

## Panrunex Crystal Hakata II


Residential

Apartment

Tenanted


Fukuoka

Posted On 23-11-2019


 3-20-29 Yoshizuka, Hakata-ku, Fukuoka.


**¥ 5,200,000**

**BUY**

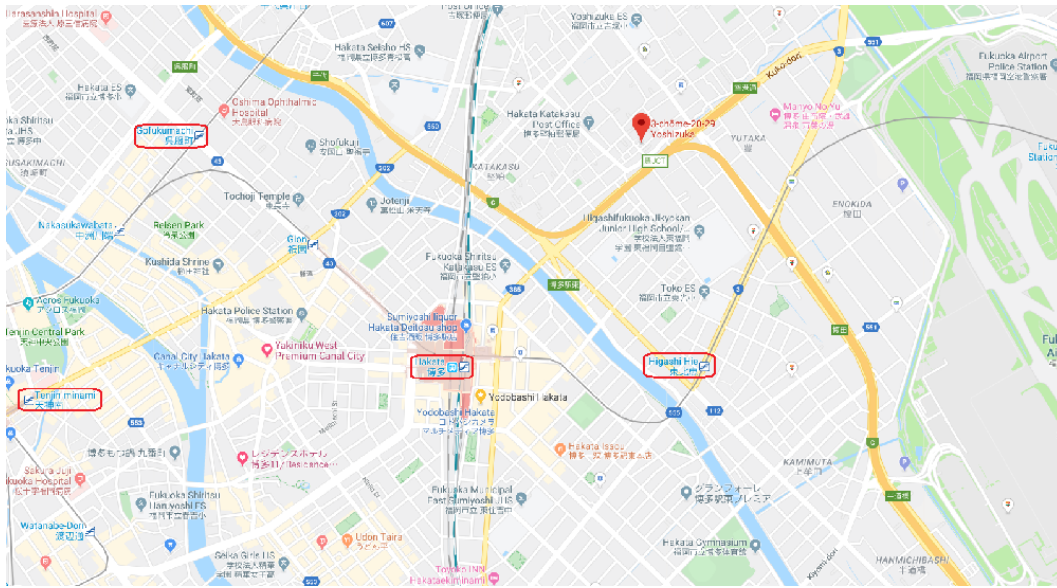
 Floor Area  
25.20 m<sup>2</sup>

 Layout  
1K

 Built Year  
1992






 Gross Yield  
9.23%












## PROPERTY INFO

### Building / Land Information

	Property Name:	Panrunex Crystal Hakata II
	Address:	3-20-29 Yoshizuka, Hakata-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	1992

### Unit Information

	Total Units:	27
	Layout:	1K
	Floor / Total Floors:	2 Floor / 4 Floors
	Floor Area:	25.20 m <sup>2</sup> / 271.25 ft <sup>2</sup>
	Balcony Area:	3.00 m <sup>2</sup> / 32.29 ft <sup>2</sup>
	Balcony Facing:	Southeast
	Occupancy Status:	Tenanted

### Additional Information

Note 1: Hakata station / 14 minutes walking distance

### Location Information

 Transportation: Higashi-Hie station / 12 minutes walking distance

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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥40,000	¥480,000
Building Management Fee:	-¥6,100	-¥73,200
Building Sinking Fund:	-¥5,800	-¥69,600
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,200	-¥26,400
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥47,000
Net Rental Income After Tax:		¥263,800

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥5,200,000	¥5,044,000	¥4,940,000
Land Registration & Legal Fee (Estimated):	¥120,000		
Agency Brokerage Fee:	¥237,600	¥232,452	¥229,020
Total Cost of Purchase:	¥5,557,600	¥5,396,452	¥5,289,020

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥5,200,000	¥5,044,000	¥4,940,000
Gross Rental Yield:	9.23%	9.52%	9.72%
Net Rental Yield:	5.59%	5.77%	5.89%

