GARNET PROPERTY | JAPAN REALTY 日本不動産

202 Hakataekiminami

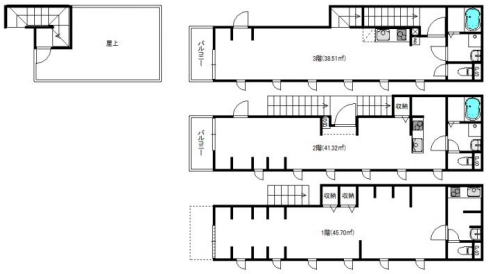
Commercial | Office / Shop | Tenanted | Fukuoka

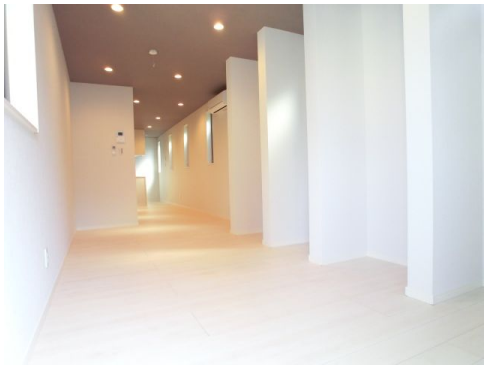
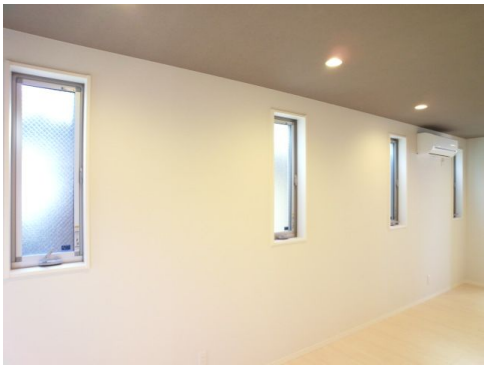
Posted On 02-08-2020

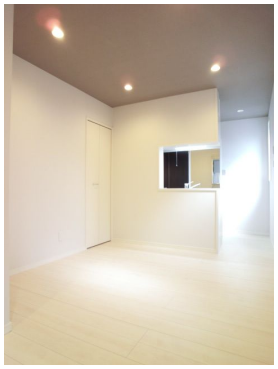
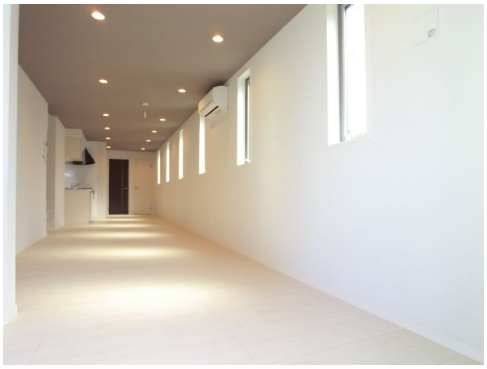
5-2-27 Hakataekiminami, Hakata-ku, Fukuoka.

¥ 46,980,000 BUY

Floor Area	Layout	Built Year	Gross Yield
124.19 m^2	-	2017	6.44%



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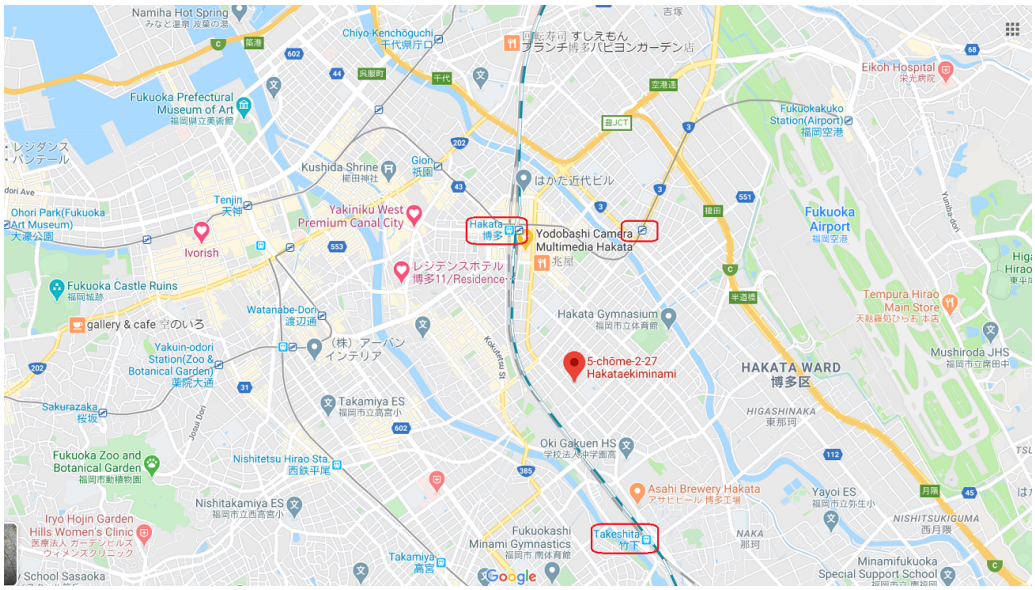

PROPERTY INFO

Building / Land Information

Property Name:	202 Hakataekiminami
Address:	5-2-27 Hakataekiminami, Hakata-ku, Fukuoka.
Land Ownership:	Freehold
Building Structure:	Wooden
Built Year:	2017
Land Area:	80.13 m^2 / 862.52 ft^2

Unit Information

Total Units:	3
Layout:	-
Floor Area:	124.19 m^2 / 1,336.78 ft^2
Occupancy Status:	Tenanted

Additional Information

Note 1:	Office / Shop building
Note 2:	Monthly rental: 1F ¥99,000 / 2F ¥71,400 / 3F ¥81,600
Note 3:	ID 98628976

Location Information

Transportation:	Hakata station / 18 minutes walking distance

INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥252,000	¥3,024,000
Building Management Fee:	-¥0	-¥0
Building Sinking Fund:	-¥0	-¥0
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥13,860	-¥166,320
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥100,000
Net Rental Income After Tax:		¥2,757,680

COST OF PURCHASE

	Offer Price	3% ↓ Offer Price	5% ↓ Offer Price
Purchase Price:	¥46,980,000	¥45,570,600	¥44,631,000
Land Registration & Legal Fee (Estimated):	¥200,000		
Agency Brokerage Fee:	¥1,616,340	¥1,569,830	¥1,538,823
Total Cost of Purchase:	¥48,796,340	¥47,340,430	¥46,369,823

RENTAL YIELD

	Offer Price	3% ↓ Offer Price	5% ↓ Offer Price
Purchase Price:	¥46,980,000	¥45,570,600	¥44,631,000
Gross Rental Yield:	6.44%	6.64%	6.78%
Net Rental Yield:	5.86%	6.04%	6.16%