

# **JAPAN REALTY** 日本不動產

# Surpass Hakata Ekimae 8F

Residential

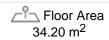
Apartment Tenanted

Fukuoka

Posted On 18-06-2020

2-15-1 Minoshima, Hakata-ku, Fukuoka.

¥ 7,000,000



☐ Layout 1Ř

Built Year 1992

✓ Gross Yield 8.96%

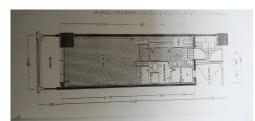






























#### **PROPERTY INFO**

## **Building / Land Information**

Property Name: Surpass Hakata Ekimae 8F

Address: 2-15-1 Minoshima, Hakata-ku, Fukuoka.

Land Ownership: Freehold

Built Year: 1992

#### **Unit Information**

### **Additional Information**

SSS Total Units: 77

Layout: 1R

Floor / Total Floors: 8 Floor / 14 Floors

Floor Area: 34.20 m<sup>2</sup> / 368.13 ft<sup>2</sup>

☐ Balcony Area: 5.40 m<sup>2</sup> / 58.13 ft<sup>2</sup>

★ Balcony Facing: Southwest

Occupancy Status: Tenanted

#### **Location Information**

Transportation: Hakata station / 17 minutes walking distance

















	Monthly	Annually
Rental Income:	¥52,250	¥627,000
Building Management Fee:	-¥5,500	-¥66,000
Building Sinking Fund:	-¥6,330	-¥75,960
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,874	-¥34,485
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥50,000
Net Rental Income After Tax:		¥400,555

## COST OF PURCHASE

	Offer Price	3% Offer Price	5% Offer Price
Purchase Price:	¥7,000,000	¥6,790,000	¥6,650,000
Land Registration & Legal Fee (Estimated):	¥140,000		
Agency Brokerage Fee:	¥297,000	¥290,070	¥285,450
Total Cost of Purchase:	¥7,437,000	¥7,220,070	¥7,075,450

### RENTAL YIELD

	Offer Price	3% Offer Price	5% Offer Price
Purchase Price:	¥7,000,000	¥6,790,000	¥6,650,000
Gross Rental Yield:	8.96%	9.23%	9.43%
Net Rental Yield:	6.06%	6.25%	6.38%



















