

# Encrest Hakataeki Minami 1003

Residential Apartment Tenanted **Fukuoka**

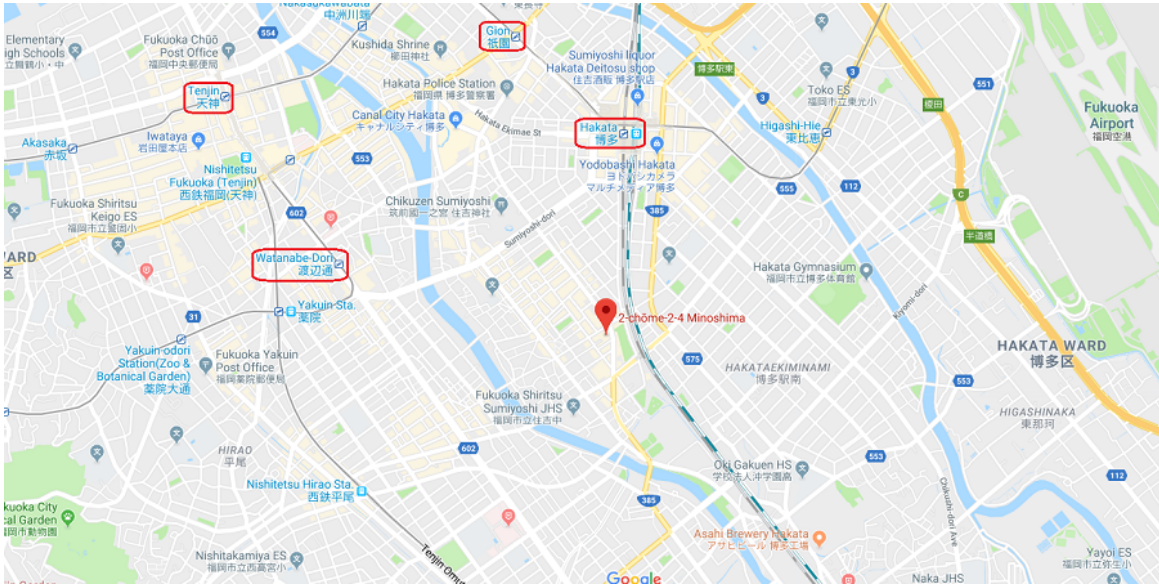
Posted On 04-12-2019

📍 2-2-4 Minoshima, Hakata-ku, Fukuoka.

**¥ 9,000,000** **BUY**






📍 Floor Area 24.49 m <sup>2</sup>	🏠 Layout 1K	📅 Built Year 2000	📈 Gross Yield 7.67%
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## PROPERTY INFO

### Building / Land Information

	Property Name:	Encrest Hakataeki Minami 1003
	Address:	2-2-4 Minoshima, Hakata-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	2000

### Unit Information


	Total Units:	69
	Layout:	1K
	Floor / Total Floors:	10 Floor / 13 Floors
	Floor Area:	24.49 m <sup>2</sup> / 263.61 ft <sup>2</sup>
	Balcony Area:	2.81 m <sup>2</sup> / 30.25 ft <sup>2</sup>
	Balcony Facing:	Southwest
	Occupancy Status:	Tenanted

### Additional Information

Amenities:	Prime area, shopping, eatery nearby
Note 1:	Can walk straight to Hakata station

### Location Information

	Transportation:	Hakata station / 13 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥57,500	¥690,000
Building Management Fee:	-¥6,500	-¥78,000
Building Sinking Fund:	-¥4,000	-¥48,000
Other Miscellaneous Fee:	-¥2,500	-¥30,000
Agency Management Fee:	-¥3,163	-¥37,950
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥40,100
Net Rental Income After Tax:		¥455,950

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥9,000,000	¥8,730,000	¥8,550,000
Land Registration & Legal Fee (Estimated):	¥150,000		
Agency Brokerage Fee:	¥363,000	¥354,090	¥348,150
Total Cost of Purchase:	¥9,513,000	¥9,234,090	¥9,048,150

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥9,000,000	¥8,730,000	¥8,550,000
Gross Rental Yield:	7.67%	7.90%	8.07%
Net Rental Yield:	5.21%	5.38%	5.49%

