

## Forum Hakataekininami 406

Residential

Apartment

Vacant


Fukuoka

Posted On 07-08-2020


3-9-10 Hakataekiminami, Hakata-ku, Fukuoka


**¥ 7,550,000**

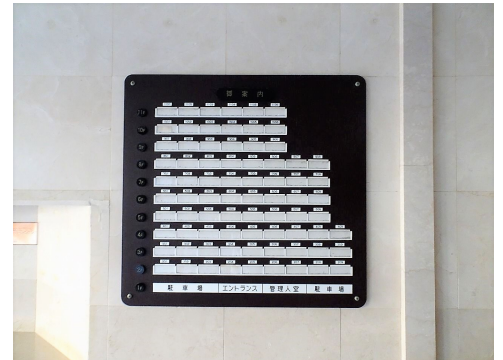
**BUY**

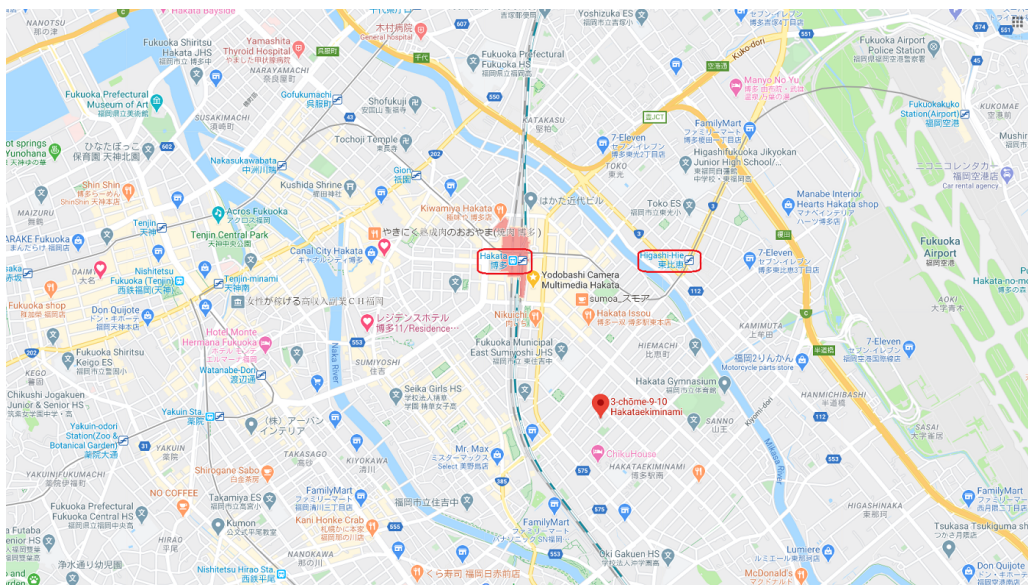
 Floor Area  
34.20 m<sup>2</sup>

 Layout  
1DK

 Built Year  
1990


 Gross Yield  
0%












## PROPERTY INFO

### Building / Land Information

|   |                     |  |
|---|---------------------|--|
|    | Property Name:      | Forum Hakataekininami 406                  |
|    | Address:            | 3-9-10 Hakataekiminami, Hakata-ku, Fukuoka |
|   | Land Ownership:     | Freehold                                   |
|  | Building Structure: | Steel Reinforced Concrete                  |
|  | Built Year:         | 1990                                       |

### Unit Information

|   |                       |   |
|---|-----------------------|---|
|  | Total Units:          | 77  |
|  | Layout:               | 1DK   |
|  | Floor / Total Floors: | 4 Floor / 11 Floors                           |
|  | Floor Area:           | 34.20 m <sup>2</sup> / 368.13 ft <sup>2</sup> |
|  | Balcony Area:         | 6.02 m <sup>2</sup> / 64.80 ft <sup>2</sup>   |
|  | Balcony Facing:       | Southeast                                     |
|  | Occupancy Status:     | Vacant  |

### Additional Information

Note 1: ID: 98975323

### Location Information

|   |                 |  |
|---|-----------------|--|
|  | Transportation: | Hakata station / 14 minutes walking distance |
|---|-----------------|--|

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公众号

## INCOME & EXPENSE

|   | Monthly | Annually  |
|---|---------|-----------|
| Rental Income:                                      | ¥0      | ¥0        |
| Building Management Fee:                            | -¥5,832 | -¥69,984  |
| Building Sinking Fund:                              | -¥5,070 | -¥60,840  |
| Other Miscellaneous Fee:                            | -¥0     | -¥0       |
| Agency Management Fee:                              | -¥0     | -¥0       |
| Annual Fixed Asset & City Planning Tax (Estimated): | -       | -¥48,000  |
| Net Rental Income After Tax:                        |         | ¥-178,824 |

## COST OF PURCHASE

|  | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|--|-------------|-----------------|-----------------|
| Purchase Price:                            | ¥7,550,000  | ¥7,323,500      | ¥7,172,500      |
| Land Registration & Legal Fee (Estimated): | ¥150,000    |                 |                 |
| Agency Brokerage Fee:                      | ¥315,150    | ¥307,676        | ¥302,693        |
| Total Cost of Purchase:                    | ¥8,015,150  | ¥7,781,176      | ¥7,625,193      |

## RENTAL YIELD

|                     | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|---------------------|-------------|-----------------|-----------------|
| Purchase Price:     | ¥7,550,000  | ¥7,323,500      | ¥7,172,500      |
| Gross Rental Yield: | 0.00%       | 0.00%           | 0.00%           |
| Net Rental Yield:   | -1.63%      | -1.68%          | -1.72%          |

