

LANDHOUSING

Share House Investment





About LANDHOUSING

Japanese Real Estate Company

Tokyo office (Headquarter) Since 1994

Thai department Since 2015

Bangkok office Since October 2017

" We are the only Japanese real estate company providing one - stop services and having a branch office in Thailand. "



Our Service

Real Estate Development

Over 130 projects in Tokyo

Buying Selling Rental Service

Over 200 Thai clients use our rental service per year.

Over 10 cases of buying are completed since our Thai department has started.

Leasing Management

Over 900 properties under our leasing management.

97% are rented.

We provide 24/7 service.

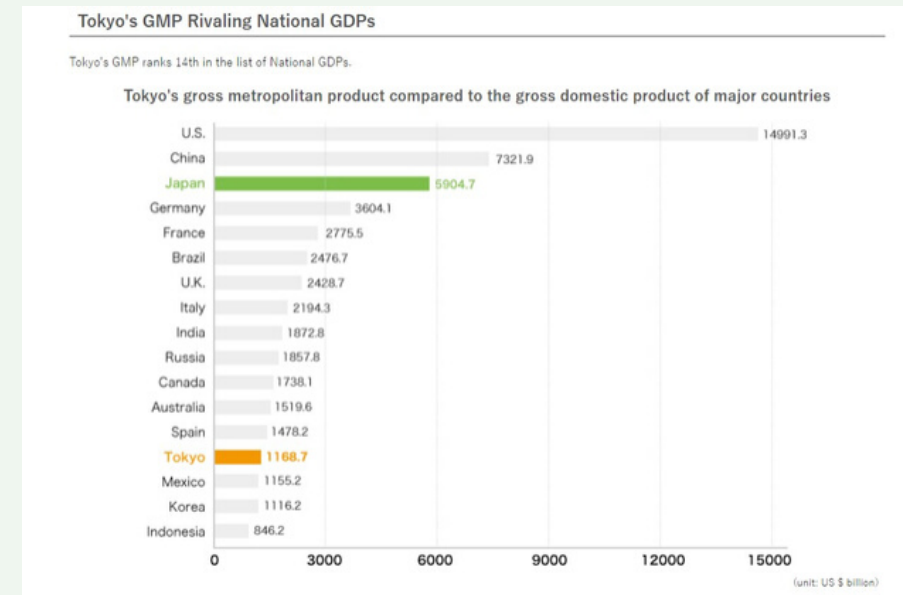


Why invest in Tokyo ?

Population size and ranking of urban agglomerations

2014			2030		
Rank	Urban agglomeration	Population	Rank	Urban agglomeration	Population
1	Tokyo, Japan	37.8	1	Tokyo, Japan	37.2
2	Delhi, India	25.0	2	Delhi, India	36.1
3	Shanghai, China	23.0	3	Shanghai, China	30.8
4	Ciudad de México (Mexico City), Mexico	20.8	4	Mumbai (Bombay), India	27.8
5	São Paulo, Brazil	20.8	5	Beijing, China	27.7
6	Mumbai (Bombay), India	20.7	6	Dhaka, Bangladesh	27.4
7	Osaka, Japan	20.1	7	Karachi, Pakistan	24.8
8	Beijing, China	19.5	8	Cairo, Egypt	24.5
9	New York-Newark, USA	18.6	9	Lagos, Nigeria	24.2
10	Cairo, Egypt	18.4	10	Ciudad de México (Mexico City), Mexico	23.9

(unit: million)



LARGE POPULATION

World's No. 1
37.8 million



HIGH GDP

ranked 14th in the world, higher than some countries' (South Korea, Mexico, etc.)



ATTRACTIVE

ECONOMIC GROWTH



Tokyo Real Estate



LOW RISK • HIGH RETURN

average yield about 5.5%.

