

Hakata Kindai Building 7F-2

Commercial

Office / Shop

Tenanted

Fukuoka

Posted On 05-06-2023

 1-1-33 Hakataekihigashi, Hakata-ku, Fukuoka

¥ 27,500,000

BUY

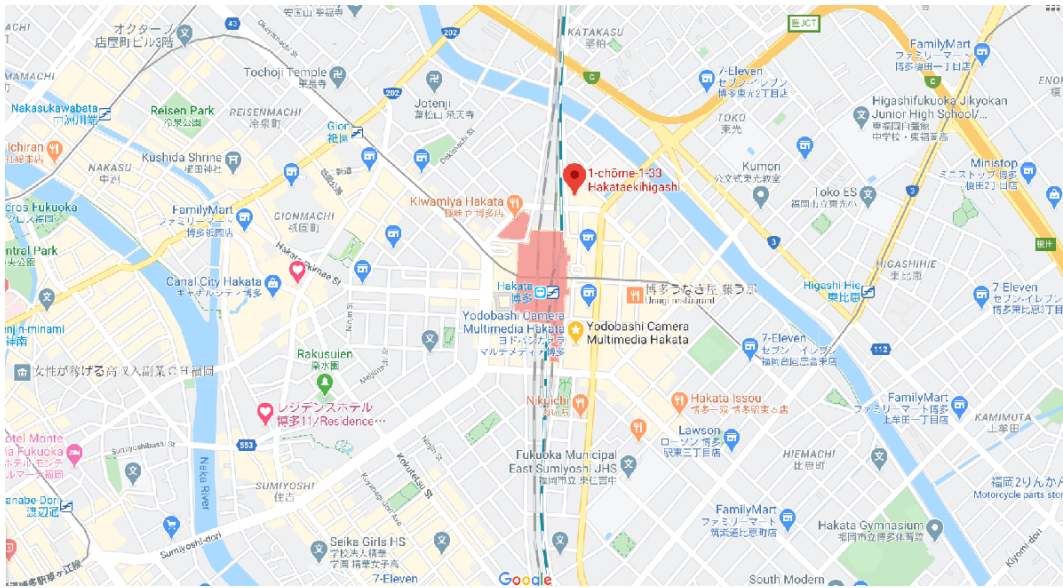
 Floor Area
66.96 m²

 Layout
-

 Built Year
1969

 Gross Yield
7.64%





PROPERTY INFO

Building / Land Information

	Property Name:	Hakata Kindai Building 7F-2
	Address:	1-1-33 Hakataekihigashi, Hakata-ku, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1969

Unit Information

	Total Units:	99
	Layout:	-
	Floor / Total Floors:	7 Floor / 9 Floors
	Floor Area:	66.96 m ² / 720.76 ft ²
	Occupancy Status:	Tenanted

Additional Information

Amenities:	Located at the Hakata commercial center
Note 1:	ID: 99319062

Location Information

	Transportation:	Hakata station / 1 minutes walking distance
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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥175,000	¥2,100,000
Building Management Fee:	-¥66,000	-¥792,000
Building Sinking Fund:	-¥0	-¥0
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥9,625	-¥115,500
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥110,000
Net Rental Income After Tax:		¥1,082,500

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥27,500,000	¥26,675,000	¥26,125,000
Land Registration & Legal Fee (Estimated):	¥200,000		
Agency Brokerage Fee:	¥973,500	¥946,275	¥928,125
Total Cost of Purchase:	¥28,673,500	¥27,821,275	¥27,253,125

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥27,500,000	¥26,675,000	¥26,125,000
Gross Rental Yield:	7.64%	7.87%	8.04%
Net Rental Yield:	4.16%	4.29%	4.38%

