

JAPAN REALTY 日本不動產

Rose Mansion Daiichi Hakata Building No. 1

Posted On 31-08-2020

2-17-23 Higashihie, Hakata-ku, Fukuoka.

¥ 5,200,000













Built Year 1974

✓ Gross Yield 8.54%

















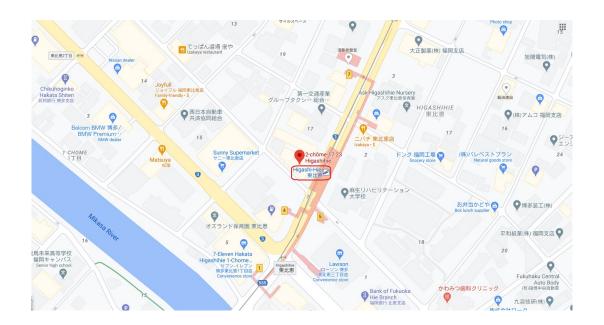












PROPERTY INFO

Building / Land Information

Property Name: Rose Mansion Daiichi Hakata Building No. 1

Address: 2-17-23 Higashihie, Hakata-ku, Fukuoka.

Land Ownership: Freehold

Building Structure: Steel Reinforced Concrete

Built Year: 1974

Unit Information Additional Information

H Layout: 1K Note 1: ID: 98986727

Floor / Total Floors: 6 Floor / 10 Floors

Floor Area: 18.45 m² / 198.60 ft²

Balcony Area: 4.00 m² / 43.06 ft²

Balcony Facing: Northeast

Occupancy Status: Tenanted

Location Information

Transportation: Higashi-Hie station / 1 minute walking distance

















	Monthly	Annually
Rental Income:	¥37,000	¥444,000
Building Management Fee:	-¥4,000	-¥48,000
Building Sinking Fund:	-¥3,150	-¥37,800
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,035	-¥24,420
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥30,000
Net Rental Income After Tax:		¥303,780

COST OF PURCHASE

	Offer Price	3% Offer Price	5% Offer Price
Purchase Price:	¥5,200,000	¥5,044,000	¥4,940,000
Land Registration & Legal Fee (Estimated):	¥110,000		
Agency Brokerage Fee:	¥237,600	¥232,452	¥229,020
Total Cost of Purchase:	¥5,547,600	¥5,386,452	¥5,279,020

RENTAL YIELD

	Offer Price	3% Offer Price	5% Offer Price
Purchase Price:	¥5,200,000	¥5,044,000	¥4,940,000
Gross Rental Yield:	8.54%	8.80%	8.99%
Net Rental Yield:	6.02%	6.20%	6.33%

















