

## Romanesque Tenjin Annex 5F

Residential

Apartment

Tenanted

Fukuoka

Posted On 01-06-2020

📍 5-chome-8-18 Watanabedori, Chuo-ku, Fukuoka

**¥ 7,230,000**

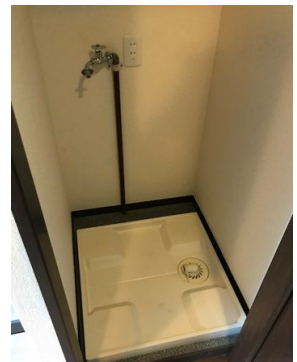
**BUY**

📐 Floor Area  
20.80 m<sup>2</sup>

🏠 Layout  
1K

📅 Built Year  
1991

📈 Gross Yield  
7.8%





## 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%↓ Offer 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%

