

## Encrest Hakataekihigashi


Residential

Apartment

Tenanted

Fukuoka


Posted On 08-09-2019

 3-11 Hiemachi, Hakata-ku, Fukuoka





**¥ 13,500,000**

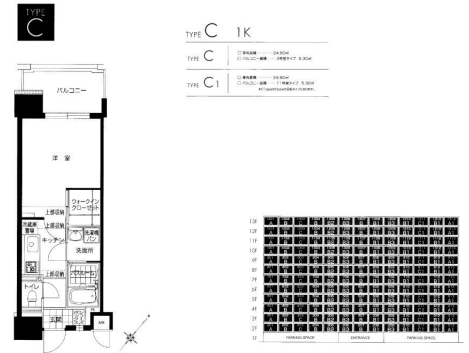
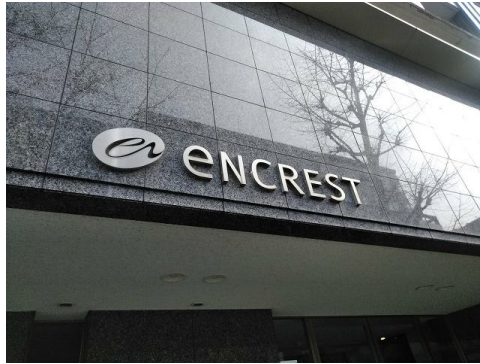
**BUY**

 Floor Area  
24.80 m<sup>2</sup>

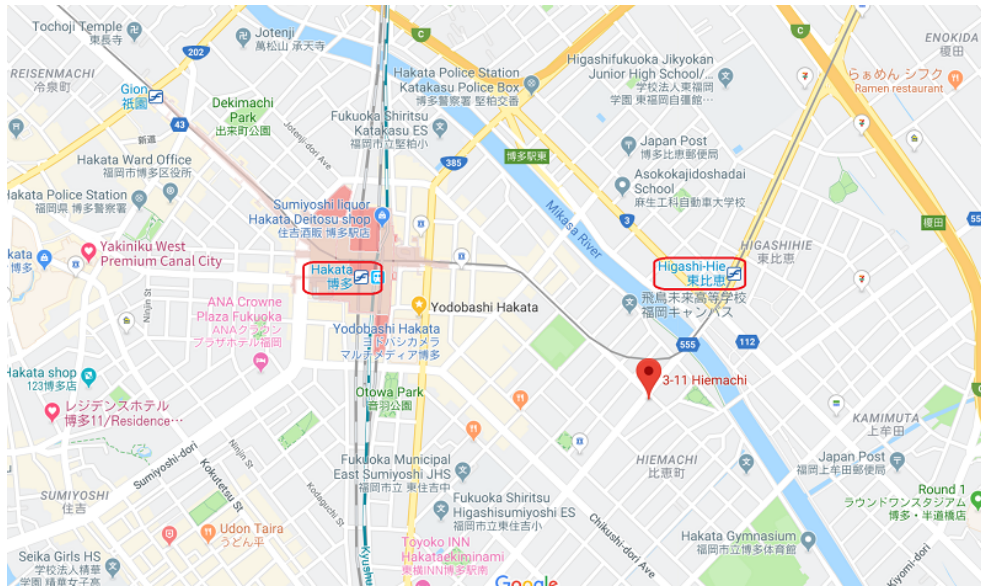
 Layout  
1K

 Built Year  
2009

 Gross Yield  
5.33%



















## PROPERTY INFO

### Building / Land Information

	Property Name:	Encrest Hakataekihigashi
	Address:	3-11 Hiemachi, Hakata-ku, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	2009

### Unit Information

	Total Units:	156
	Layout:	1K
	Floor / Total Floors:	12 Floor / 13 Floors
	Floor Area:	24.80 m <sup>2</sup> / 266.95 ft <sup>2</sup>
	Balcony Area:	5.30 m <sup>2</sup> / 57.05 ft <sup>2</sup>
	Balcony Facing:	Southeast
	Occupancy Status:	Tenanted

### Additional Information

Amenities:	Prime area, restaurants, supermarkets, convenience stores, bus stops nearby
Note 1:	Hakata station / 12 minutes walking distance
Note 2:	Walk-in closet and dresser
Note 3:	Common area well designed with high security and facilities

### Location Information

	Transportation:	Higashi-Hie station / 6 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥60,000	¥720,000
Building Management Fee:	-¥5,500	-¥66,000
Building Sinking Fund:	-¥2,000	-¥24,000
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥3,300	-¥39,600
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥40,000
Net Rental Income After Tax:		¥550,400

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥13,500,000	¥13,095,000	¥12,825,000
Land Registration & Legal Fee (Estimated):	¥150,000		
Agency Brokerage Fee:	¥511,500	¥498,135	¥489,225
Total Cost of Purchase:	¥14,161,500	¥13,743,135	¥13,464,225

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥13,500,000	¥13,095,000	¥12,825,000
Gross Rental Yield:	5.33%	5.50%	5.61%
Net Rental Yield:	4.17%	4.30%	4.39%

