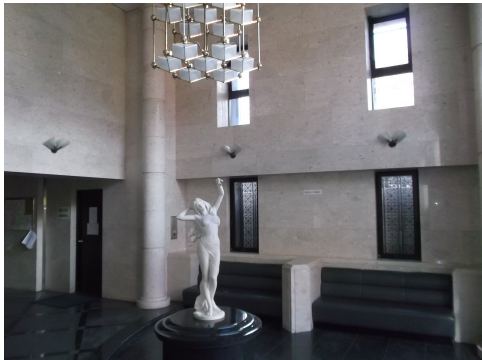
Fukuoka

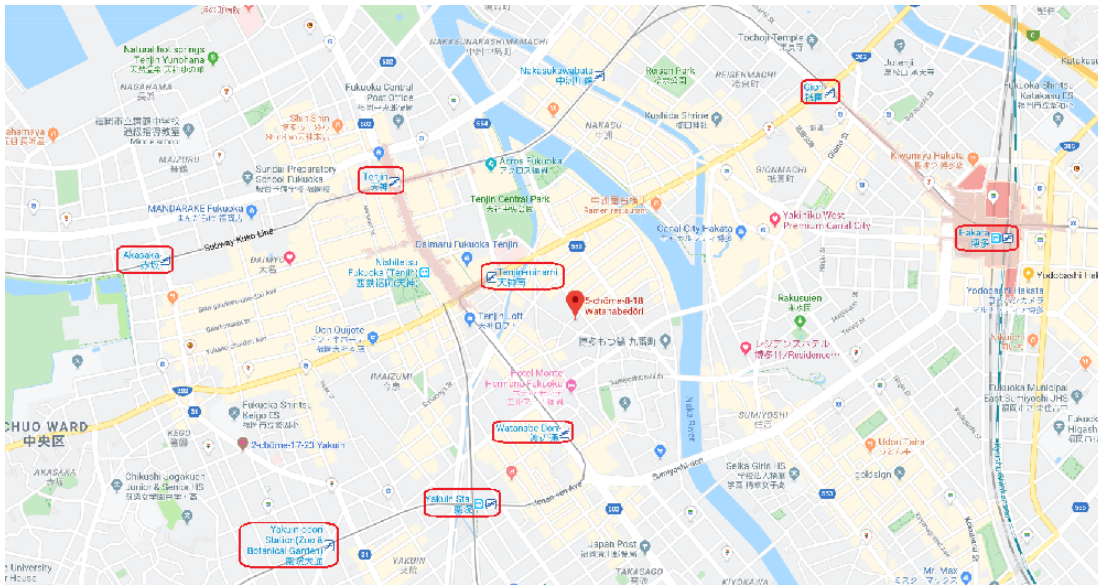
📐 Floor Area  
19.80 m<sup>2</sup>

🏠 Layout  
1K

📅 Built Year  
1991

📈 Gross Yield  
9.14%











## PROPERTY INFO

### Building / Land Information

	Property Name:	Romanesque Tenjin Annex 4F
	Address:	5-8-18 Watanabed?ri, Chuo-ku, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1991


### Unit Information

	Total Units:	156
	Layout:	1K
	Floor / Total Floors:	4 Floor / 14 Floors
	Floor Area:	19.80 m <sup>2</sup> / 213.13 ft <sup>2</sup>
	Balcony Area:	3.70 m <sup>2</sup> / 39.83 ft <sup>2</sup>
	Occupancy Status:	Tenanted

### Additional Information

Amenities:	City center, all shopping facilities and restaurant nearby
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### Location Information

	Transportation:	Tenjin-minami station / 6 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥49,500	¥594,000
Building Management Fee:	-¥4,600	-¥55,200
Building Sinking Fund:	-¥3,140	-¥37,680
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,723	-¥32,670
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥34,000
Net Rental Income After Tax:		¥434,450

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥6,500,000	¥6,305,000	¥6,175,000
Land Registration & Legal Fee (Estimated):	¥130,000		
Agency Brokerage Fee:	¥280,500	¥274,065	¥269,775
Total Cost of Purchase:	¥6,910,500	¥6,709,065	¥6,574,775

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥6,500,000	¥6,305,000	¥6,175,000
Gross Rental Yield:	9.14%	9.42%	9.62%
Net Rental Yield:	6.78%	6.99%	7.14%

