

## Grand Basso Hakata

Residential

Apartment

Tenanted

Fukuoka

Posted On 10-09-2019

📍 2-2-20 Hakataekiminami, Hakata-ku, Fukuoka.



**¥ 9,900,000**

**BUY**

📍 Floor Area  
22.30 m<sup>2</sup>

🏠 Layout  
1K

📅 Built Year  
2004

📈 Gross Yield  
6.67%

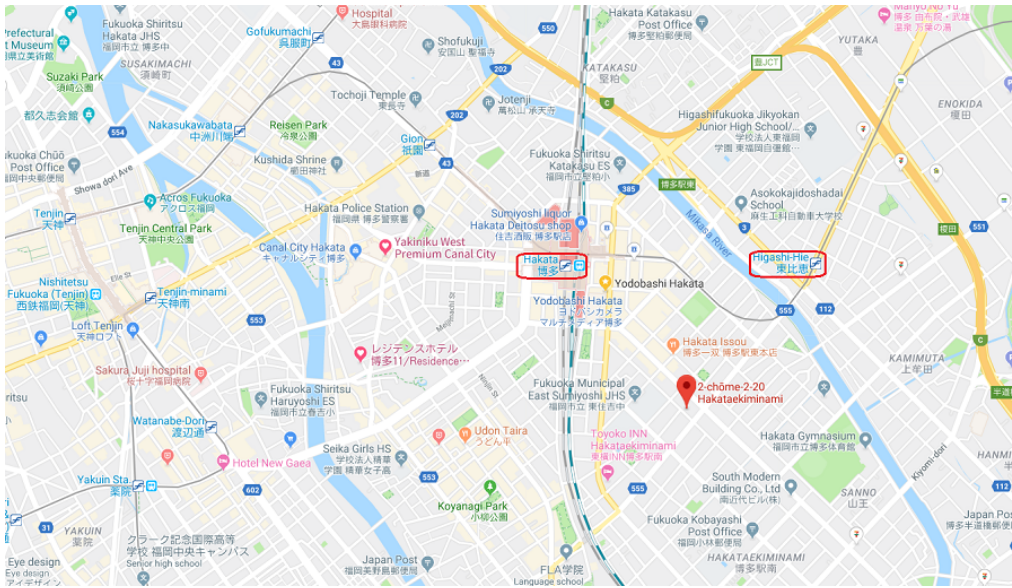


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公众号








## PROPERTY INFO

### Building / Land Information

	Property Name:	Grand Basso Hakata
	Address:	2-2-20 Hakataekiminami, Hakata-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	2004

### Unit Information

	Layout:	1K
	Floor / Total Floors:	7 Floor / 9 Floors
	Floor Area:	22.30 m <sup>2</sup> / 240.04 ft <sup>2</sup>
	Balcony Area:	3.64 m <sup>2</sup> / 39.18 ft <sup>2</sup>
	Occupancy Status:	Tenanted

### Additional Information

### Location Information

	Transportation:	Hakata station / 10 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥55,000	¥660,000
Building Management Fee:	-¥7,300	-¥87,600
Building Sinking Fund:	-¥3,000	-¥36,000
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥3,025	-¥36,300
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥38,000
Net Rental Income After Tax:		¥462,100

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥9,900,000	¥9,603,000	¥9,405,000
Land Registration & Legal Fee (Estimated):	¥150,000		
Agency Brokerage Fee:	¥392,700	¥382,899	¥376,365
Total Cost of Purchase:	¥10,442,700	¥10,135,899	¥9,931,365

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥9,900,000	¥9,603,000	¥9,405,000
Gross Rental Yield:	6.67%	6.87%	7.02%
Net Rental Yield:	4.79%	4.94%	5.04%

