

# Aspecta Hakata Station Central 801

Residential

Apartment

Tenanted

Fukuoka

Posted On 30-08-2020

📍 1-14-33 Hakataekiminami, Hakata-ku, Fukuoka.

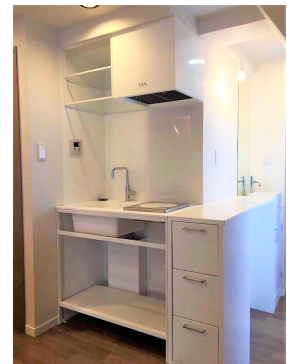
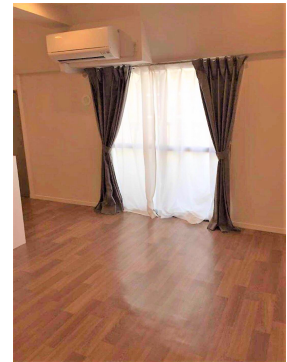
**¥ 13,500,000** **BUY**

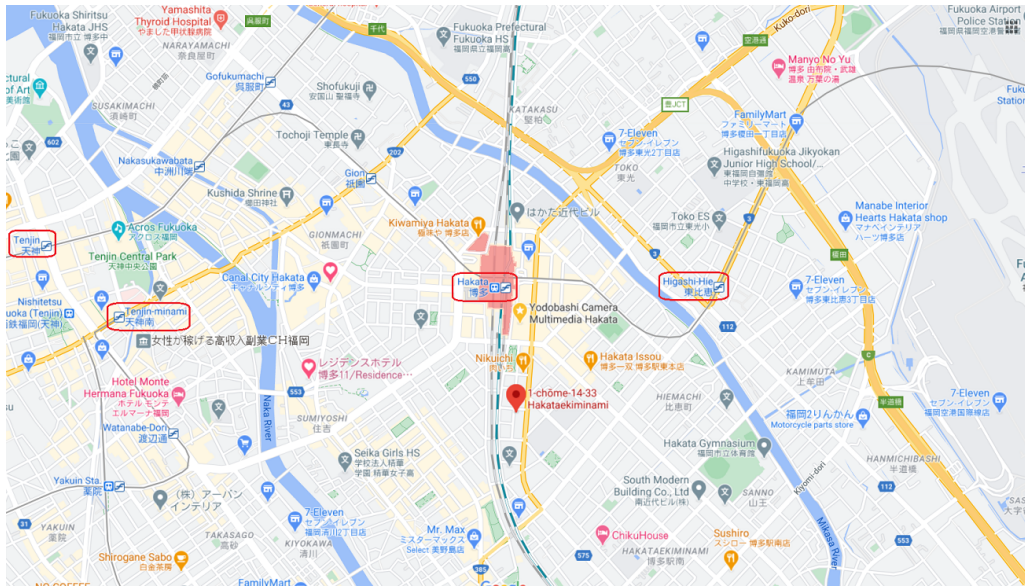
📐 Floor Area  
30.60 m<sup>2</sup>

🏠 Layout  
1K

📅 Built Year  
1996

📈 Gross Yield  
5.6%











## PROPERTY INFO

### Building / Land Information

	Property Name:	Aspecta Hakata Station Central 801
	Address:	1-14-33 Hakataekiminami, Hakata-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	1996

### Unit Information


	Total Units:	36
	Layout:	1K
	Floor / Total Floors:	8 Floor / 8 Floors
	Floor Area:	30.60 m <sup>2</sup> / 329.38 ft <sup>2</sup>
	Balcony Area:	6.00 m <sup>2</sup> / 64.58 ft <sup>2</sup>
	Occupancy Status:	Tenanted

### Additional Information

Note 1: ID: 98763928

### Location Information

	Transportation:	Hakata station / 7 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥63,000	¥756,000
Building Management Fee:	-¥6,800	-¥81,600
Building Sinking Fund:	-¥12,200	-¥146,400
Other Miscellaneous Fee:	-¥400	-¥4,800
Agency Management Fee:	-¥3,465	-¥41,580
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥45,000
	Net Rental Income After Tax:	¥436,620

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥13,500,000	¥13,095,000	¥12,825,000
Land Registration & Legal Fee (Estimated):	¥150,000		
Agency Brokerage Fee:	¥511,500	¥498,135	¥489,225
Total Cost of Purchase:	¥14,161,500	¥13,743,135	¥13,464,225

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥13,500,000	¥13,095,000	¥12,825,000
Gross Rental Yield:	5.60%	5.77%	5.89%
Net Rental Yield:	3.40%	3.51%	3.58%

