

Nestpia Higashihiie Ekimae
8F

Residential Apartment Vacant Fukuoka

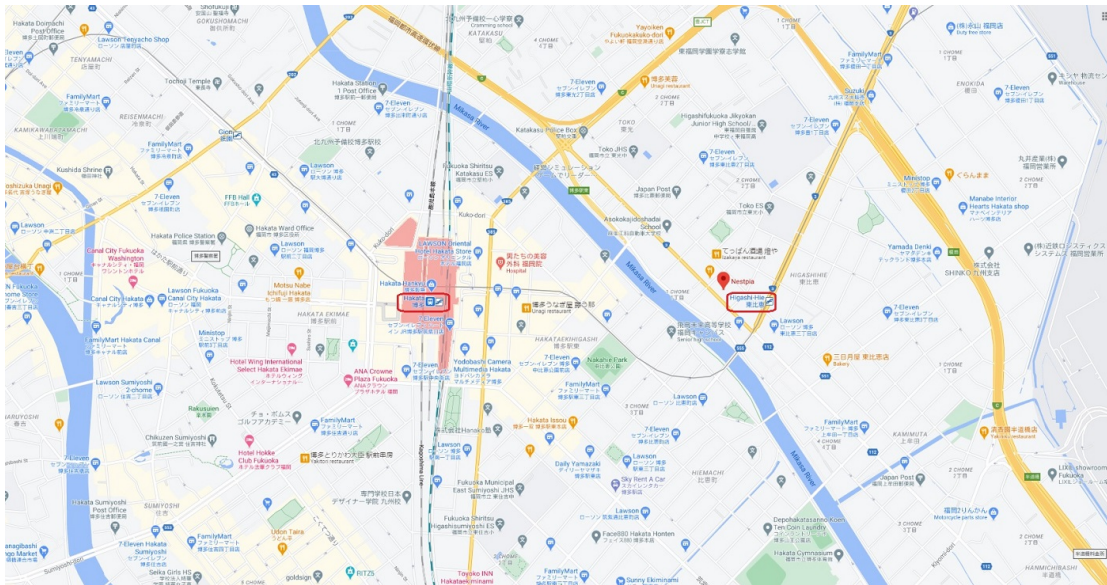
Posted On 17-10-2020

📍 2-15-24 Higashihiie, Hakata Ward, Fukuoka

¥ 36,900,000 **BUY**

 Floor Area 56.02 m ²	 Layout 2LDK	 Built Year 2020	 Gross Yield 0%
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PROPERTY INFO

Building / Land Information

	Property Name:	Nestpia Higashi-hie Ekimae 8F
	Address:	2-15-24 Higashi-hie, Hakata Ward, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	2020

Unit Information


	Total Units:	55
	Layout:	2LDK
	Floor / Total Floors:	8 Floor / 12 Floors
	Floor Area:	56.02 m ² / 603.00 ft ²
	Balcony Area:	16.00 m ² / 172.22 ft ²
	Balcony Facing:	Southeast
	Occupancy Status:	Vacant

Additional Information

Note 1: ID: 98983997

Location Information

 Transportation: Higashi-Hie station / 2 minutes walking distance

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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥0	¥0
Building Management Fee:	-¥8,000	-¥96,000
Building Sinking Fund:	-¥3,000	-¥36,000
Other Miscellaneous Fee:	-¥300	-¥3,600
Agency Management Fee:	-¥0	-¥0
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥87,500
	Net Rental Income After Tax:	¥-223,100

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥36,900,000	¥35,793,000	¥35,055,000
Land Registration & Legal Fee (Estimated):	¥250,000		
Agency Brokerage Fee:	¥1,283,700	¥1,247,169	¥1,222,815
Total Cost of Purchase:	¥38,433,700	¥37,290,169	¥36,527,815

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥36,900,000	¥35,793,000	¥35,055,000
Gross Rental Yield:	0.00%	0.00%	0.00%
Net Rental Yield:	-0.35%	-0.36%	-0.37%

