



JAPAN REALTY
日本不動産

Aqua City Hakata

Residential Apartment Tenanted Fukuoka

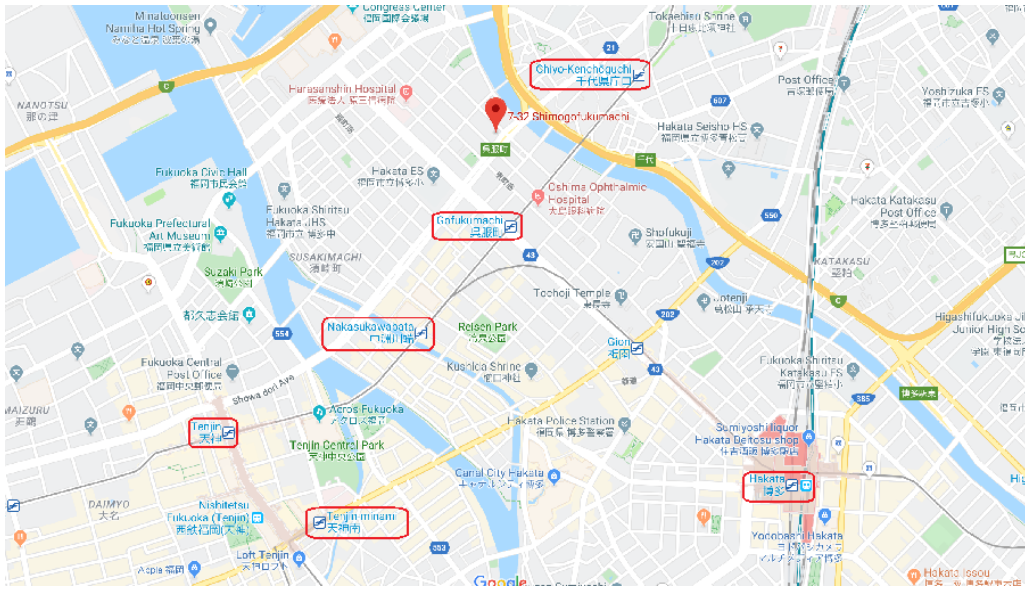
Posted On 05-11-2019

7-32 Shimogofukumachi, Hakata-ku, Fukuoka

¥ 13,200,000 BUY






Floor Area 32.58 m ²	Layout 2K	Built Year 2005	Gross Yield 6%
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PROPERTY INFO

Building / Land Information

	Property Name:	Aqua City Hakata
	Address:	7-32 Shimogofukumachi, Hakata-ku, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	2005


Unit Information

	Layout:	2K
	Floor / Total Floors:	9 Floor / 10 Floors
	Floor Area:	32.58 m ² / 350.69 ft ²
	Balcony Area:	3.30 m ² / 35.52 ft ²
	Balcony Facing:	Southeast
	Occupancy Status:	Tenanted

Additional Information

Amenities:	Commercial area at Hakata
Note 1:	Corner unit with side window, bright and airy

Location Information

	Transportation:	Gofukumachi station / 6 minutes walking distance
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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥66,000	¥792,000
Building Management Fee:	-¥7,000	-¥84,000
Building Sinking Fund:	-¥1,000	-¥12,000
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥3,630	-¥43,560
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥45,000
	Net Rental Income After Tax:	¥607,440

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥13,200,000	¥12,804,000	¥12,540,000
Land Registration & Legal Fee (Estimated):	¥150,000		
Agency Brokerage Fee:	¥501,600	¥488,532	¥479,820
Total Cost of Purchase:	¥13,851,600	¥13,442,532	¥13,169,820

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥13,200,000	¥12,804,000	¥12,540,000
Gross Rental Yield:	6.00%	6.19%	6.32%
Net Rental Yield:	4.71%	4.86%	4.96%

