

## Daina Court Hakata 704

Residential

Apartment

Vacant

Fukuoka

Posted On 12-08-2020

📍 4-34-5 Hakata Ekimae, Hakata-ku, Fukuoka

**¥ 9,800,000**

**BUY**

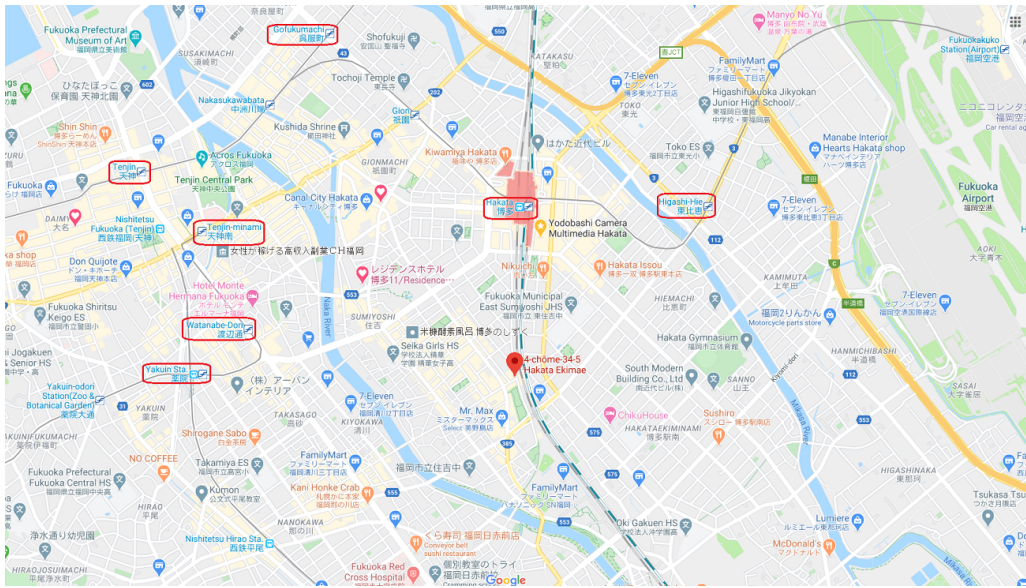
📍 Floor Area  
32.80 m<sup>2</sup>

🏠 Layout  
2K

📅 Built Year  
1989



📈 Gross Yield  
0%











## PROPERTY INFO

### Building / Land Information

	Property Name:	Daina Court Hakata 704
	Address:	4-34-5 Hakata Ekimae, Hakata-ku, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	1989

### Unit Information

	Total Units:	31
	Layout:	2K
	Floor / Total Floors:	7 Floor / 7 Floors
	Floor Area:	32.80 m <sup>2</sup> / 353.06 ft <sup>2</sup>
	Balcony Area:	8.72 m <sup>2</sup> / 93.86 ft <sup>2</sup>
	Occupancy Status:	Vacant

### Additional Information

### Location Information

	Transportation:	Hakata station / 12 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥0	¥0
Building Management Fee:	-¥9,350	-¥112,200
Building Sinking Fund:	-¥9,610	-¥115,320
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥0	-¥0
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥50,000
Net Rental Income After Tax:		¥-277,520

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥9,800,000	¥9,506,000	¥9,310,000
Land Registration & Legal Fee (Estimated):	¥150,000		
Agency Brokerage Fee:	¥389,400	¥379,698	¥373,230
Total Cost of Purchase:	¥10,339,400	¥10,035,698	¥9,833,230

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥9,800,000	¥9,506,000	¥9,310,000
Gross Rental Yield:	0.00%	0.00%	0.00%
Net Rental Yield:	-2.20%	-2.27%	-2.32%

