

# Asahi Plaza Hakata V

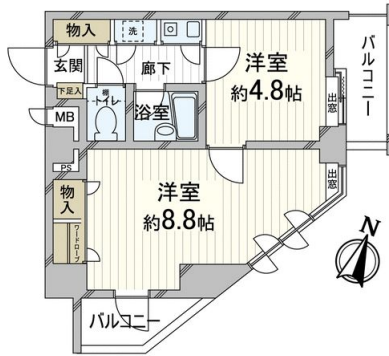
Residential Apartment Tenanted **Fukuoka**

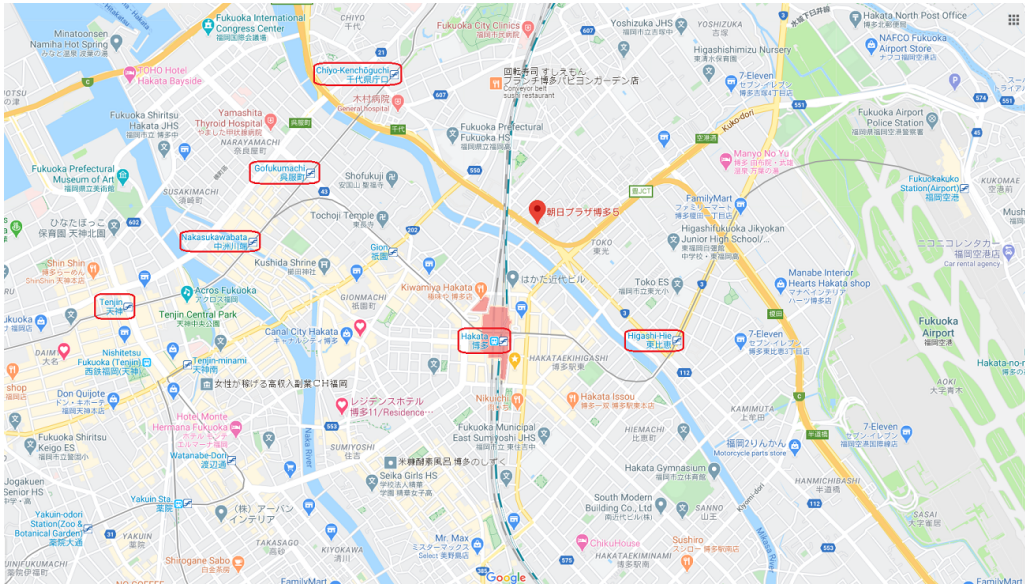
Posted On 12-08-2020

📍 4?1?31, Katakasu, Hakata-ku, Fukuoka

**¥ 9,900,000** **BUY**






|                                      |                |                      |                        |
|--------------------------------------|----------------|----------------------|------------------------|
| 📍 Floor Area<br>33.62 m <sup>2</sup> | 🏠 Layout<br>2K | 📅 Built Year<br>1991 | 📈 Gross Yield<br>6.67% |
|--------------------------------------|----------------|----------------------|------------------------|












## PROPERTY INFO

### Building / Land Information

|   |                     |                                      |
|---|---------------------|--------------------------------------|
|    | Property Name:      | Asahi Plaza Hakata V                 |
|    | Address:            | 471?31, Katakasu, Hakata-ku, Fukuoka |
|   | Land Ownership:     | Freehold                             |
|  | Building Structure: | Steel Reinforced Concrete            |
|  | Built Year:         | 1991                                 |

### Unit Information


|   |                       |   |
|---|-----------------------|---|
|  | Total Units:          | 102   |
|  | Layout:               | 2K  |
|  | Floor / Total Floors: | 8 Floor / 14 Floors                           |
|  | Floor Area:           | 33.62 m <sup>2</sup> / 361.89 ft <sup>2</sup> |
|  | Balcony Area:         | 6.88 m <sup>2</sup> / 74.06 ft <sup>2</sup>   |
|  | Balcony Facing:       | Southwest                                     |
|  | Occupancy Status:     | Tenanted                                      |

### Additional Information

Note 1: ID: 98978262

### Location Information

 Transportation: Hakata station / 9 minutes walking distance

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## INCOME & EXPENSE

|   | Monthly                      | Annually  |
|---|------------------------------|-----------|
| Rental Income:                                      | ¥55,000                      | ¥660,000  |
| Building Management Fee:                            | -¥9,080                      | -¥108,960 |
| Building Sinking Fund:                              | -¥2,730                      | -¥32,760  |
| Other Miscellaneous Fee:                            | -¥0                          | -¥0       |
| Agency Management Fee:                              | -¥3,025                      | -¥36,300  |
| Annual Fixed Asset & City Planning Tax (Estimated): | -                            | -¥50,000  |
|   | Net Rental Income After Tax: | ¥431,980  |

## COST OF PURCHASE

|  | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|--|-------------|-----------------|-----------------|
| Purchase Price:                            | ¥9,900,000  | ¥9,603,000      | ¥9,405,000      |
| Land Registration & Legal Fee (Estimated): | ¥150,000    |                 |                 |
| Agency Brokerage Fee:                      | ¥392,700    | ¥382,899        | ¥376,365        |
| Total Cost of Purchase:                    | ¥10,442,700 | ¥10,135,899     | ¥9,931,365      |

## RENTAL YIELD

|                     | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|---------------------|-------------|-----------------|-----------------|
| Purchase Price:     | ¥9,900,000  | ¥9,603,000      | ¥9,405,000      |
| Gross Rental Yield: | 6.67%       | 6.87%           | 7.02%           |
| Net Rental Yield:   | 4.62%       | 4.76%           | 4.86%           |

