



JAPAN REALTY  
日本不動産

# Shinei Ampeel No. 2 Hakata Station East 302

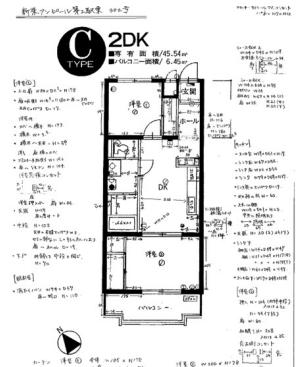
Residential Apartment Vacant Fukuoka

Posted On 21-04-2020

1-3-28 Higashihiie, Hakata-ku, Fukuoka.

¥ 9,900,000 BUY

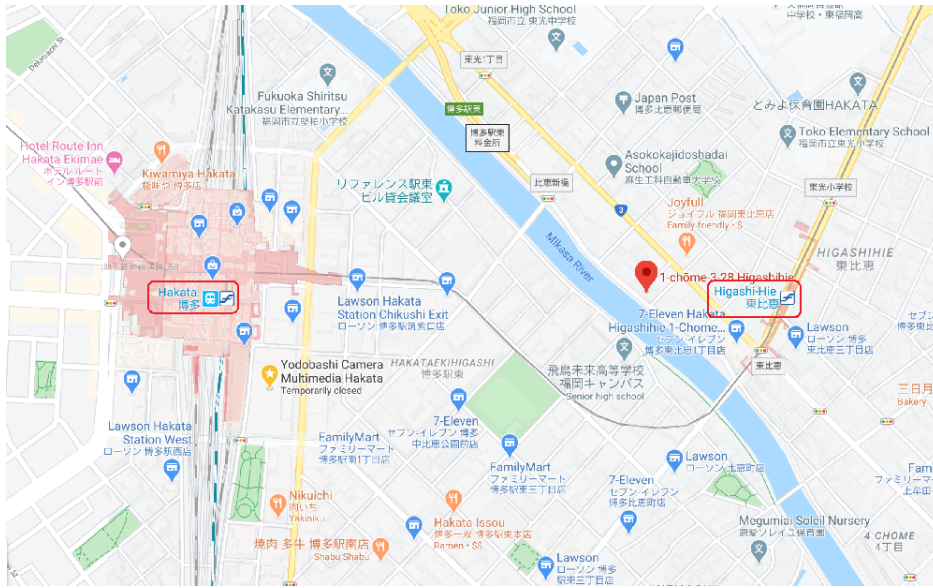
Floor Area 45.54 m <sup>2</sup>	Layout 2DK	Built Year 1983	Gross Yield 0%
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## PROPERTY INFO

### Building / Land Information


	Property Name:	Shinei Ampeel No. 2 Hakata Station East 302
	Address:	1-3-28 Higashihie, Hakata-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	1983

### Unit Information

	Layout:	2DK
	Floor / Total Floors:	3 Floor / 5 Floors
	Floor Area:	45.54 m <sup>2</sup> / 490.19 ft <sup>2</sup>
	Balcony Area:	1.00 m <sup>2</sup> / 10.76 ft <sup>2</sup>
	Balcony Facing:	Southeast
	Occupancy Status:	Vacant

### Additional Information

### Location Information

	Transportation:	Higashi-Hie station / 5 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥0	¥0
Building Management Fee:	-¥5,620	-¥67,440
Building Sinking Fund:	-¥7,128	-¥85,536
Other Miscellaneous Fee:	-¥300	-¥3,600
Agency Management Fee:	-¥0	-¥0
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥60,000
	Net Rental Income After Tax:	¥-216,576

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥9,900,000	¥9,603,000	¥9,405,000
Land Registration & Legal Fee (Estimated):	¥150,000		
Agency Brokerage Fee:	¥392,700	¥382,899	¥376,365
Total Cost of Purchase:	¥10,442,700	¥10,135,899	¥9,931,365

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥9,900,000	¥9,603,000	¥9,405,000
Gross Rental Yield:	0.00%	0.00%	0.00%
Net Rental Yield:	-1.50%	-1.55%	-1.58%

