

## Actus Hakata Annex 601

Residential

Apartment


Vacant

Fukuoka


Posted On 31-05-2020


 5-5 Nakagofukumachi, Hakata-ku, Fukuoka.

**¥ 19,800,000** **BUY**

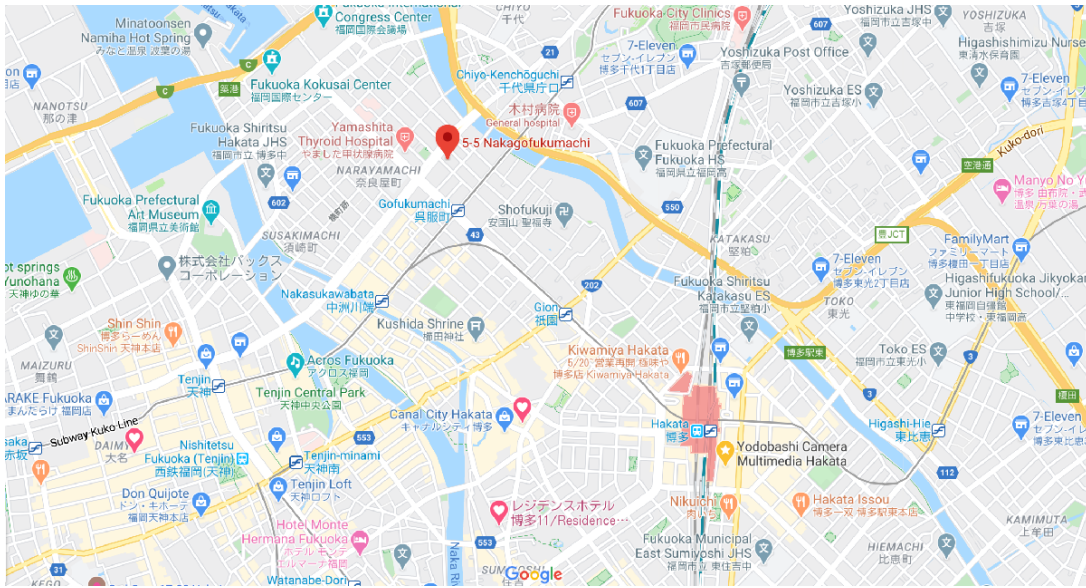
 Floor Area  
40.16 m<sup>2</sup>

 Layout  
1LDK

 Built Year  
2009




 Gross Yield  
0%












## PROPERTY INFO

### Building / Land Information


	Property Name:	Actus Hakata Annex 601
	Address:	5-5 Nakagofukumachi, Hakata-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	2009

### Unit Information

	Total Units:	36
	Layout:	1LDK
	Floor / Total Floors:	6 Floor / 13 Floors
	Floor Area:	40.16 m <sup>2</sup> / 432.28 ft <sup>2</sup>
	Balcony Area:	5.59 m <sup>2</sup> / 60.17 ft <sup>2</sup>
	Balcony Facing:	Southwest
	Occupancy Status:	Vacant

### Additional Information

### Location Information

	Transportation:	Gofukumachi station / 3 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥0	¥0
Building Management Fee:	-¥8,800	-¥105,600
Building Sinking Fund:	-¥2,000	-¥24,000
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥0	-¥0
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥60,000
Net Rental Income After Tax:		¥-189,600

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥19,800,000	¥19,206,000	¥18,810,000
Land Registration & Legal Fee (Estimated):	¥160,000		
Agency Brokerage Fee:	¥719,400	¥699,798	¥686,730
Total Cost of Purchase:	¥20,679,400	¥20,065,798	¥19,656,730

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥19,800,000	¥19,206,000	¥18,810,000
Gross Rental Yield:	0.00%	0.00%	0.00%
Net Rental Yield:	-0.63%	-0.65%	-0.66%

