

Estate More Hakata Gran 618

Residential

Apartment

Tenanted

Fukuoka



Posted On 09-09-2019

📍 2-chome-1-27 Minoshima, Hakata-ku, Fukuoka.

¥ 8,000,000

BUY

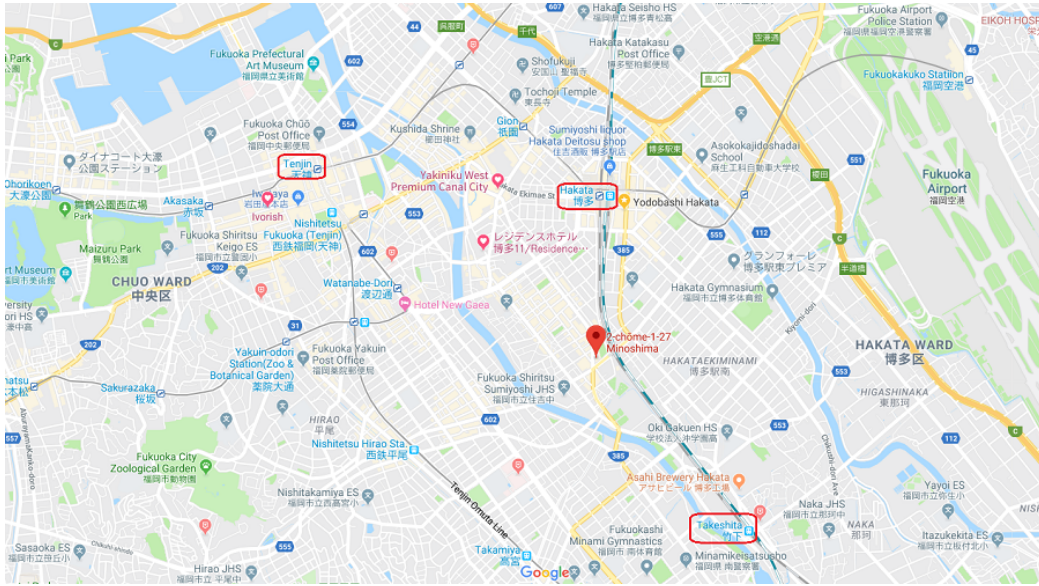
📍 Floor Area
27.69 m²

🏠 Layout
2K

📅 Built Year
1995






📈 Gross Yield
9%












PROPERTY INFO

Building / Land Information

	Property Name:	Estate More Hakata Gran 618
	Address:	2-chome-1-27 Minoshima, Hakata-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1995

Unit Information

	Total Units:	257
	Layout:	2K
	Floor / Total Floors:	6 Floor / 9 Floors
	Floor Area:	27.69 m ² / 298.06 ft ²
	Balcony Area:	4.20 m ² / 45.21 ft ²
	Balcony Facing:	South
	Occupancy Status:	Tenanted

Additional Information

Amenities: Supermarket and convenience store nearby

Location Information

 Transportation: Hakata station / 15 minutes walking distance

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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥60,000	¥720,000
Building Management Fee:	-¥8,000	-¥96,000
Building Sinking Fund:	-¥4,000	-¥48,000
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥3,300	-¥39,600
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥45,877
	Net Rental Income After Tax:	¥490,523

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥8,000,000	¥7,760,000	¥7,600,000
Land Registration & Legal Fee (Estimated):	¥150,000		
Agency Brokerage Fee:	¥330,000	¥322,080	¥316,800
Total Cost of Purchase:	¥8,480,000	¥8,232,080	¥8,066,800

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥8,000,000	¥7,760,000	¥7,600,000
Gross Rental Yield:	9.00%	9.28%	9.47%
Net Rental Yield:	6.33%	6.52%	6.66%

