

Lions Mansion Hakata 6F

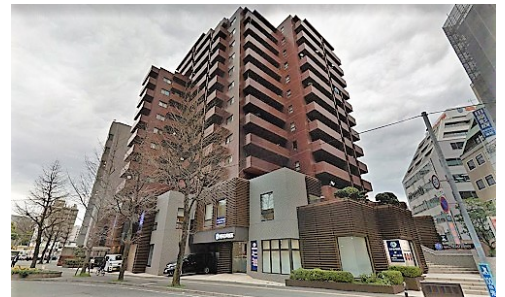
Residential Apartment Tenanted Fukuoka

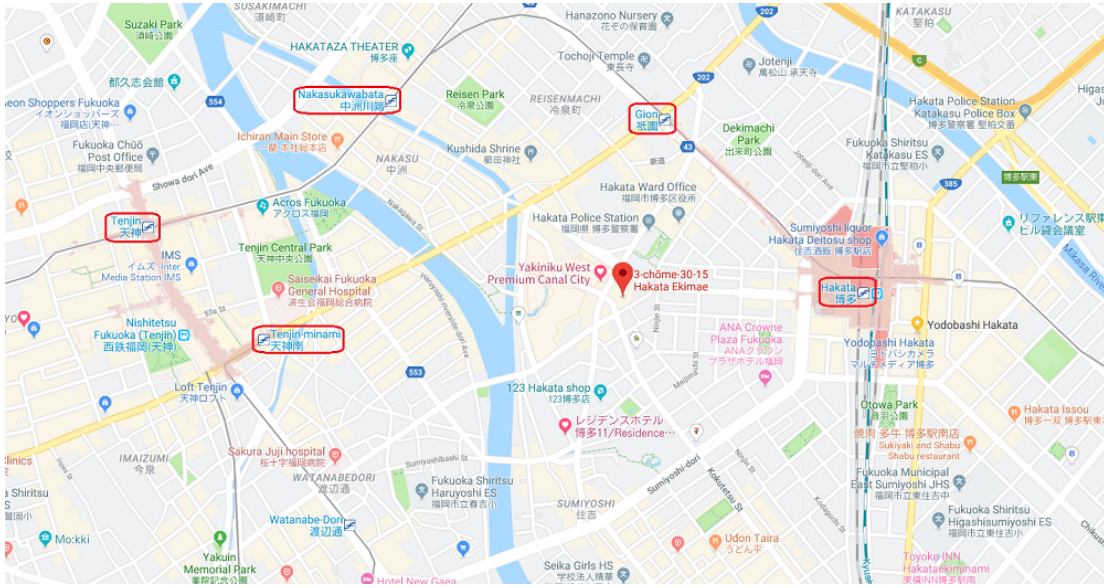
Posted On 06-09-2019

📍 3-chome-30-15 Hakata Ekimae, Hakata-ku, Fukuoka

¥ 5,000,000 **BUY**






📍 Floor Area 17.50 m ²	🏠 Layout 1K	📅 Built Year 1981	📈 Gross Yield 7.92%
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PROPERTY INFO

Building / Land Information

	Property Name:	Lions Mansion Hakata 6F
	Address:	3-chome-30-15 Hakata Ekimae, Hakata-ku, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1981

Unit Information

	Total Units:	174
	Layout:	1K
	Floor / Total Floors:	6 Floor / 14 Floors
	Floor Area:	17.50 m ² / 188.37 ft ²
	Balcony Area:	3.70 m ² / 39.83 ft ²
	Balcony Facing:	North
	Occupancy Status:	Tenanted

Additional Information

Amenities:	City center, all shopping facilities and restaurant nearby
Note 1:	Gion station / 7 minutes walking distance
Note 2:	Popular Canal City at opposite side
Note 3:	Unit can be used as office
Note 4:	1st Floor is child care center

Location Information

	Transportation:	Hakata station / 7 minutes walking distance
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公众号 Page 2

INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥33,000	¥396,000
Building Management Fee:	-¥2,300	-¥27,600
Building Sinking Fund:	-¥2,790	-¥33,480
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥1,815	-¥21,780
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥30,000
	Net Rental Income After Tax:	¥283,140

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥5,000,000	¥4,850,000	¥4,750,000
Land Registration & Legal Fee (Estimated):	¥130,000		
Agency Brokerage Fee:	¥231,000	¥226,050	¥222,750
Total Cost of Purchase:	¥5,361,000	¥5,206,050	¥5,102,750

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥5,000,000	¥4,850,000	¥4,750,000
Gross Rental Yield:	7.92%	8.16%	8.34%
Net Rental Yield:	5.84%	6.02%	6.15%