(Shanghai's: 2.26% , Singapore: 3.02%,
Hongkong 3.26%)



NO MORE CONDITIONS FOR FOREIGNERS

purchasing process same as
Japanese



HIGH QUALITY

.construction safety and high
quality of materials.
fixed-term maintenance.



Our Concept

High asset value x High return x Social contribution

High asset value

Located in 23 wards
of Tokyo

Our share house located in 23 center wards of Tokyo, the world's economically powerful city and the most populous metropolitan area.

High return

Yield 7.5%

average yield of Tokyo properties is about 5.5% which is quite higher than other countries.

However our share house's estimate gross yield is up to 7.5%.

Social contribution

For our youth's
future

Yearly, there are 300,000 of students coming to Japan for study. Therefore; ensuring comfortable house with reasonable price is an urgent issue.

Your invest will be a part of supporting our youth's future.



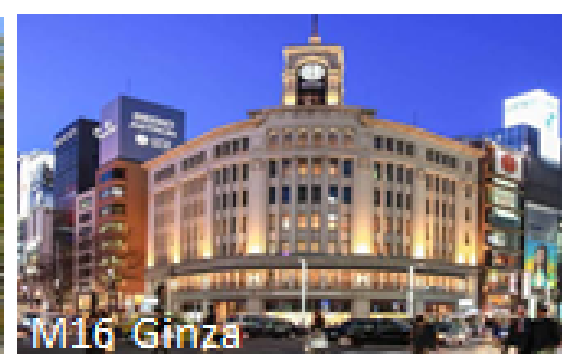
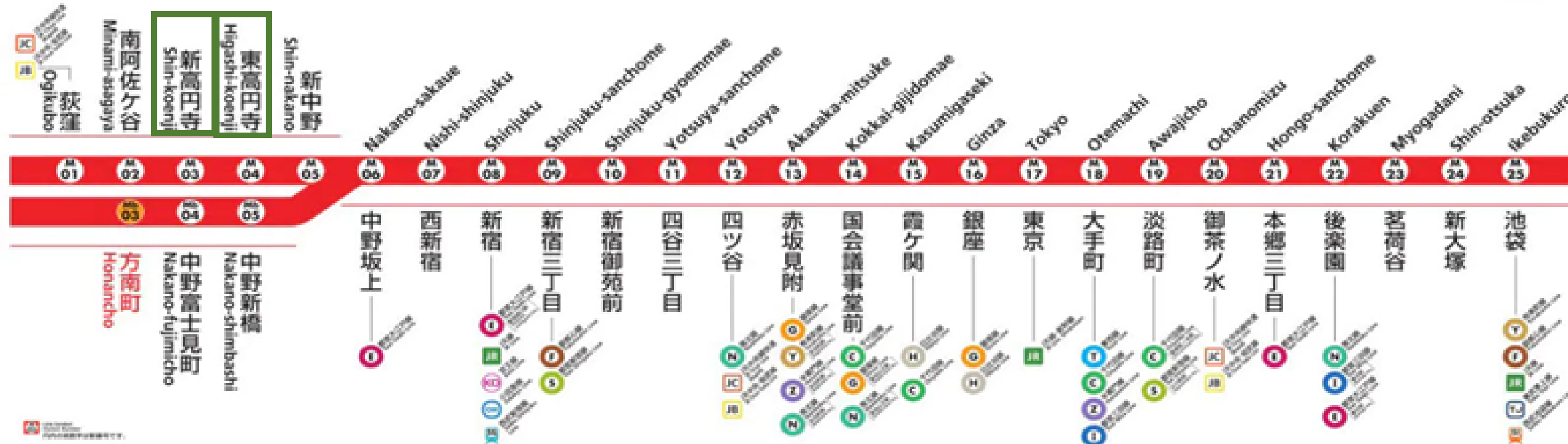
Location

Both of our share houses located near Shin koenji sta. and Higashi koenji sta. , Marunouchi line.



