

## Encrest Hakata 1304

Residential

Apartment

Tenanted


Fukuoka

Posted On 26-09-2019


 1-8-24 Hakataekiminami, Hakata-ku, Fukuoka


**¥ 16,500,000**

**BUY**

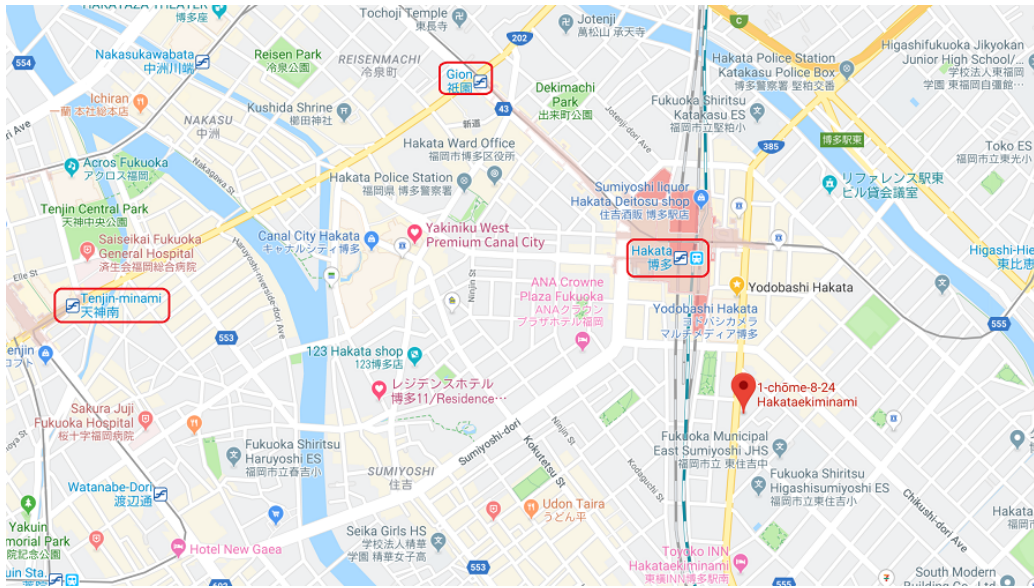
 Floor Area  
23.64 m<sup>2</sup>

 Layout  
1K

 Built Year  
2012

 Gross Yield  
4.58%











## PROPERTY INFO

### Building / Land Information

	Property Name:	Encrest Hakata 1304
	Address:	1-8-24 Hakataekiminami, Hakata-ku, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	2012

### Unit Information

	Total Units:	130
	Layout:	1K
	Floor / Total Floors:	13 Floor / 14 Floors
	Floor Area:	23.64 m <sup>2</sup> / 254.46 ft <sup>2</sup>
	Balcony Area:	7.34 m <sup>2</sup> / 79.01 ft <sup>2</sup>
	Occupancy Status:	Tenanted

### Additional Information

### Location Information

	Transportation:	Hakata station / 6 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥63,000	¥756,000
Building Management Fee:	-¥5,800	-¥69,600
Building Sinking Fund:	-¥1,200	-¥14,400
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥3,465	-¥41,580
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥50,000
Net Rental Income After Tax:		¥580,420

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥16,500,000	¥16,005,000	¥15,675,000
Land Registration & Legal Fee (Estimated):	¥150,000		
Agency Brokerage Fee:	¥610,500	¥594,165	¥583,275
Total Cost of Purchase:	¥17,260,500	¥16,749,165	¥16,408,275

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥16,500,000	¥16,005,000	¥15,675,000
Gross Rental Yield:	4.58%	4.72%	4.82%
Net Rental Yield:	3.65%	3.77%	3.84%

