GARNET PROPERTY | JAPAN REALTY 日本不動産

Actus Hakata Annex 601

Residential | Apartment | Vacant | Fukuoka

Posted On 31-05-2020

5-5 Nakagofukumachi, Hakata-ku, Fukuoka.

¥ 19,800,000 BUY

Floor Area	Layout	Built Year	Gross Yield
40.16 m^2	1LDK	2009	0%

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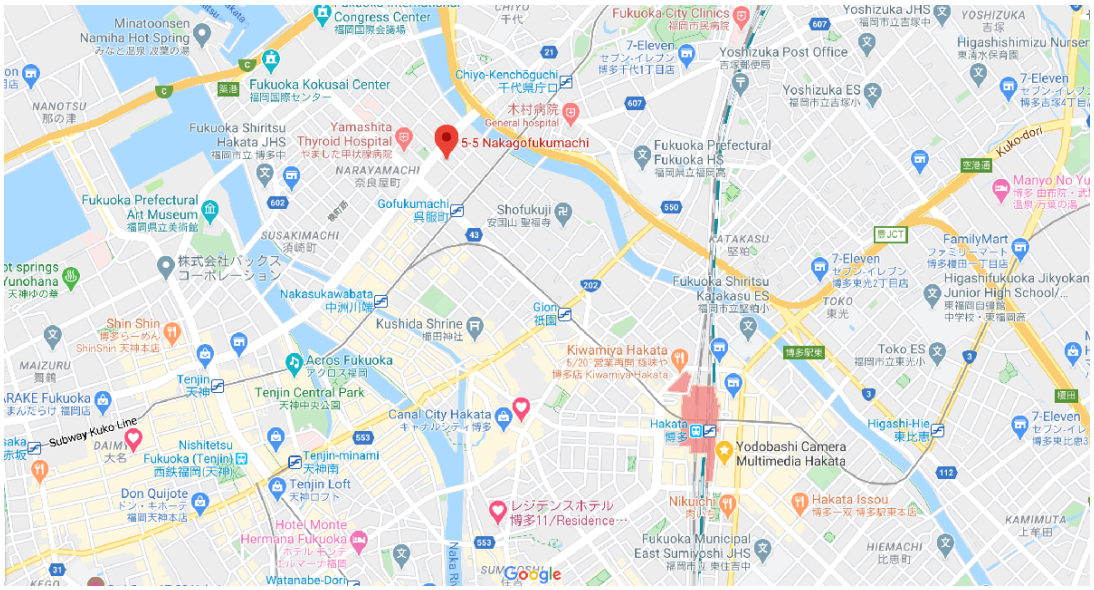

PROPERTY INFO

Building / Land Information

Property Name:	Actus Hakata Annex 601
Address:	5-5 Nakagofukumachi, Hakata-ku, Fukuoka.
Land Ownership:	Freehold
Building Structure:	Steel Reinforced Concrete
Built Year:	2009

Unit Information

Total Units:	36
Layout:	1LDK
Floor / Total Floors:	6 Floor / 13 Floors
Floor Area:	40.16 m^2 / 432.28 ft^2
Balcony Area:	5.59 m^2 / 60.17 ft^2
Balcony Facing:	Southwest
Occupancy Status:	Vacant

Additional Information

Location Information

Transportation:	Gofukumachi station / 3 minutes walking distance

INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥0	¥0
Building Management Fee:	-¥8,800	-¥105,600
Building Sinking Fund:	-¥2,000	-¥24,000
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥0	-¥0
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥60,000
Net Rental Income After Tax:		¥-189,600

COST OF PURCHASE

	Offer Price	3% Offer Price	5% Offer Price
Purchase Price:	¥19,800,000	¥19,206,000	¥18,810,000
Land Registration & Legal Fee (Estimated):	¥160,000		
Agency Brokerage Fee:	¥719,400	¥699,798	¥686,730
Total Cost of Purchase:	¥20,679,400	¥20,065,798	¥19,656,730

RENTAL YIELD

	Offer Price	3% Offer Price	5% Offer Price
Purchase Price:	¥19,800,000	¥19,206,000	¥18,810,000
Gross Rental Yield:	0.00%	0.00%	0.00%
Net Rental Yield:	-0.63%	-0.65%	-0.66%