

## Lions Mansion Hakata 6F

Residential

Apartment

Tenanted

Fukuoka

Posted On 06-09-2019

📍 3-chome-30-15 Hakata Ekimae, Hakata-ku, Fukuoka

**¥ 5,000,000**

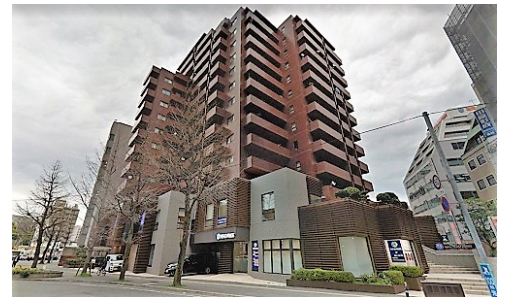
**BUY**

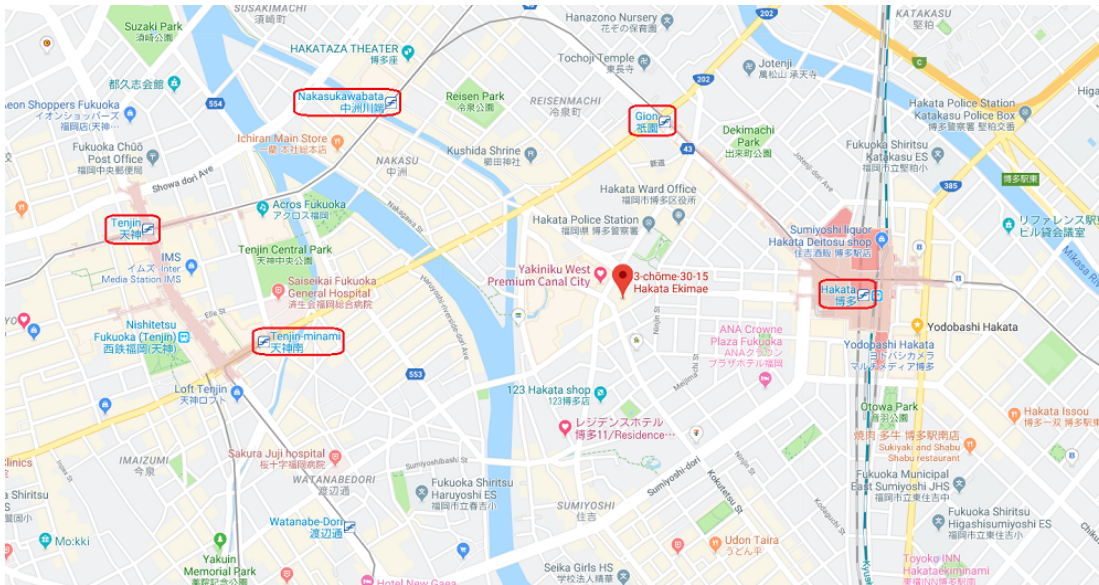
📍 Floor Area  
17.50 m<sup>2</sup>

🏠 Layout  
1K

📅 Built Year  
1981






📈 Gross Yield  
7.92%












## PROPERTY INFO

### Building / Land Information

|   |                     |   |
|---|---------------------|---|
|    | Property Name:      | Lions Mansion Hakata 6F                         |
|    | Address:            | 3-chome-30-15 Hakata Ekimae, Hakata-ku, Fukuoka |
|   | Land Ownership:     | Freehold  |
|  | Building Structure: | Steel Reinforced Concrete                       |
|  | Built Year:         | 1981  |

### Unit Information

|   |                       |   |
|---|-----------------------|---|
|  | Total Units:          | 174   |
|  | Layout:               | 1K  |
|  | Floor / Total Floors: | 6 Floor / 14 Floors                           |
|  | Floor Area:           | 17.50 m <sup>2</sup> / 188.37 ft <sup>2</sup> |
|  | Balcony Area:         | 3.70 m <sup>2</sup> / 39.83 ft <sup>2</sup>   |
|  | Balcony Facing:       | North   |
|  | Occupancy Status:     | Tenanted                                      |

### Additional Information

|            |  |
|------------|--|
| Amenities: | City center, all shopping facilities and restaurant nearby |
| Note 1:    | Gion station / 7 minutes walking distance                  |
| Note 2:    | Popular Canal City at opposite side                        |
| Note 3:    | Unit can be used as office                                 |
| Note 4:    | 1st Floor is child care center                             |

### Location Information

|   |                 |   |
|---|-----------------|---|
|  | Transportation: | Hakata station / 7 minutes walking distance |
|---|-----------------|---|



## INCOME & EXPENSE

|   | Monthly | Annually |
|---|---------|----------|
| Rental Income:                                      | ¥33,000 | ¥396,000 |
| Building Management Fee:                            | -¥2,300 | -¥27,600 |
| Building Sinking Fund:                              | -¥2,790 | -¥33,480 |
| Other Miscellaneous Fee:                            | -¥0     | -¥0      |
| Agency Management Fee:                              | -¥1,815 | -¥21,780 |
| Annual Fixed Asset & City Planning Tax (Estimated): | -       | -¥30,000 |
| Net Rental Income After Tax:                        |         | ¥283,140 |

## COST OF PURCHASE

|  | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|--|-------------|-----------------|-----------------|
| Purchase Price:                            | ¥5,000,000  | ¥4,850,000      | ¥4,750,000      |
| Land Registration & Legal Fee (Estimated): | ¥130,000    |                 |                 |
| Agency Brokerage Fee:                      | ¥231,000    | ¥226,050        | ¥222,750        |
| Total Cost of Purchase:                    | ¥5,361,000  | ¥5,206,050      | ¥5,102,750      |

## RENTAL YIELD

|                     | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|---------------------|-------------|-----------------|-----------------|
| Purchase Price:     | ¥5,000,000  | ¥4,850,000      | ¥4,750,000      |
| Gross Rental Yield: | 7.92%       | 8.16%           | 8.34%           |
| Net Rental Yield:   | 5.84%       | 6.02%           | 6.15%           |

