

## Rose Mansion Daiichi Hakata Building No. 1

Residential

Apartment

Tenanted

Fukuoka

Posted On 31-08-2020

📍 2-17-23 Higashihiie, Hakata-ku, Fukuoka.

**¥ 5,200,000**

**BUY**

📏 Floor Area  
18.45 m<sup>2</sup>

🏠 Layout  
1K

📅 Built Year  
1974

📈 Gross Yield  
8.54%



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## PROPERTY INFO

### Building / Land Information

	Property Name:	Rose Mansion Daiichi Hakata Building No. 1
	Address:	2-17-23 Higashi-hie, Hakata-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1974

### Unit Information

	Layout:	1K
	Floor / Total Floors:	6 Floor / 10 Floors
	Floor Area:	18.45 m <sup>2</sup> / 198.60 ft <sup>2</sup>
	Balcony Area:	4.00 m <sup>2</sup> / 43.06 ft <sup>2</sup>
	Balcony Facing:	Northeast
	Occupancy Status:	Tenanted

### Additional Information

Note 1: ID: 98986727

### Location Information

	Transportation:	Higashi-Hie station / 1 minute walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥37,000	¥444,000
Building Management Fee:	-¥4,000	-¥48,000
Building Sinking Fund:	-¥3,150	-¥37,800
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,035	-¥24,420
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥30,000
	Net Rental Income After Tax:	¥303,780

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥5,200,000	¥5,044,000	¥4,940,000
Land Registration & Legal Fee (Estimated):		¥110,000	
Agency Brokerage Fee:	¥237,600	¥232,452	¥229,020
Total Cost of Purchase:	¥5,547,600	¥5,386,452	¥5,279,020

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥5,200,000	¥5,044,000	¥4,940,000
Gross Rental Yield:	8.54%	8.80%	8.99%
Net Rental Yield:	6.02%	6.20%	6.33%

