



JAPAN REALTY  
日本不動産

# Surpass Hakata Ekimae 8F

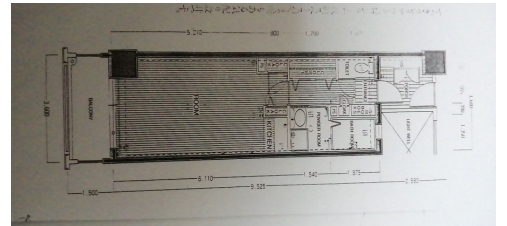
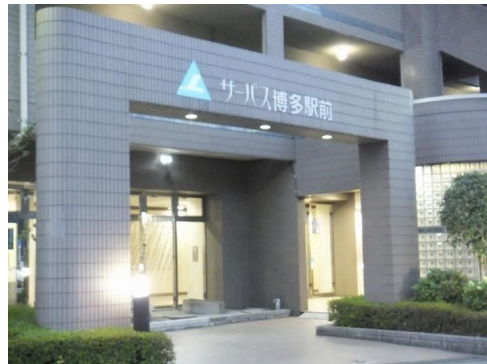
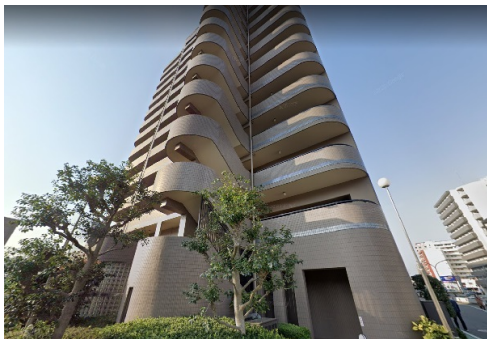
Residential Apartment Tenanted Fukuoka

Posted On 18-06-2020

2-15-1 Minoshima, Hakata-ku, Fukuoka.

¥ 7,000,000 BUY

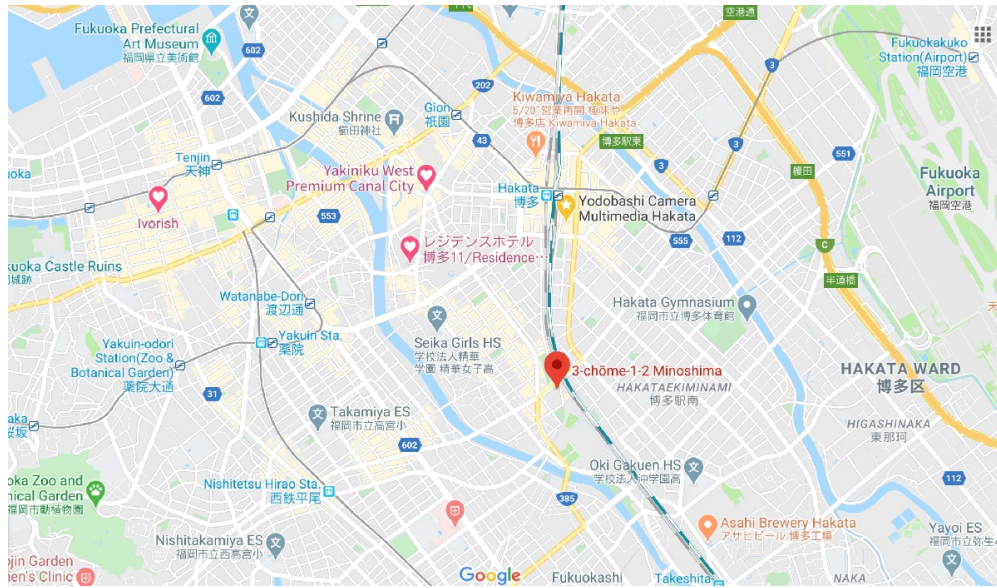
Floor Area 34.20 m <sup>2</sup>	Layout 1R	Built Year 1992	Gross Yield 8.96%
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## PROPERTY INFO

### Building / Land Information

	Property Name:	Surpass Hakata Ekimae 8F
	Address:	2-15-1 Minoshima, Hakata-ku, Fukuoka.
	Land Ownership:	Freehold
	Built Year:	1992

### Unit Information

	Total Units:	77
	Layout:	1R
	Floor / Total Floors:	8 Floor / 14 Floors
	Floor Area:	34.20 m <sup>2</sup> / 368.13 ft <sup>2</sup>
	Balcony Area:	5.40 m <sup>2</sup> / 58.13 ft <sup>2</sup>
	Balcony Facing:	Southwest
	Occupancy Status:	Tenanted

### Additional Information

### Location Information

	Transportation:	Hakata station / 17 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥52,250	¥627,000
Building Management Fee:	-¥5,500	-¥66,000
Building Sinking Fund:	-¥6,330	-¥75,960
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,874	-¥34,485
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥50,000
Net Rental Income After Tax:		¥400,555

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥7,000,000	¥6,790,000	¥6,650,000
Land Registration & Legal Fee (Estimated):	¥140,000		
Agency Brokerage Fee:	¥297,000	¥290,070	¥285,450
Total Cost of Purchase:	¥7,437,000	¥7,220,070	¥7,075,450

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥7,000,000	¥6,790,000	¥6,650,000
Gross Rental Yield:	8.96%	9.23%	9.43%
Net Rental Yield:	6.06%	6.25%	6.38%

