

Okura Mansion Hakata 2F

Residential

Apartment

Tenanted

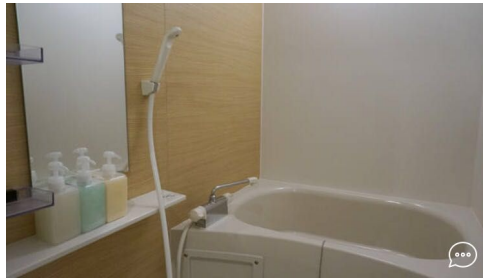
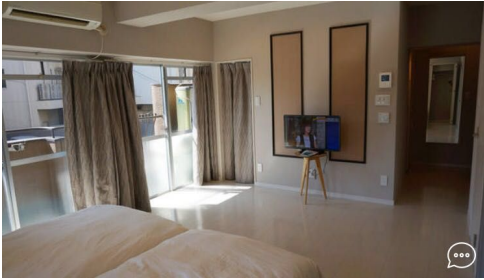
Fukuoka

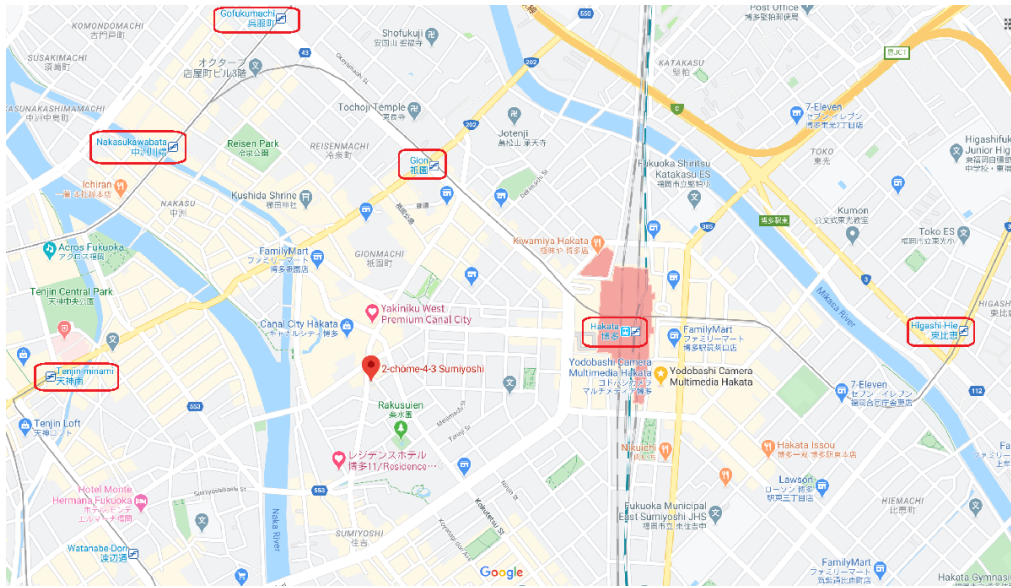
Posted On 22-06-2020

📍 2-4-3 Sumiyoshi, Hakata-ku, Fukuoka.

¥ 7,500,000 **BUY**






 Floor Area 24.87 m ²	 Layout 1R	 Built Year 1979	 Gross Yield 9.6%
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PROPERTY INFO

Building / Land Information

	Property Name:	Okura Mansion Hakata 2F
	Address:	2-4-3 Sumiyoshi, Hakata-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	1979

Unit Information

	Total Units:	29
	Layout:	1R
	Floor / Total Floors:	2 Floor / 7 Floors
	Floor Area:	24.87 m ² / 267.70 ft ²
	Balcony Area:	2.40 m ² / 25.83 ft ²
	Balcony Facing:	West
	Occupancy Status:	Tenanted

Additional Information

Amenities:	Straight road to Hakata Station, Hankyu & 0101 Mall
Note 1:	Corner unit, bright and airy

Location Information

	Transportation:	Hakata station / 10 minutes walking distance
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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥60,000	¥720,000
Building Management Fee:	-¥4,980	-¥59,760
Building Sinking Fund:	-¥4,230	-¥50,760
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥3,300	-¥39,600
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥35,000
Net Rental Income After Tax:		¥534,880

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥7,500,000	¥7,275,000	¥7,125,000
Land Registration & Legal Fee (Estimated):	¥1,300,000		
Agency Brokerage Fee:	¥313,500	¥306,075	¥301,125
Total Cost of Purchase:	¥9,113,500	¥8,881,075	¥8,726,125

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥7,500,000	¥7,275,000	¥7,125,000
Gross Rental Yield:	9.60%	9.90%	10.11%
Net Rental Yield:	6.25%	6.45%	6.58%

