

# **Romanesque Tenjin** Annex 5F

Residential

Apartment Tenanted

Fukuoka

Posted On 01-06-2020

S-chome-8-18 Watanabedori, Chuo-ku, Fukuoka

















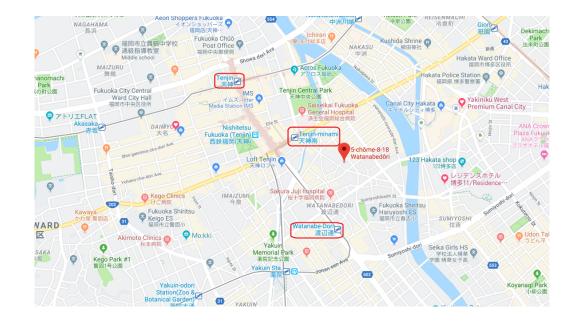






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#### **PROPERTY INFO**

## **Building / Land Information**

ഹ	Property Name:	Romanesque Tenjin Annex 5F
Q	Address:	5-chome-8-18 Watanabedori, Chuo-ku, Fukuoka
8	Land Ownership:	Freehold
튪	Building Structure:	Steel Reinforced Concrete
	Built Year:	1991

158

1K

5 Floor / 14 Floors

3.57 m<sup>2</sup> / 38.43 ft<sup>2</sup>

Northwest

Tenanted

 $20.80 \text{ m}^2$  / 223.89 ft<sup>2</sup>

### **Unit Information**

Total Units:

Floor Area:

Balcony Area:

Balcony Facing:

Occupancy Status:

Floor / Total Floors:

Layout:

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### **Additional Information**

Amenities:

Prime area, shopping, eatery nearby

Location	Information
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Transportation:

Tenjin-minami station / 4 minutes walking distance



#### **INCOME & EXPENSE**

	Monthly	Annually
Rental Income:	¥47,000	¥564,000
Building Management Fee:	-¥4,800	-¥57,600
Building Sinking Fund:	-¥3,230	-¥38,760
Other Miscellaneous Fee:	-¥100	-¥1,200
Agency Management Fee:	-¥2,585	-¥31,020
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥34,000
Net Rental Income After Tax:		¥401,420

#### COST OF PURCHASE

	Offer Price	3% Offer Price	5% Uffer Price	
Purchase Price:	¥7,230,000	¥7,013,100	¥6,868,500	
Land Registration & Legal Fee (Estimated):	¥130,000			
Agency Brokerage Fee:	¥304,590	¥297,432	¥292,661	
Total Cost of Purchase:	¥7,664,590	¥7,440,532	¥7,291,161	

#### RENTAL YIELD

	Offer Price	3% Offer Price	5% Offer Price
Purchase Price:	¥7,230,000	¥7,013,100	¥6,868,500
Gross Rental Yield:	7.80%	8.04%	8.21%
Net Rental Yield:	5.68%	5.86%	5.98%

