

State Hirao

Posted On 05-11-2019

📍 5-chome-4-34 Hirao, Chuo-ku, Fukuoka.

Residential

Apartment

Tenanted

Fukuoka

¥ 7,800,000

BUY

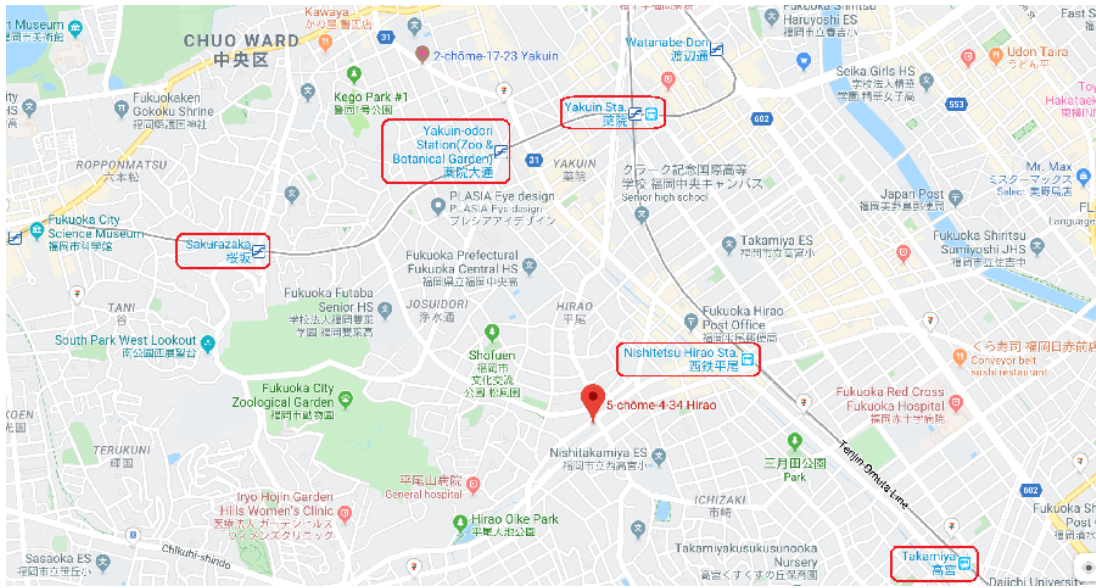
📍 Floor Area
38.76 m²

🏠 Layout
1LDK

📅 Built Year
1990






📈 Gross Yield
10%












PROPERTY INFO

Building / Land Information


	Property Name:	State Hirao
	Address:	5-chome-4-34 Hirao, Chuo-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	1990

Unit Information

	Total Units:	14
	Layout:	1LDK
	Floor / Total Floors:	5 Floor / 8 Floors
	Floor Area:	38.76 m ² / 417.21 ft ²
	Balcony Area:	4.07 m ² / 43.81 ft ²
	Balcony Facing:	South
	Occupancy Status:	Tenanted

Additional Information

Location Information

	Transportation:	Hirao station / 9 minutes walking distance
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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥65,000	¥780,000
Building Management Fee:	-¥11,200	-¥134,400
Building Sinking Fund:	-¥9,800	-¥117,600
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥3,575	-¥42,900
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥50,000
Net Rental Income After Tax:		¥435,100

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥7,800,000	¥7,566,000	¥7,410,000
Land Registration & Legal Fee (Estimated):	¥150,000		
Agency Brokerage Fee:	¥323,400	¥315,678	¥310,530
Total Cost of Purchase:	¥8,273,400	¥8,031,678	¥7,870,530

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥7,800,000	¥7,566,000	¥7,410,000
Gross Rental Yield:	10.00%	10.31%	10.53%
Net Rental Yield:	5.86%	6.04%	6.17%

