GARNET PROPERTY | JAPAN REALTY 日本不動産

Lions Mansion Hakata 6F

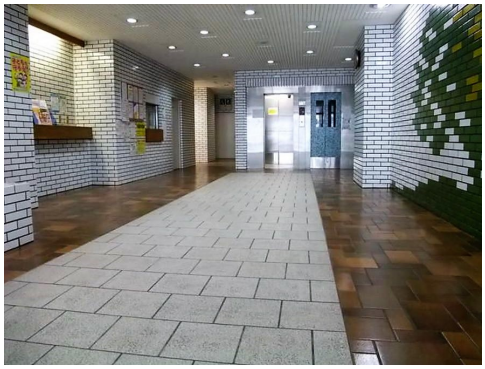
Residential | Apartment | Tenanted | Fukuoka

Posted On 06-09-2019

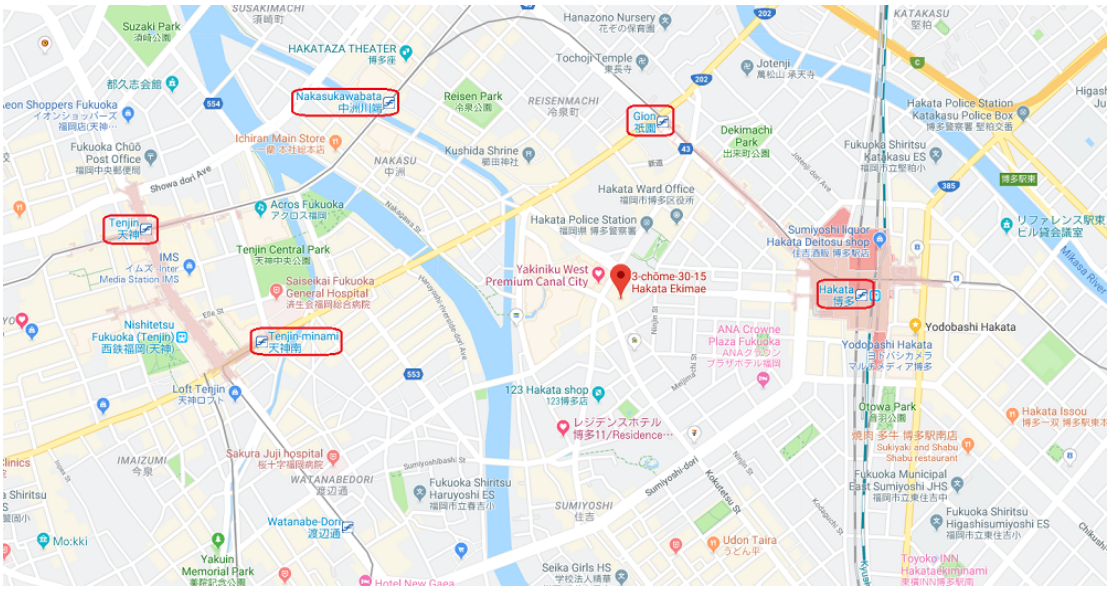
3-chome-30-15 Hakata Ekimae, Hakata-ku, Fukuoka

¥ 5,000,000 **BUY**

Floor Area	Layout	Built Year	Gross Yield
17.50 m^2	1K	1981	7.92%



info@japan-realty.com
Singapore +65 8188 8316



PROPERTY INFO

Building / Land Information

Property Name:	Lions Mansion Hakata 6F
Address:	3-chome-30-15 Hakata Ekimae, Hakata-ku, Fukuoka
Land Ownership:	Freehold
Building Structure:	Steel Reinforced Concrete
Built Year:	1981

Unit Information

Total Units:	174
Layout:	1K
Floor / Total Floors:	6 Floor / 14 Floors
Floor Area:	17.50 m^2 / 188.37 ft^2
Balcony Area:	3.70 m^2 / 39.83 ft^2
Balcony Facing:	North
Occupancy Status:	Tenanted

Additional Information

Amenities:	City center, all shopping facilities and restaurant nearby
Note 1:	Gion station / 7 minutes walking distance
Note 2:	Popular Canal City at opposite side
Note 3:	Unit can be used as office
Note 4:	1st Floor is child care center

Location Information

Transportation:	Hakata station / 7 minutes walking distance

INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥33,000	¥396,000
Building Management Fee:	-¥2,300	-¥27,600
Building Sinking Fund:	-¥2,790	-¥33,480
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥1,815	-¥21,780
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥30,000
Net Rental Income After Tax:		¥283,140

COST OF PURCHASE

	Offer Price	3% ↓ Offer Price	5% ↓ Offer Price
Purchase Price:	¥5,000,000	¥4,850,000	¥4,750,000
Land Registration & Legal Fee (Estimated):	¥130,000		
Agency Brokerage Fee:	¥231,000	¥226,050	¥222,750
Total Cost of Purchase:	¥5,361,000	¥5,206,050	¥5,102,750

RENTAL YIELD

	Offer Price	3% ↓ Offer Price	5% ↓ Offer Price
Purchase Price:	¥5,000,000	¥4,850,000	¥4,750,000
Gross Rental Yield:	7.92%	8.16%	8.34%
Net Rental Yield:	5.84%	6.02%	6.15%