

Estate More Hakata Gran


Residential

Apartment

Tenanted


Fukuoka

Posted On 30-06-2020


 1-18-8 Minoshima, Hakata-ku, Fukuoka.


¥ 5,380,000

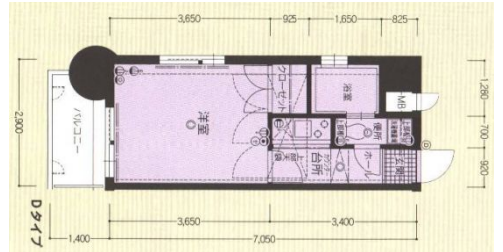
BUY

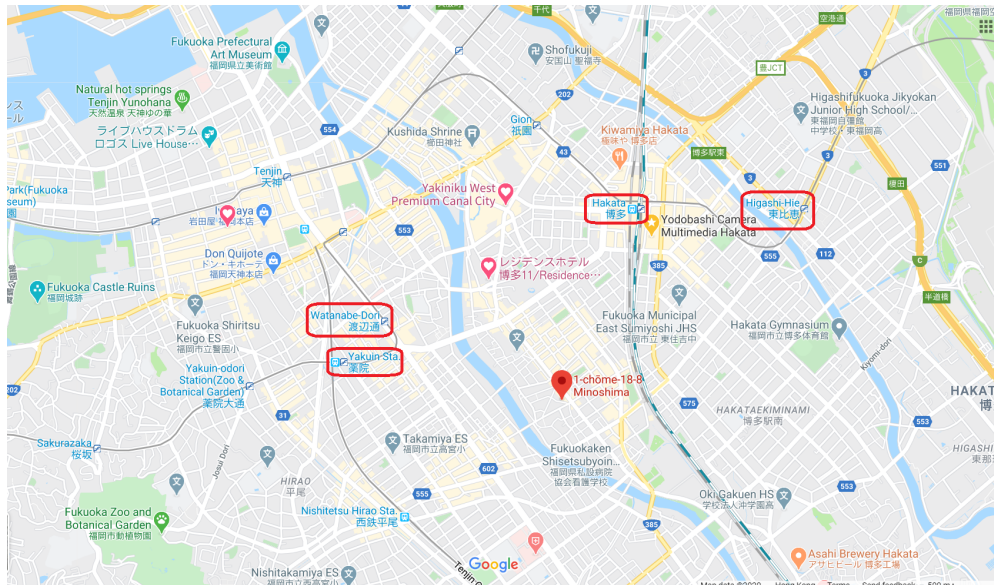
 Floor Area
20.44 m²

 Layout
1K

 Built Year
1995




 Gross Yield
8.92%











PROPERTY INFO

Building / Land Information

	Property Name:	Estate More Hakata Gran
	Address:	1-18-8 Minoshima, Hakata-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1995

Unit Information

	Total Units:	257
	Layout:	1K
	Floor / Total Floors:	8 Floor / 14 Floors
	Floor Area:	20.44 m ² / 220.02 ft ²
	Balcony Area:	2.52 m ² / 27.13 ft ²
	Occupancy Status:	Tenanted

Additional Information

Location Information

	Transportation:	Hakata station / 15 minutes walking distance
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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥40,000	¥480,000
Building Management Fee:	-¥6,000	-¥72,000
Building Sinking Fund:	-¥3,000	-¥36,000
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,200	-¥26,400
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥33,395
Net Rental Income After Tax:		¥312,205

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥5,380,000	¥5,218,600	¥5,111,000
Land Registration & Legal Fee (Estimated):	¥120,000		
Agency Brokerage Fee:	¥243,540	¥238,214	¥234,663
Total Cost of Purchase:	¥5,743,540	¥5,576,814	¥5,465,663

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥5,380,000	¥5,218,600	¥5,111,000
Gross Rental Yield:	8.92%	9.20%	9.39%
Net Rental Yield:	6.02%	6.20%	6.33%

