

# Granfore Hakataekihigashi Premiere

Residential

Apartment

Tenanted

Fukuoka



Posted On 08-09-2019

📍 19-8 Hiemachi, Hakata-ku, Fukuoka

¥ 15,100,000

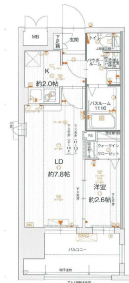
**BUY**

📏 Floor Area  
30.51 m<sup>2</sup>

🏠 Layout  
1LDK

📅 Built Year  
2015

📈 Gross Yield  
5.25%



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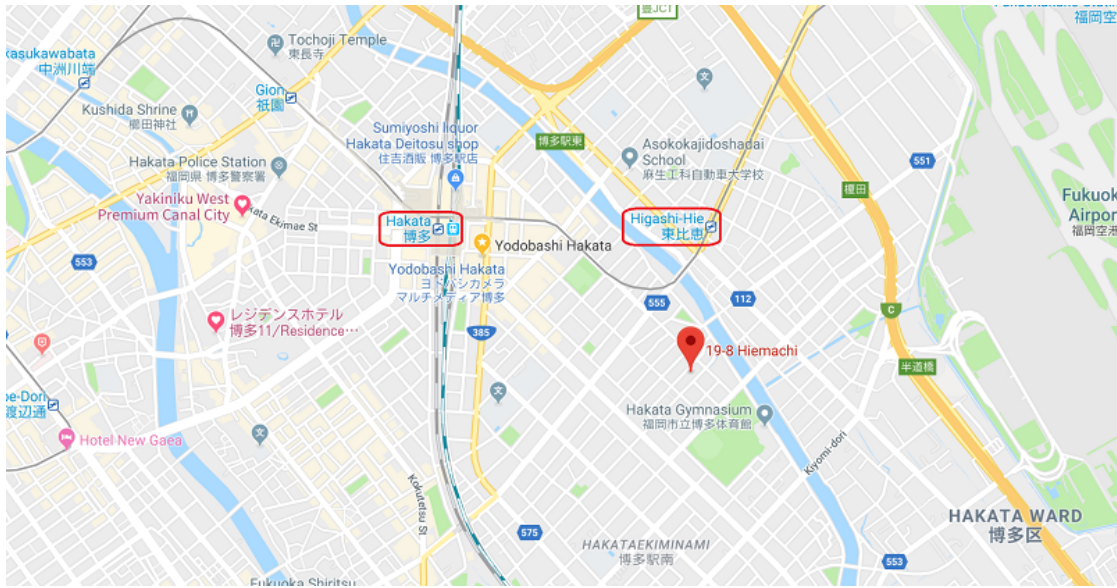
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## PROPERTY INFO

### Building / Land Information

	Property Name:	Granfore Hakatakihigashi Premiere
	Address:	19-8 Hiemachi, Hakata-ku, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	2015


### Unit Information

	Total Units:	120
	Layout:	1LDK
	Floor / Total Floors:	5 Floor / 13 Floors
	Floor Area:	30.51 m <sup>2</sup> / 328.41 ft <sup>2</sup>
	Balcony Area:	7.02 m <sup>2</sup> / 75.56 ft <sup>2</sup>
	Occupancy Status:	Tenanted

### Additional Information

Amenities:	Prime area, shopping, restaurant, supermarket, bus-stop nearby
Note 1:	Corner unit with side window, spacious balcony, bright and airy
Note 2:	Warm heating bathroom, electronic toilet, 24-hour ventilation
Note 3:	Walk-in closet, storage

### Location Information

	Transportation:	Higashi-Hie station / 8 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥66,000	¥792,000
Building Management Fee:	-¥5,500	-¥66,000
Building Sinking Fund:	-¥2,000	-¥24,000
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥3,630	-¥43,560
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥55,000
Net Rental Income After Tax:		¥603,440

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥15,100,000	¥14,647,000	¥14,345,000
Land Registration & Legal Fee (Estimated):	¥180,000		
Agency Brokerage Fee:	¥564,300	¥549,351	¥539,385
Total Cost of Purchase:	¥15,844,300	¥15,376,351	¥15,064,385

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥15,100,000	¥14,647,000	¥14,345,000
Gross Rental Yield:	5.25%	5.41%	5.52%
Net Rental Yield:	4.16%	4.28%	4.37%

