

## Granfore Hakataekihigashi Premiere

Residential


Apartment

Tenanted

Fukuoka




Posted On 08-09-2019


 19-8 Hiemachi, Hakata-ku, Fukuoka


¥ 15,100,000

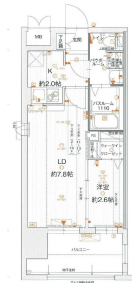
**BUY**

 Floor Area  
30.51 m<sup>2</sup>

 Layout  
1LDK

 Built Year  
2015

 Gross Yield  
5.25%













## PROPERTY INFO

### Building / Land Information

|   |                     |                                    |
|---|---------------------|------------------------------------|
|    | Property Name:      | Granfore Hakataekihigashi Premiere |
|    | Address:            | 19-8 Hiemachi, Hakata-ku, Fukuoka  |
|   | Land Ownership:     | Freehold                           |
|  | Building Structure: | Reinforced Concrete                |
|  | Built Year:         | 2015                               |

### Unit Information

|   |                       |   |
|---|-----------------------|---|
|  | Total Units:          | 120   |
|  | Layout:               | 1LDK  |
|  | Floor / Total Floors: | 5 Floor / 13 Floors                           |
|  | Floor Area:           | 30.51 m <sup>2</sup> / 328.41 ft <sup>2</sup> |
|  | Balcony Area:         | 7.02 m <sup>2</sup> / 75.56 ft <sup>2</sup>   |
|  | Occupancy Status:     | Tenanted                                      |

### Additional Information

|            |   |
|------------|---|
| Amenities: | Prime area, shopping, restaurant, supermarket, bus-stop nearby  |
| Note 1:    | Corner unit with side window, spacious balcony, bright and airy |
| Note 2:    | Warm heating bathroom, electronic toilet, 24-hour ventilation   |
| Note 3:    | Walk-in closet, storage   |

### Location Information

|   |                 |  |
|---|-----------------|--|
|  | Transportation: | Higashi-Hie station / 8 minutes walking distance |
|---|-----------------|--|



## INCOME & EXPENSE

|   | Monthly | Annually |
|---|---------|----------|
| Rental Income:                                      | ¥66,000 | ¥792,000 |
| Building Management Fee:                            | -¥5,500 | -¥66,000 |
| Building Sinking Fund:                              | -¥2,000 | -¥24,000 |
| Other Miscellaneous Fee:                            | -¥0     | -¥0      |
| Agency Management Fee:                              | -¥3,630 | -¥43,560 |
| Annual Fixed Asset & City Planning Tax (Estimated): | -       | -¥55,000 |
| Net Rental Income After Tax:                        |         | ¥603,440 |

## COST OF PURCHASE

|  | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|--|-------------|-----------------|-----------------|
| Purchase Price:                            | ¥15,100,000 | ¥14,647,000     | ¥14,345,000     |
| Land Registration & Legal Fee (Estimated): | ¥180,000    |                 |                 |
| Agency Brokerage Fee:                      | ¥564,300    | ¥549,351        | ¥539,385        |
| Total Cost of Purchase:                    | ¥15,844,300 | ¥15,376,351     | ¥15,064,385     |

## RENTAL YIELD

|                     | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|---------------------|-------------|-----------------|-----------------|
| Purchase Price:     | ¥15,100,000 | ¥14,647,000     | ¥14,345,000     |
| Gross Rental Yield: | 5.25%       | 5.41%           | 5.52%           |
| Net Rental Yield:   | 4.16%       | 4.28%           | 4.37%           |

