



**JAPAN REALTY**  
日本不動産

## Actus Hakata Station East

Residential

Apartment

Tenanted

Fukuoka

Posted On 24-02-2023

📍 3-4-26 Hakataekihigashi, Hakata Ward, Fukuoka.

**¥ 8,700,000**

**BUY**

📐 Floor Area  
21.04 m<sup>2</sup>

🏠 Layout  
1K

📅 Built Year  
2000

📈 Gross Yield  
6%

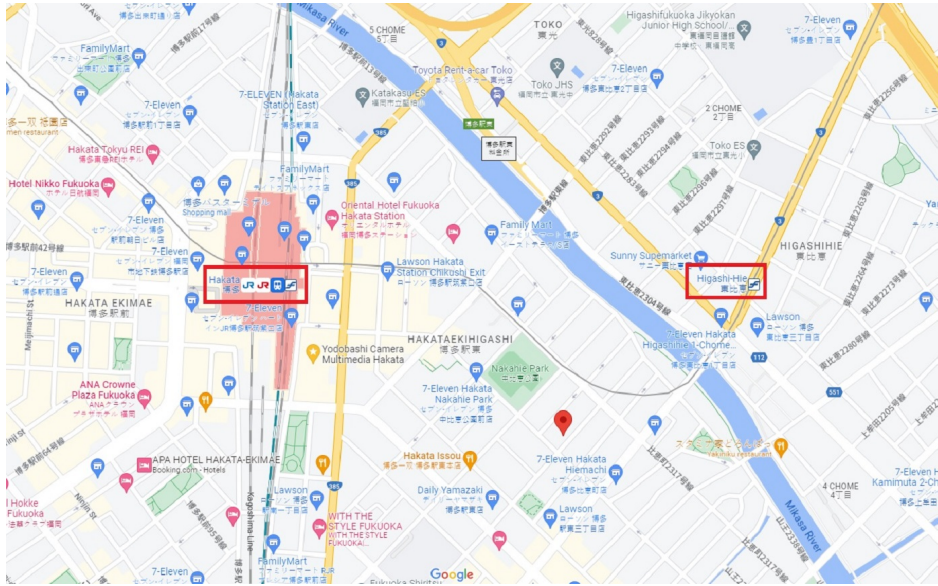


✉ info@japan-realty.com

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公众号








## PROPERTY INFO

### Building / Land Information

	Property Name:	Actus Hakata Station East
	Address:	3-4-26 Hakataekihigashi, Hakata Ward, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	2000


### Unit Information


	Layout:	1K
	Floor / Total Floors:	8 Floor / 11 Floors
	Floor Area:	21.04 m <sup>2</sup> / 226.47 ft <sup>2</sup>
	Balcony Area:	4.38 m <sup>2</sup> / 47.15 ft <sup>2</sup>
	Occupancy Status:	Tenanted

### Additional Information

Note 1: ID: 98846778

### Location Information

	Transportation:	Higashi-Hie Station / 6 min walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥43,500	¥522,000
Building Management Fee:	-¥7,500	-¥90,000
Building Sinking Fund:	-¥3,200	-¥38,400
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,393	-¥28,710
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥35,000
Net Rental Income After Tax:		¥329,890

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥8,700,000	¥8,439,000	¥8,265,000
Land Registration & Legal Fee (Estimated):	¥120,000		
Agency Brokerage Fee:	¥353,100	¥344,487	¥338,745
Total Cost of Purchase:	¥9,173,100	¥8,903,487	¥8,723,745

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥8,700,000	¥8,439,000	¥8,265,000
Gross Rental Yield:	6.00%	6.19%	6.32%
Net Rental Yield:	3.98%	4.10%	4.19%

