

Higashimine Mansion Urban Square Hakata Station 4F

Residential

Apartment

Vacant

Fukuoka

Posted On 21-10-2020

📍 1-15-6 Hakataekiminami, Hakata Ward, Fukuoka

¥ 27,800,000

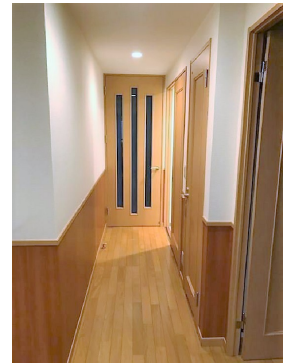
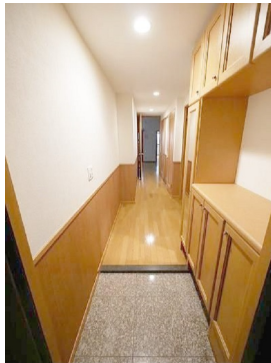
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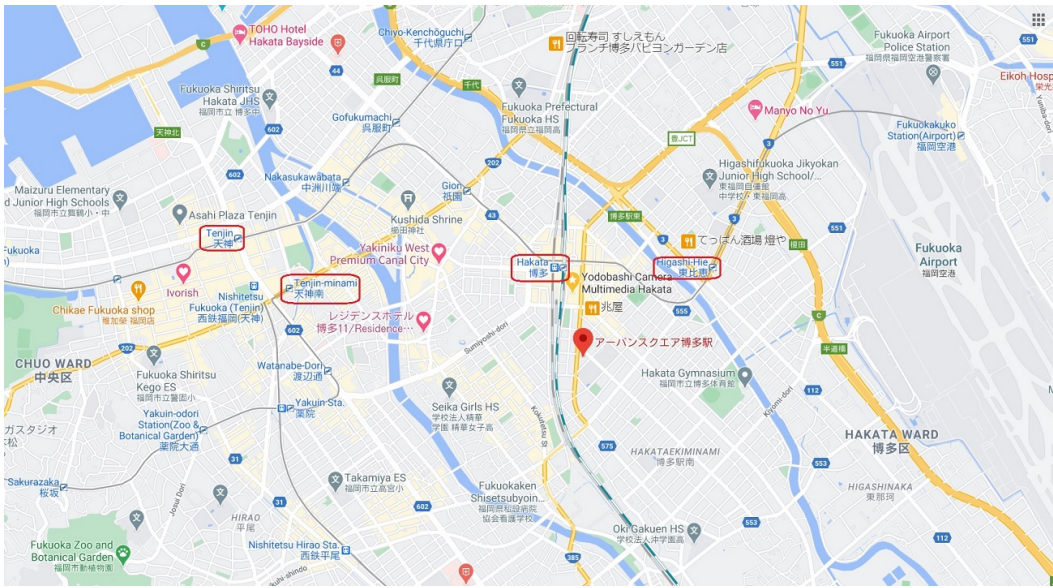
📏 Floor Area
61.80 m²

🏠 Layout
2LDK

📅 Built Year
2000






📈 Gross Yield
0%












PROPERTY INFO

Building / Land Information

| | | |
|-----------------------------------------------------------------------------------|---------------------|----------------------------------------------------|
|  | Property Name: | Higashimine Mansion Urban Square Hakata Station 4F |
|  | Address: | 1-15-6 Hakataekiminami, Hakata Ward, Fukuoka |
|  | Land Ownership: | Freehold |
|  | Building Structure: | Steel Reinforced Concrete |
|  | Built Year: | 2000 |

Unit Information

| | | |
|-----------------------------------------------------------------------------------|-----------------------|-----------------------------------------------|
|  | Total Units: | 74 |
|  | Layout: | 2LDK |
|  | Floor / Total Floors: | 4 Floor / 14 Floors |
|  | Floor Area: | 61.80 m ² / 665.22 ft ² |
|  | Balcony Area: | 7.27 m ² / 78.25 ft ² |
|  | Balcony Facing: | Southeast |
|  | Occupancy Status: | Vacant |

Additional Information

| | |
|------------|------------------------------------------------------------|
| Amenities: | City center, all shopping facilities and restaurant nearby |
| Note 1: | ID: 98995161 |

Location Information

| | | |
|-----------------------------------------------------------------------------------|-----------------|---------------------------------------------|
|  | Transportation: | Hakata station / 8 minutes walking distance |
|-----------------------------------------------------------------------------------|-----------------|---------------------------------------------|



INCOME & EXPENSE

| | Monthly | Annually |
|-----------------------------------------------------|---------|-----------|
| Rental Income: | ¥0 | ¥0 |
| Building Management Fee: | -¥4,900 | -¥58,800 |
| Building Sinking Fund: | -¥7,400 | -¥88,800 |
| Other Miscellaneous Fee: | -¥200 | -¥2,400 |
| Agency Management Fee: | -¥0 | -¥0 |
| Annual Fixed Asset & City Planning Tax (Estimated): | - | -¥110,000 |
| Net Rental Income After Tax: | | ¥-260,000 |

COST OF PURCHASE

| | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|--------------------------------------------|-------------|-----------------|-----------------|
| Purchase Price: | ¥27,800,000 | ¥26,966,000 | ¥26,410,000 |
| Land Registration & Legal Fee (Estimated): | ¥220,000 | | |
| Agency Brokerage Fee: | ¥983,400 | ¥955,878 | ¥937,530 |
| Total Cost of Purchase: | ¥29,003,400 | ¥28,141,878 | ¥27,567,530 |

RENTAL YIELD

| | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|---------------------|-------------|-----------------|-----------------|
| Purchase Price: | ¥27,800,000 | ¥26,966,000 | ¥26,410,000 |
| Gross Rental Yield: | 0.00% | 0.00% | 0.00% |
| Net Rental Yield: | -0.52% | -0.53% | -0.54% |

