

## Hakata Kindai Building

Commercial

Office / Shop

Tenanted

Fukuoka

Posted On 13-07-2020

📍 1-1-33 Hakataekihigashi, Hakata-ku, Fukuoka.

**¥ 38,000,000**

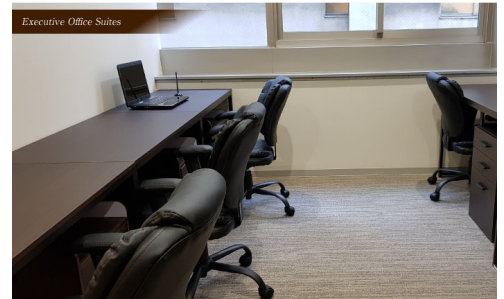
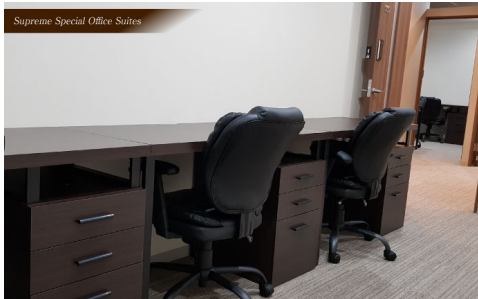
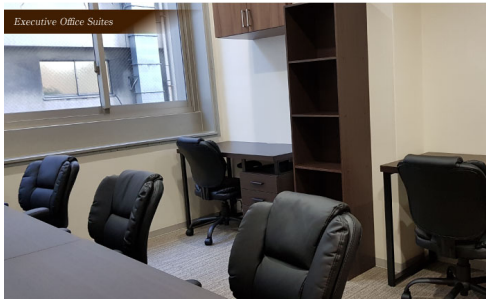
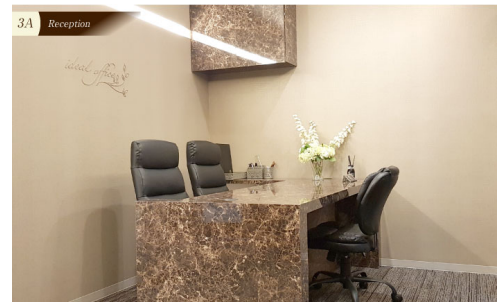
**BUY**

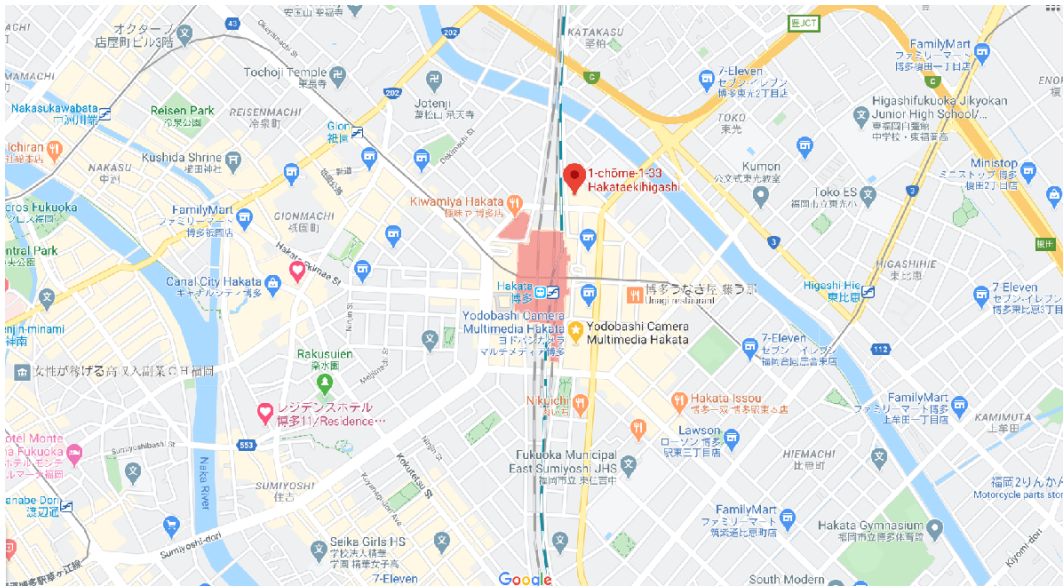
📍 Floor Area  
142.29 m<sup>2</sup>

🏠 Layout  
-

📅 Built Year  
1969






📈 Gross Yield  
10.74%










## PROPERTY INFO

### Building / Land Information

	Property Name:	Hakata Kindai Building
	Address:	1-1-33 Hakataekihigashi, Hakata-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1969

### Unit Information

	Total Units:	99
	Layout:	-
	Floor / Total Floors:	3 Floor / 9 Floors
	Floor Area:	142.29 m <sup>2</sup> / 1,531.61 ft <sup>2</sup>
	Occupancy Status:	Tenanted

### Additional Information

Amenities:	Located at the Hakata commercial center
Note 1:	Renovation done in 2017

### Location Information

	Transportation:	Hakata station / 1 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥340,000	¥4,080,000
Building Management Fee:	-¥91,066	-¥1,092,792
Building Sinking Fund:	-¥38,987	-¥467,844
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥18,700	-¥224,400
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥280,000
Net Rental Income After Tax:		¥2,014,964

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥38,000,000	¥36,860,000	¥36,100,000
Land Registration & Legal Fee (Estimated):	¥380,000		
Agency Brokerage Fee:	¥1,320,000	¥1,282,380	¥1,257,300
Total Cost of Purchase:	¥39,700,000	¥38,522,380	¥37,737,300

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥38,000,000	¥36,860,000	¥36,100,000
Gross Rental Yield:	10.74%	11.07%	11.30%
Net Rental Yield:	5.78%	5.96%	6.09%

