

Encrest Hakata 1304

Residential

Apartment

Tenanted

Fukuoka

Posted On 26-09-2019

📍 1-8-24 Hakataekiminami, Hakata-ku, Fukuoka

¥ 16,500,000 **BUY**

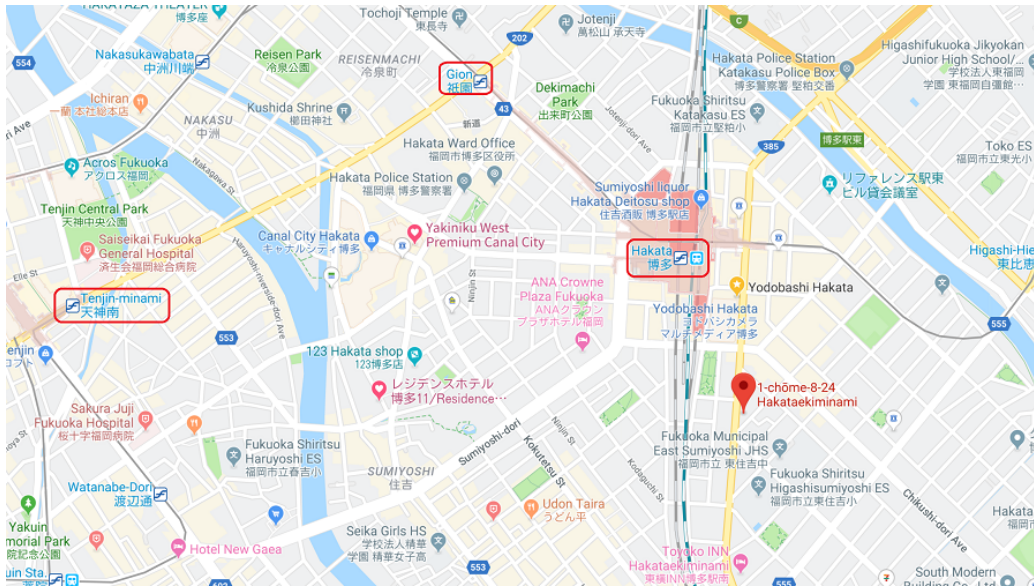
📏 Floor Area
23.64 m²

🏠 Layout
1K

📅 Built Year
2012

📈 Gross Yield
4.58%











PROPERTY INFO

Building / Land Information

	Property Name:	Encrest Hakata 1304
	Address:	1-8-24 Hakataekiminami, Hakata-ku, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	2012

Unit Information

	Total Units:	130
	Layout:	1K
	Floor / Total Floors:	13 Floor / 14 Floors
	Floor Area:	23.64 m ² / 254.46 ft ²
	Balcony Area:	7.34 m ² / 79.01 ft ²
	Occupancy Status:	Tenanted

Additional Information

Location Information

	Transportation:	Hakata station / 6 minutes walking distance
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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥63,000	¥756,000
Building Management Fee:	-¥5,800	-¥69,600
Building Sinking Fund:	-¥1,200	-¥14,400
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥3,465	-¥41,580
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥50,000
Net Rental Income After Tax:		¥580,420

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥16,500,000	¥16,005,000	¥15,675,000
Land Registration & Legal Fee (Estimated):	¥150,000		
Agency Brokerage Fee:	¥610,500	¥594,165	¥583,275
Total Cost of Purchase:	¥17,260,500	¥16,749,165	¥16,408,275

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥16,500,000	¥16,005,000	¥15,675,000
Gross Rental Yield:	4.58%	4.72%	4.82%
Net Rental Yield:	3.65%	3.77%	3.84%