中野坂上 新宿 東京 池袋方面
for Nakano-sakaue, Shinjuku, Tokyo, Ikebukuro

1-2



The route of Tokyo metro Marunouchi line is running through the surrounding of Tokyo's center area. Accessible to Shijuku sta., Tokyo sta., Ikebukuro sta., directly. Moreover, it's also possible to use this line to access Tokyo's main area with only 1 transfer.



Location



There are a lot of universities and Japanese language schools along the railway line such as The University of Tokyo , Sophia University, etc.



BANRAK SHIN KOENJI



Cozy styled share house
mainly for Thai women with
15 private rooms, located
near Shin koenji Station
Tokyo metro Marunouchi
line.

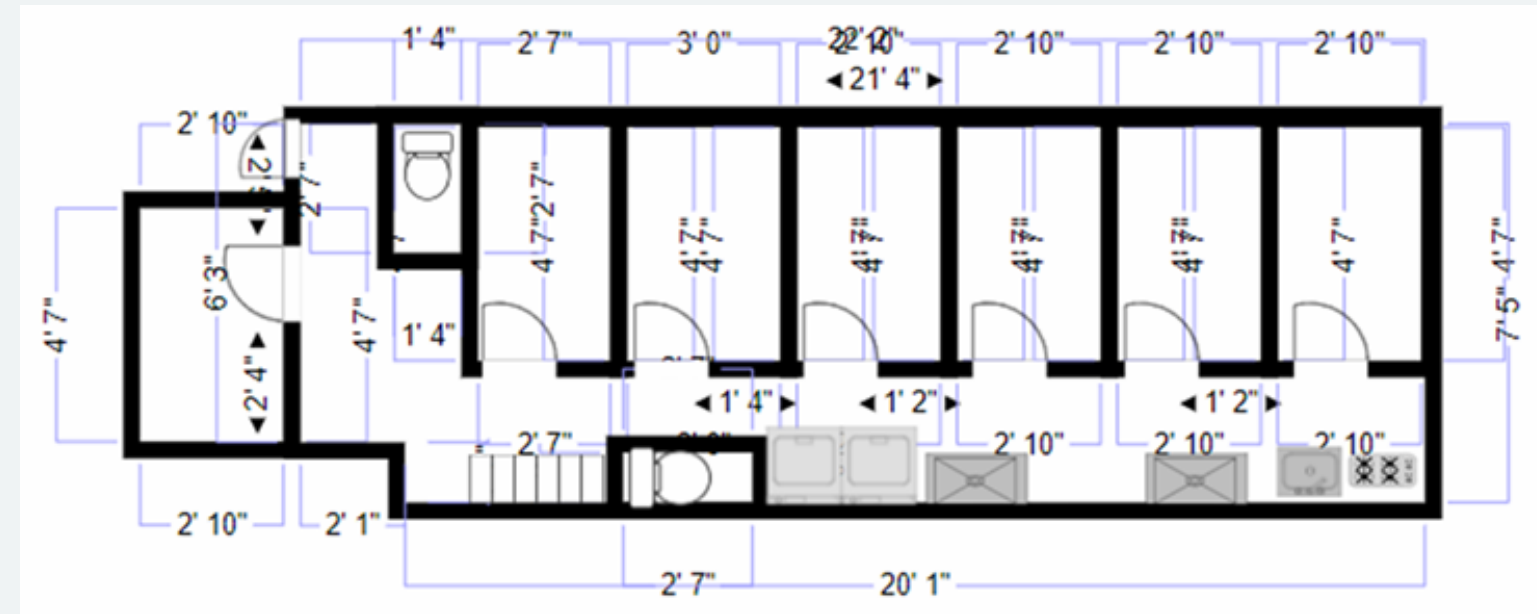


House info

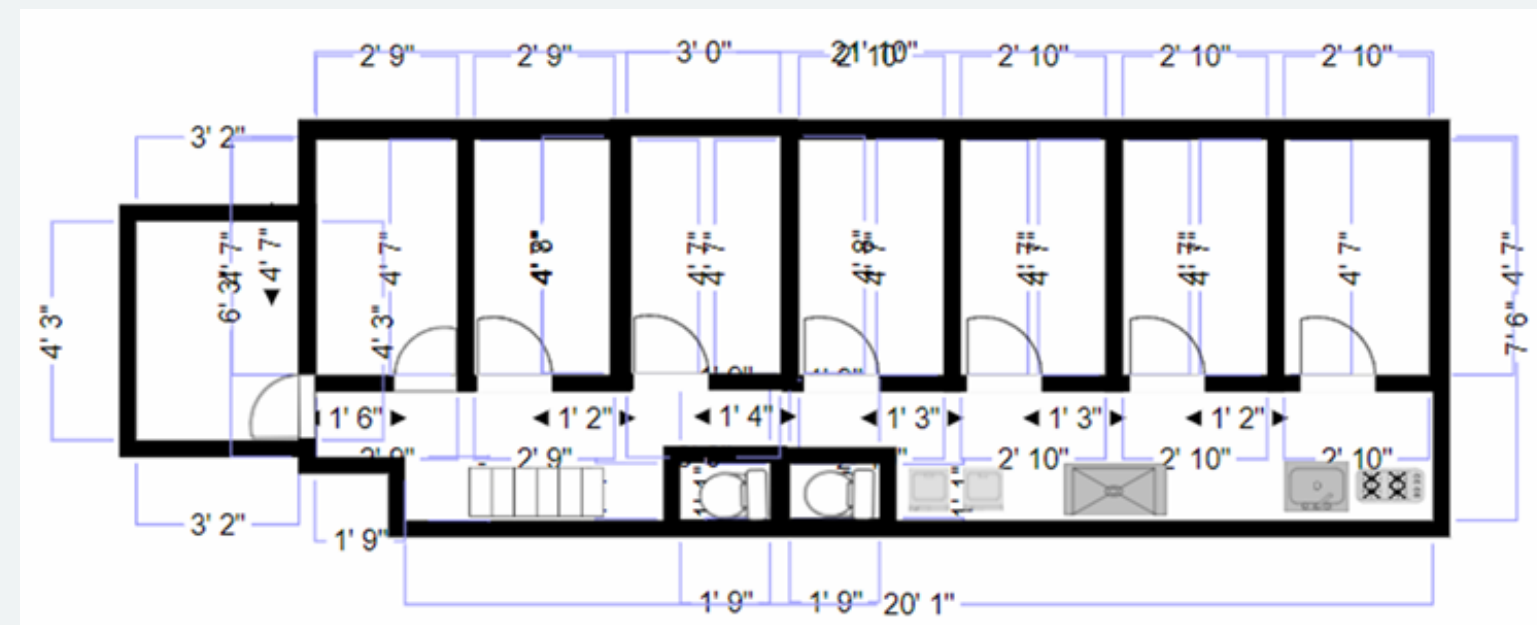
BANRAK SHIN KOENJI

- 15 private rooms
 - 1st floor 7 private rooms
 - 2nd floor 8 private rooms
- 3 Shower rooms
- 4 Toilets
- 2 Kitchens
- Rent 52,000 – 54,000 JPY

**TV+Compact fridge for each room



F1



F2

Sale info

BANRAK SHIN KOENJI



PRICE

128,800,000 JPY

37,352,000 THB

STATUS

Share house mainly for Thai women

LOCATION

Marunouchi line
Shin koenji Sta. - 9 min walk

LAND

Land size 165.45 Sq.m.

Ownership Freehold

Year built 3/2016

Structure two-story wooden (15 room)

Total floor area 164.74 Sq.m.

