

Nestpia Higashihiie Ekimae 8F

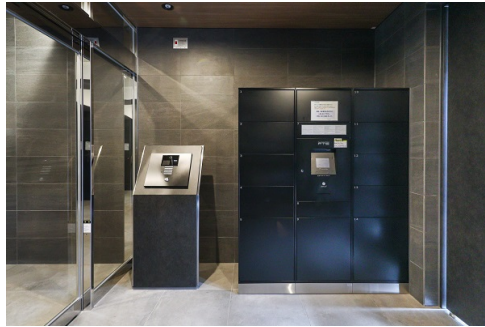
Residential Apartment Vacant Fukuoka

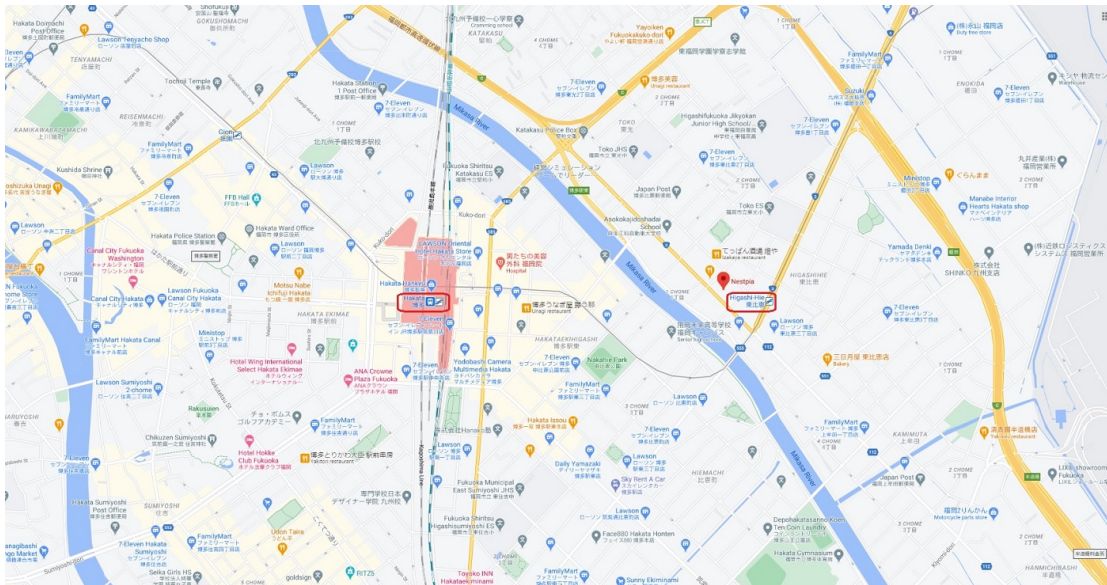
Posted On 17-10-2020

📍 2-15-24 Higashihiie, Hakata Ward, Fukuoka

¥ 36,900,000 BUY

| | | | |
|--|--|--|---|
|  Floor Area 56.02 m ² |  Layout 2LDK |  Built Year 2020 |  Gross Yield 0% |
|--|--|--|---|












PROPERTY INFO

Building / Land Information

| | | |
|---|---------------------|---|
|  | Property Name: | Nestpia Higashi-hie Ekimae 8F |
|  | Address: | 2-15-24 Higashi-hie, Hakata Ward, Fukuoka |
|  | Land Ownership: | Freehold |
|  | Building Structure: | Reinforced Concrete |
|  | Built Year: | 2020 |

Unit Information


| | | |
|---|-----------------------|---|
|  | Total Units: | 55 |
|  | Layout: | 2LDK |
|  | Floor / Total Floors: | 8 Floor / 12 Floors |
|  | Floor Area: | 56.02 m ² / 603.00 ft ² |
|  | Balcony Area: | 16.00 m ² / 172.22 ft ² |
|  | Balcony Facing: | Southeast |
|  | Occupancy Status: | Vacant |

Additional Information

Note 1: ID: 98983997

Location Information

 Transportation: Higashi-Hie station / 2 minutes walking distance

 info@japan-realty.com
Singapore +65 8188 8316



INCOME & EXPENSE

| | Monthly | Annually |
|---|------------------------------|-----------|
| Rental Income: | ¥0 | ¥0 |
| Building Management Fee: | -¥8,000 | -¥96,000 |
| Building Sinking Fund: | -¥3,000 | -¥36,000 |
| Other Miscellaneous Fee: | -¥300 | -¥3,600 |
| Agency Management Fee: | -¥0 | -¥0 |
| Annual Fixed Asset & City Planning Tax (Estimated): | - | -¥87,500 |
| | Net Rental Income After Tax: | ¥-223,100 |

COST OF PURCHASE

| | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|--|-------------|-----------------|-----------------|
| Purchase Price: | ¥36,900,000 | ¥35,793,000 | ¥35,055,000 |
| Land Registration & Legal Fee (Estimated): | ¥250,000 | | |
| Agency Brokerage Fee: | ¥1,283,700 | ¥1,247,169 | ¥1,222,815 |
| Total Cost of Purchase: | ¥38,433,700 | ¥37,290,169 | ¥36,527,815 |

RENTAL YIELD

| | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|---------------------|-------------|-----------------|-----------------|
| Purchase Price: | ¥36,900,000 | ¥35,793,000 | ¥35,055,000 |
| Gross Rental Yield: | 0.00% | 0.00% | 0.00% |
| Net Rental Yield: | -0.35% | -0.36% | -0.37% |

