



JAPAN REALTY
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Asahi Plaza Hakata VIII 602

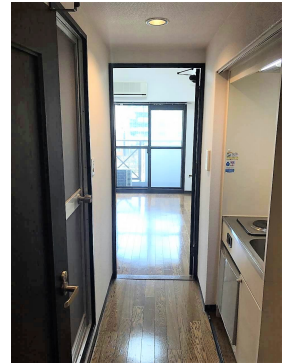
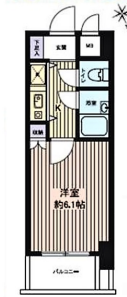
Residential Apartment Tenanted Fukuoka

Posted On 03-02-2023

7-18 Kamiyamachi, Hakata-ku, Fukuoka.

¥ 5,800,000 BUY

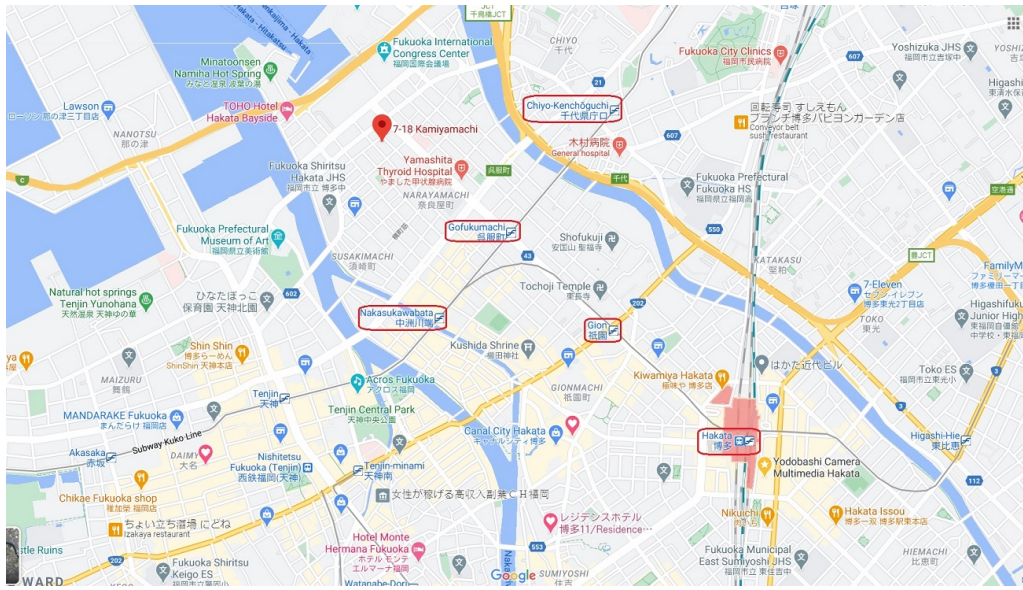
Floor Area 18.90 m ²	Layout 1K	Built Year 1991	Gross Yield 7.66%
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PROPERTY INFO

Building / Land Information

	Property Name:	Asahi Plaza Hakata VIII 602
	Address:	7-18 Kamiyamachi, Hakata-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1991


Unit Information

	Total Units:	91
	Layout:	1K
	Floor / Total Floors:	6 Floor / 11 Floors
	Floor Area:	18.90 m ² / 203.44 ft ²
	Balcony Area:	2.00 m ² / 21.53 ft ²
	Balcony Facing:	Northeast
	Occupancy Status:	Tenanted

Additional Information

Note 1: ID: 98988949

Location Information

 Transportation: Gofukumachi station / 9 minutes walking distance

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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥37,000	¥444,000
Building Management Fee:	-¥5,940	-¥71,280
Building Sinking Fund:	-¥1,200	-¥14,400
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,035	-¥24,420
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥30,000
Net Rental Income After Tax:		¥303,900

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥5,800,000	¥5,626,000	¥5,510,000
Land Registration & Legal Fee (Estimated):	¥110,000		
Agency Brokerage Fee:	¥257,400	¥251,658	¥247,830
Total Cost of Purchase:	¥6,167,400	¥5,987,658	¥5,867,830

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥5,800,000	¥5,626,000	¥5,510,000
Gross Rental Yield:	7.66%	7.89%	8.06%
Net Rental Yield:	5.41%	5.58%	5.70%