Status of tenant 40%

Current monthly rent revenue 316,900 JPY

REVENUE

Estimate yearly rent revenue
(in case of no vacancy) **9,678,000 JPY**

Estimate gross yield
(in case of no vacancy) **7.51%**

SUB-LEASE

Yearly guarantee rent **7,742,400 JPY**

Gross yield **6.01%**





Sale info

BANRAK SHIN KOENJI ESTIMATED REVENUE-EXPENDITURE

	Monthly	Yearly
Rent	¥790,000	¥9,480,000
Service fee	¥16,500	¥198,000
Total	¥806,500	¥9,678,000
Management fee	¥44,275	¥531,300
Fixed term cleaning fee	¥49,500	¥594,000
Internet fee	¥8,800	¥105,600
Security (SECOM)	¥9,500	¥114,000
Utility fee	¥100,000	¥1,200,000
Total	¥212,075	¥2,544,900
Net revenue	¥594,425	¥7,133,100

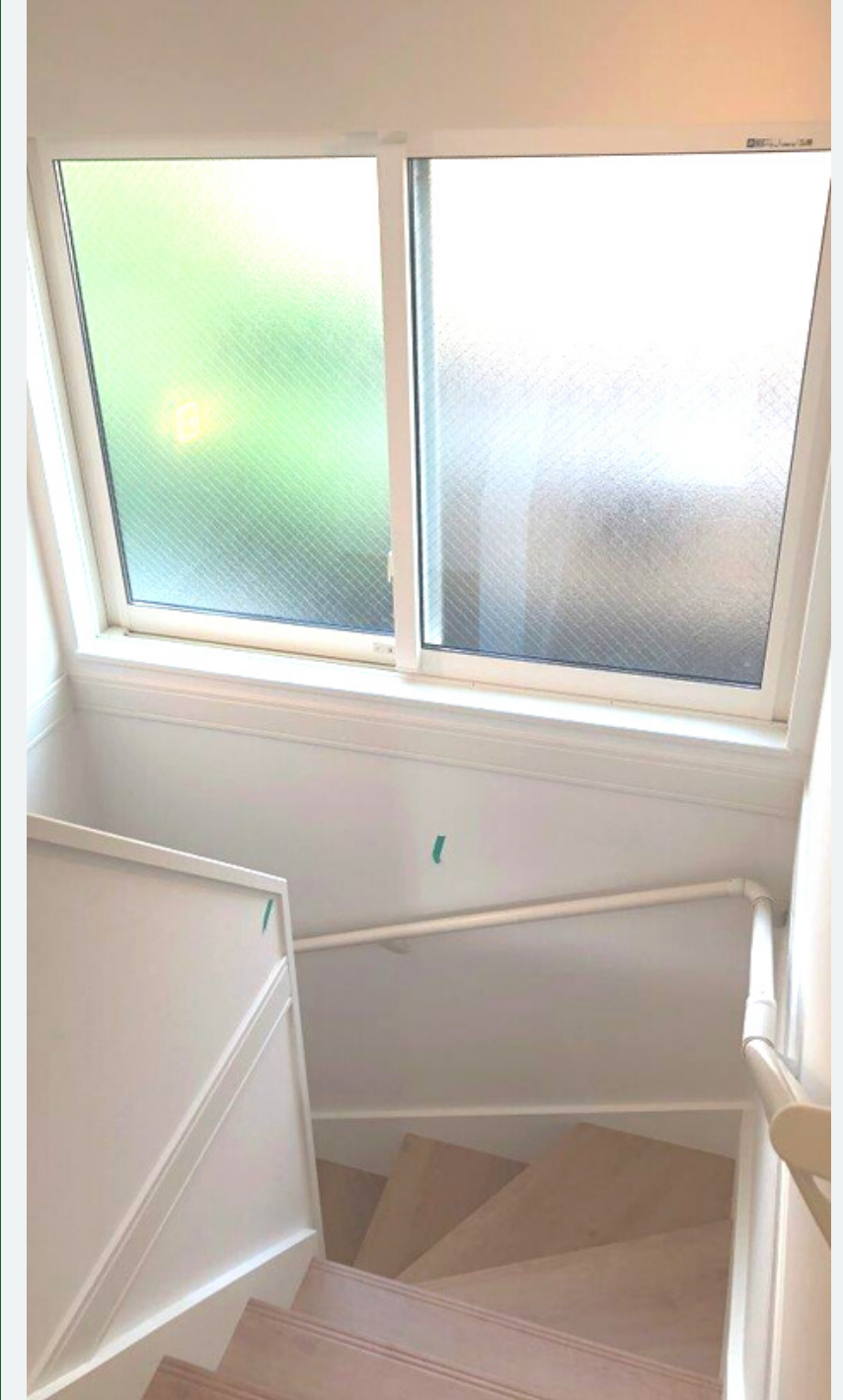




BANRAK NAKANO CHUO



Modern styled share house
mainly for Thai men with 9
private rooms, located near
Higashi koenji Station Tokyo
metro Mrunouchi line.



House info

BANRAK NAKANO CHUO

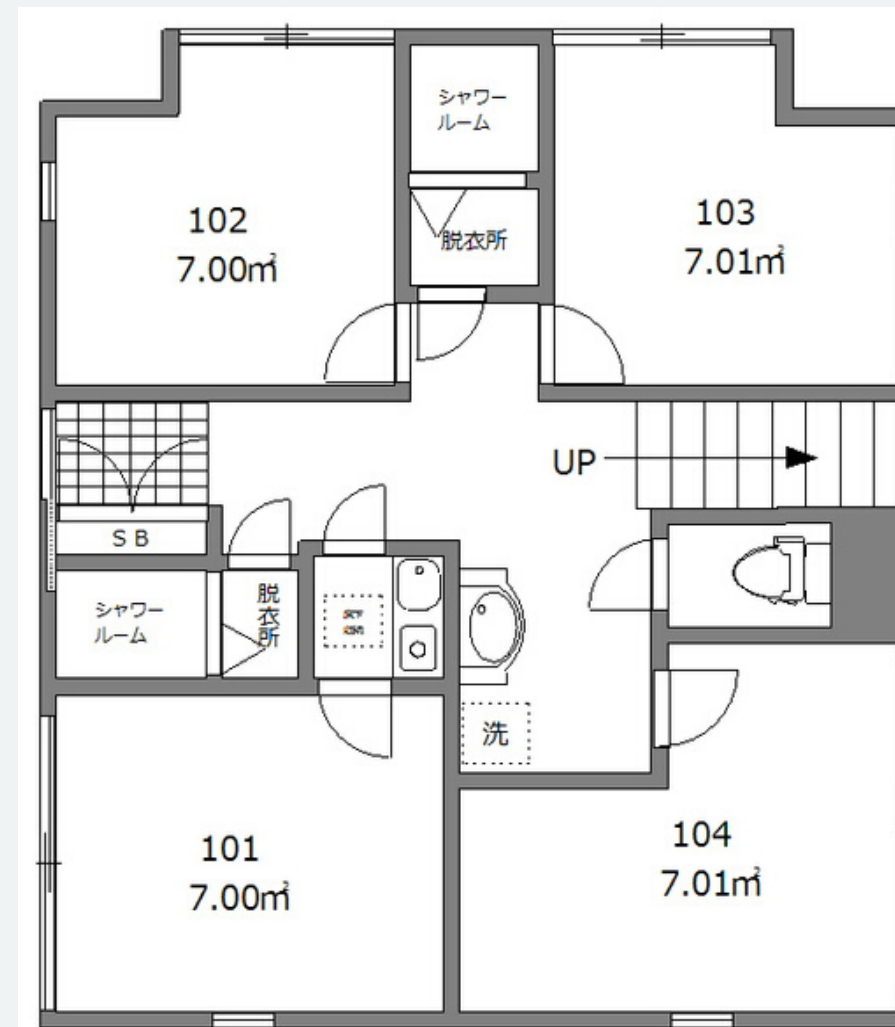


- 9 private rooms
 - 1st floor 4 private rooms
 - 2nd floor 5 private rooms
- 2 Shower rooms
- 2 Toilets
- 1 Kitchen
- Rent 52,000 – 54,000 JPY

