

## Forum Hakataekininami 406

Residential

Apartment

Vacant

Fukuoka

Posted On 07-08-2020

📍 3-9-10 Hakataekiminami, Hakata-ku, Fukuoka

**¥ 7,550,000**

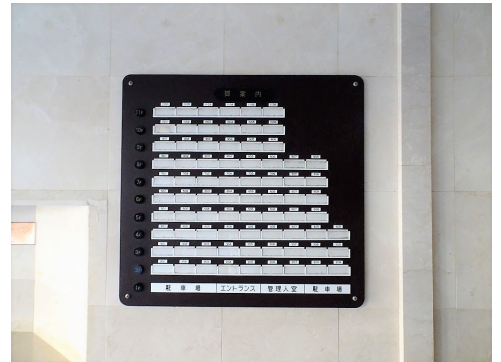
**BUY**

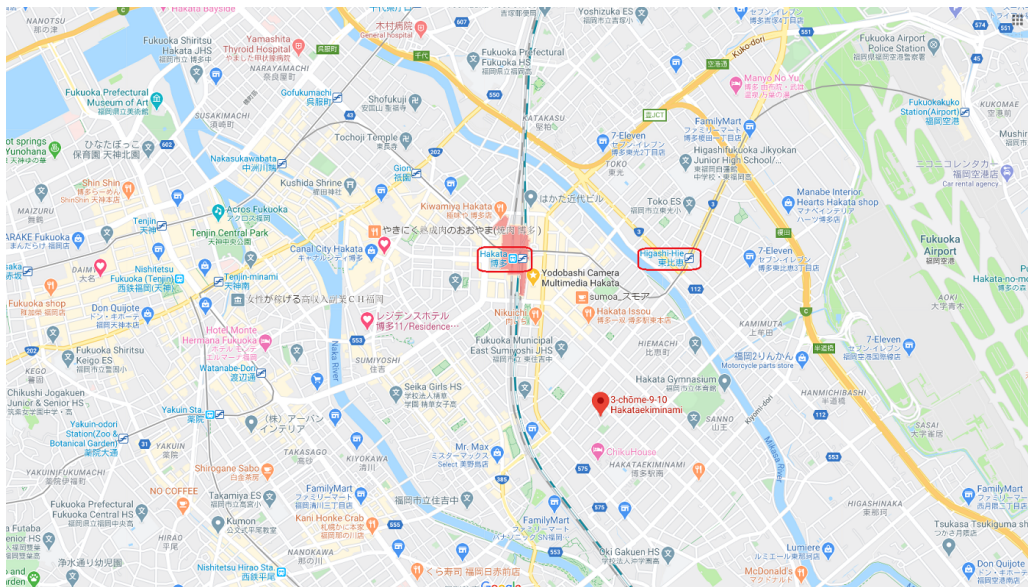
📐 Floor Area  
34.20 m<sup>2</sup>

🏠 Layout  
1DK

📅 Built Year  
1990






📈 Gross Yield  
0%












## PROPERTY INFO

### Building / Land Information

	Property Name:	Forum Hakataekininami 406
	Address:	3-9-10 Hakataekiminami, Hakata-ku, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1990

### Unit Information

	Total Units:	77
	Layout:	1DK
	Floor / Total Floors:	4 Floor / 11 Floors
	Floor Area:	34.20 m <sup>2</sup> / 368.13 ft <sup>2</sup>
	Balcony Area:	6.02 m <sup>2</sup> / 64.80 ft <sup>2</sup>
	Balcony Facing:	Southeast
	Occupancy Status:	Vacant

### Additional Information

Note 1: ID: 98975323

### Location Information

	Transportation:	Hakata station / 14 minutes walking distance
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公众号

## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥0	¥0
Building Management Fee:	-¥5,832	-¥69,984
Building Sinking Fund:	-¥5,070	-¥60,840
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥0	-¥0
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥48,000
Net Rental Income After Tax:		¥-178,824

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥7,550,000	¥7,323,500	¥7,172,500
Land Registration & Legal Fee (Estimated):	¥150,000		
Agency Brokerage Fee:	¥315,150	¥307,676	¥302,693
Total Cost of Purchase:	¥8,015,150	¥7,781,176	¥7,625,193

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥7,550,000	¥7,323,500	¥7,172,500
Gross Rental Yield:	0.00%	0.00%	0.00%
Net Rental Yield:	-1.63%	-1.68%	-1.72%

