

Pure Dome Florio Hakata 8F

Residential

Apartment

Tenanted

Fukuoka

Posted On 26-08-2019

📍 2-1-27, Minoshima, Hakata-ku, Fukuoka.

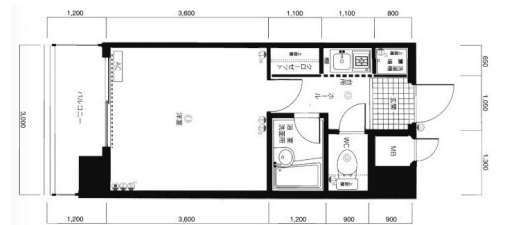
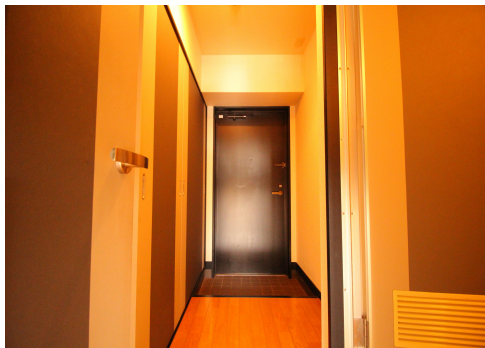
¥ 6,800,000 **BUY**

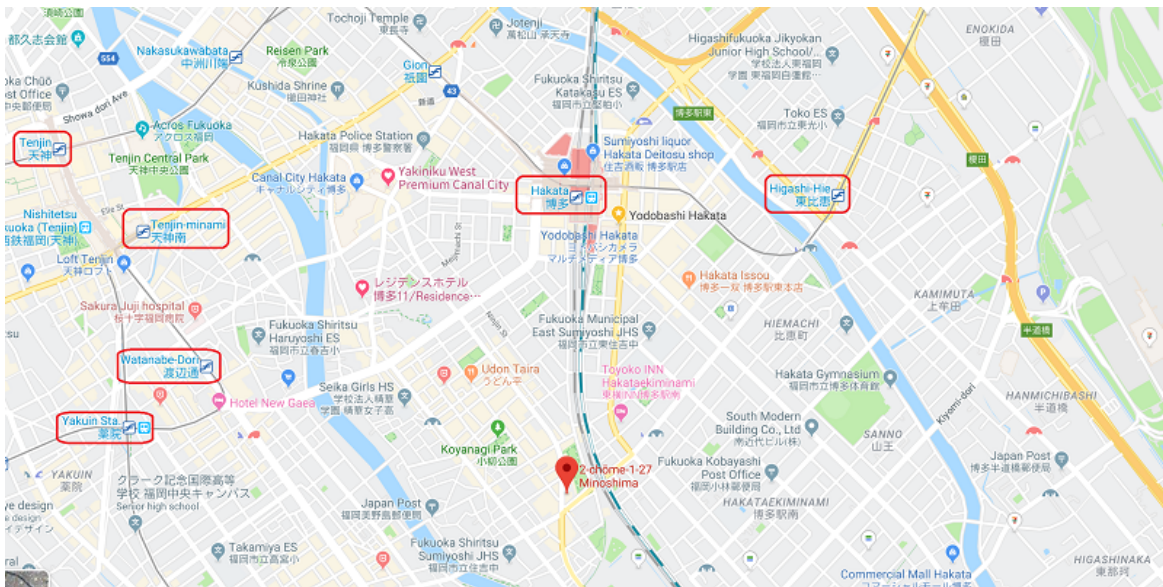
📐 Floor Area
19.80 m²

🏠 Layout
1K

📅 Built Year
1999






📈 Gross Yield
9.35%











PROPERTY INFO

Building / Land Information

	Property Name:	Pure Dome Florio Hakata 8F
	Address:	2-1-27, Minoshima, Hakata-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	1999

Unit Information

	Total Units:	60
	Layout:	1K
	Floor / Total Floors:	8 Floor / 11 Floors
	Floor Area:	19.80 m ² / 213.13 ft ²
	Balcony Area:	3.00 m ² / 32.29 ft ²
	Occupancy Status:	Tenanted

Additional Information

Note 1: Corporate tenant

Location Information

	Transportation:	Hakata station / 15 minutes walking distance
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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥53,000	¥636,000
Building Management Fee:	-¥6,000	-¥72,000
Building Sinking Fund:	-¥3,500	-¥42,000
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,915	-¥34,980
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥35,000
Net Rental Income After Tax:		¥452,020

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥6,800,000	¥6,596,000	¥6,460,000
Land Registration & Legal Fee (Estimated):	¥130,000		
Agency Brokerage Fee:	¥290,400	¥283,668	¥279,180
Total Cost of Purchase:	¥7,220,400	¥7,009,668	¥6,869,180

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥6,800,000	¥6,596,000	¥6,460,000
Gross Rental Yield:	9.35%	9.64%	9.85%
Net Rental Yield:	6.75%	6.95%	7.10%

