

Hakata Kindai Building 7F-1

Commercial

Office / Shop

Tenanted

Fukuoka

Posted On 05-06-2023

📍 1-1-33 Hakataekihigashi, Hakata-ku, Fukuoka

¥ 32,000,000

BUY

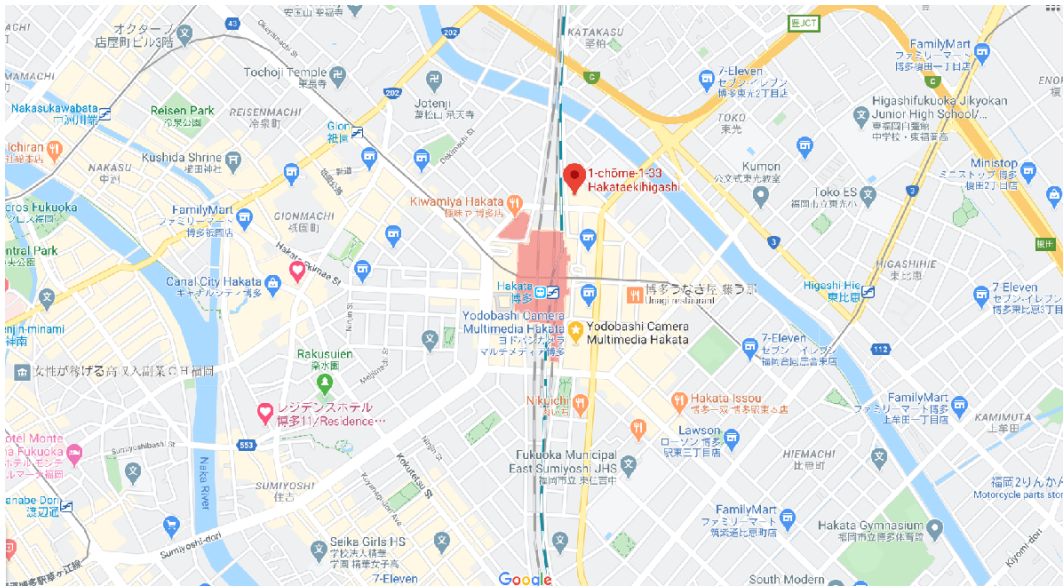
📐 Floor Area
66.96 m²

🏠 Layout
-

📅 Built Year
1969






📈 Gross Yield
7.69%










PROPERTY INFO

Building / Land Information

	Property Name:	Hakata Kindai Building 7F-1
	Address:	1-1-33 Hakataekihigashi, Hakata-ku, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1969

Unit Information

	Total Units:	99
	Layout:	-
	Floor / Total Floors:	7 Floor / 9 Floors
	Floor Area:	66.96 m ² / 720.76 ft ²
	Occupancy Status:	Tenanted

Additional Information

Amenities:	Located at the Hakata commercial center
Note 1:	ID: 99280555

Location Information

	Transportation:	Hakata station / 1 minutes walking distance
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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥205,000	¥2,460,000
Building Management Fee:	-¥66,000	-¥792,000
Building Sinking Fund:	-¥0	-¥0
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥11,275	-¥135,300
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥110,000
Net Rental Income After Tax:		¥1,422,700

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥32,000,000	¥31,040,000	¥30,400,000
Land Registration & Legal Fee (Estimated):	¥200,000		
Agency Brokerage Fee:	¥1,122,000	¥1,090,320	¥1,069,200
Total Cost of Purchase:	¥33,322,000	¥32,330,320	¥31,669,200

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥32,000,000	¥31,040,000	¥30,400,000
Gross Rental Yield:	7.69%	7.93%	8.09%
Net Rental Yield:	4.60%	4.74%	4.84%

