

# Higashimine Mansion Urban Square Hakata Station 4F

Residential

Apartment

Vacant

Fukuoka

Posted On 21-10-2020

📍 1-15-6 Hakataekiminami, Hakata Ward, Fukuoka

¥ 27,800,000

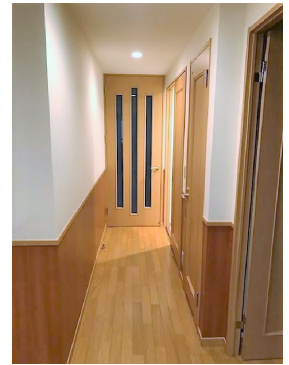
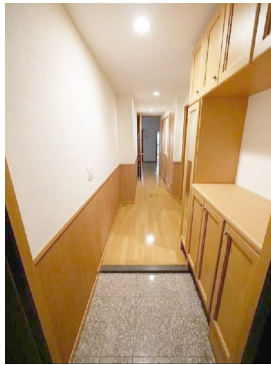
**BUY**

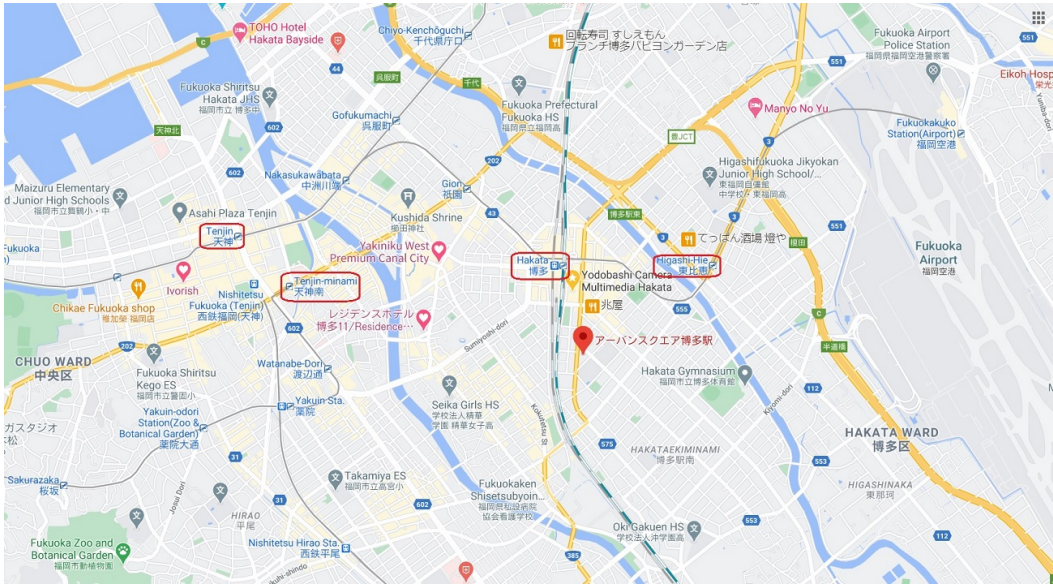
📏 Floor Area  
61.80 m<sup>2</sup>

🏠 Layout  
2LDK

📅 Built Year  
2000






📈 Gross Yield  
0%












## PROPERTY INFO

### Building / Land Information

	Property Name:	Higashimine Mansion Urban Square Hakata Station 4F
	Address:	1-15-6 Hakataekiminami, Hakata Ward, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	2000

### Unit Information

	Total Units:	74
	Layout:	2LDK
	Floor / Total Floors:	4 Floor / 14 Floors
	Floor Area:	61.80 m <sup>2</sup> / 665.22 ft <sup>2</sup>
	Balcony Area:	7.27 m <sup>2</sup> / 78.25 ft <sup>2</sup>
	Balcony Facing:	Southeast
	Occupancy Status:	Vacant

### Additional Information

Amenities:	City center, all shopping facilities and restaurant nearby
Note 1:	ID: 98995161

### Location Information

	Transportation:	Hakata station / 8 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥0	¥0
Building Management Fee:	-¥4,900	-¥58,800
Building Sinking Fund:	-¥7,400	-¥88,800
Other Miscellaneous Fee:	-¥200	-¥2,400
Agency Management Fee:	-¥0	-¥0
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥110,000
	Net Rental Income After Tax:	¥-260,000

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥27,800,000	¥26,966,000	¥26,410,000
Land Registration & Legal Fee (Estimated):	¥220,000		
Agency Brokerage Fee:	¥983,400	¥955,878	¥937,530
Total Cost of Purchase:	¥29,003,400	¥28,141,878	¥27,567,530

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥27,800,000	¥26,966,000	¥26,410,000
Gross Rental Yield:	0.00%	0.00%	0.00%
Net Rental Yield:	-0.52%	-0.53%	-0.54%

