

## Forme Bistour Hakata 9F

Residential

Apartment

Tenanted

Fukuoka

Posted On 03-10-2019

📍 2-26 Kamigofukumachi, Hakata-ku, Fukuoka

**¥ 5,000,000**

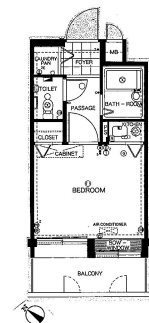
**BUY**

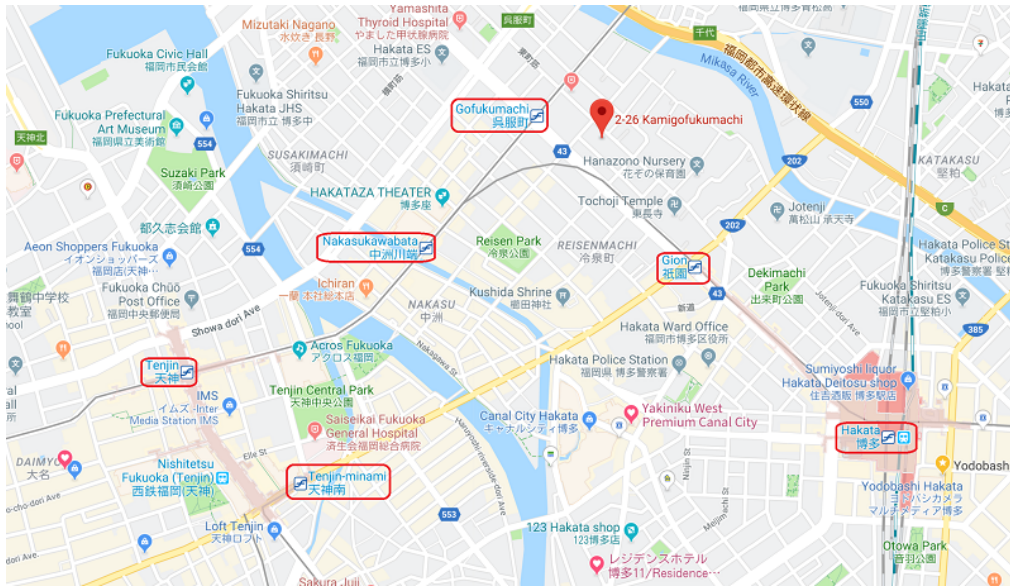
📍 Floor Area  
16.57 m<sup>2</sup>

🏠 Layout  
1K

📅 Built Year  
1996

📈 Gross Yield  
9.6%












## PROPERTY INFO

### Building / Land Information

	Property Name:	Forme Bistour Hakata 9F
	Address:	2-26 Kamigofukumachi, Hakata-ku, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1996


### Unit Information

	Total Units:	45
	Layout:	1K
	Floor / Total Floors:	9 Floor / 12 Floors
	Floor Area:	16.57 m <sup>2</sup> / 178.36 ft <sup>2</sup>
	Balcony Area:	3.93 m <sup>2</sup> / 42.30 ft <sup>2</sup>
	Balcony Facing:	Southwest
	Occupancy Status:	Tenanted

### Additional Information

Amenities:	Prime area, shopping, eatery nearby
Note 1:	Hakata station / 10 minutes walking distance

### Location Information

	Transportation:	Gofukumachi station / 2 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥40,000	¥480,000
Building Management Fee:	-¥5,500	-¥66,000
Building Sinking Fund:	-¥3,000	-¥36,000
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,200	-¥26,400
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥40,000
Net Rental Income After Tax:		¥311,600

## 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:	9.60%	9.90%	10.11%
Net Rental Yield:	6.56%	6.76%	6.90%

