



JAPAN REALTY  
日本不動産

# Asahi Plaza Hakata VIII 602

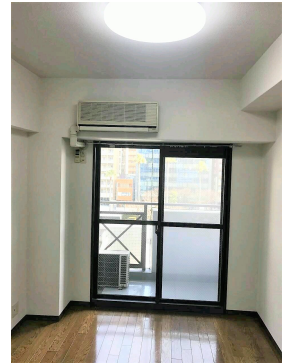
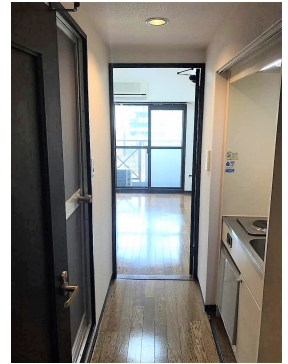
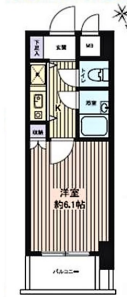
Residential Apartment Tenanted Fukuoka

Posted On 03-02-2023

7-18 Kamiyamachi, Hakata-ku, Fukuoka.

¥ 5,800,000 BUY

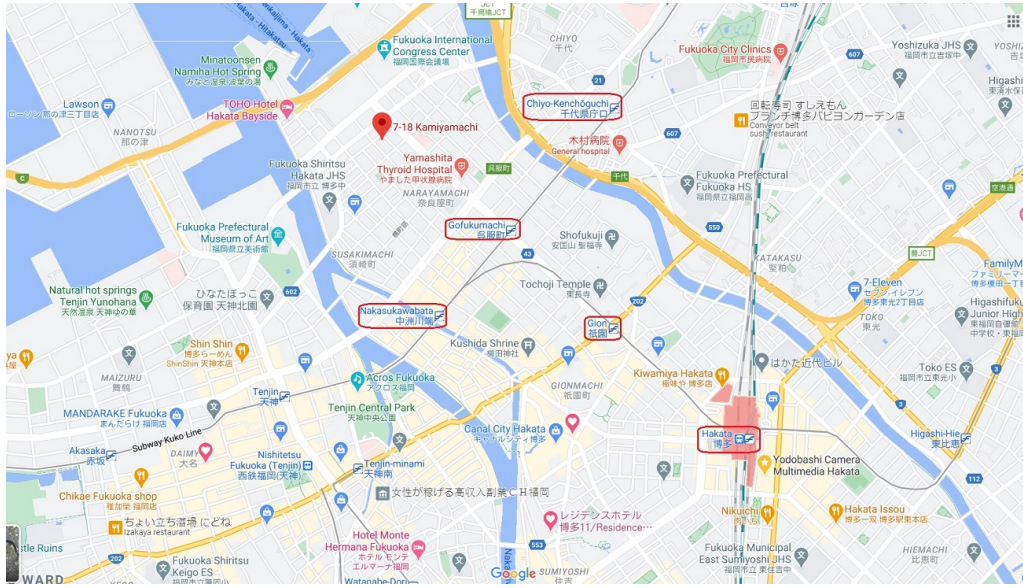
|                                    |              |                    |                      |
|------------------------------------|--------------|--------------------|----------------------|
| Floor Area<br>18.90 m <sup>2</sup> | Layout<br>1K | Built Year<br>1991 | Gross Yield<br>7.66% |
|------------------------------------|--------------|--------------------|----------------------|



info@japan-realty.com  
Singapore +65 8188 8316



公众号 Page 1










## 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 <sup>2</sup> / 203.44 ft <sup>2</sup> |
|  | Balcony Area:         | 2.00 m <sup>2</sup> / 21.53 ft <sup>2</sup>   |
|  | Balcony Facing:       | Northeast                                     |
|  | Occupancy Status:     | Tenanted                                      |

### Additional Information

Note 1: ID: 98988949

### Location Information

 Transportation: Gofukumachi station / 9 minutes walking distance

 info@japan-realty.com  
Singapore +65 8188 8316



公众号 Page 2

## 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%           |

