

Nestpia Higashihiie Ekimae 8F

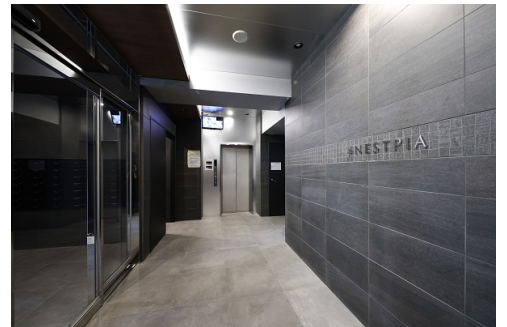
Residential Apartment Vacant Fukuoka

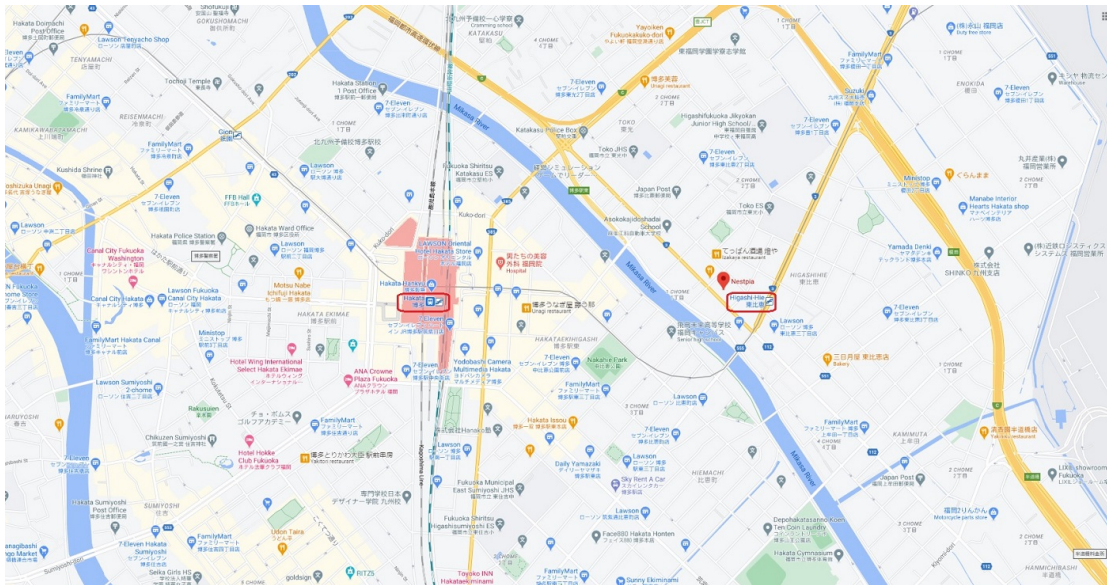
Posted On 17-10-2020

📍 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 m² / 603.00 ft²
-  Balcony Area: 16.00 m² / 172.22 ft²
-  Balcony Facing: Southeast
-  Occupancy Status: Vacant

Additional Information

Note 1: ID: 98983997

Location Information

-  Transportation: Higashi-Hie station / 2 minutes walking distance

✉ info@japan-realty.com
Singapore +65 8188 8316



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%