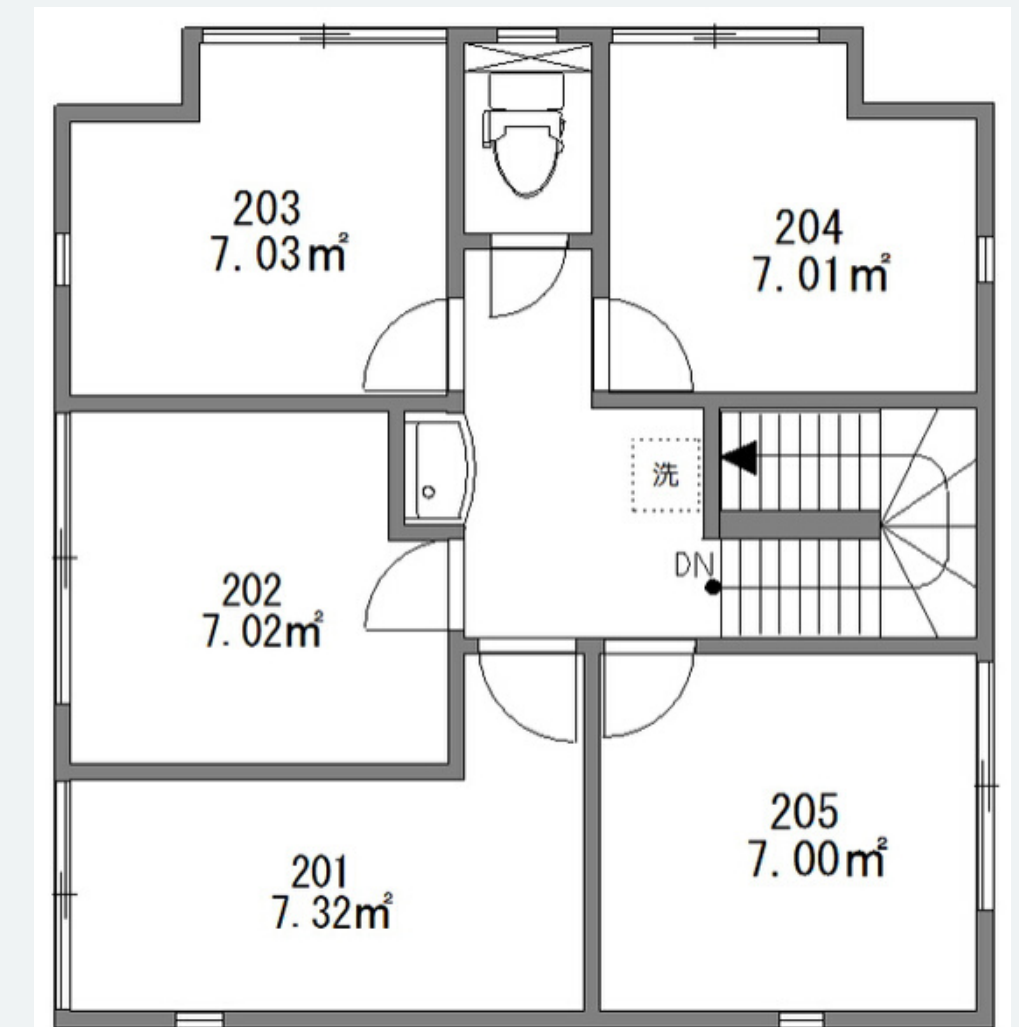
**Compact fridge for each room



F1



F2



Sale info

BANRAK NAKANO CHUO



PRICE	77,900,000 JPY
	22,591,000 THB
STATUS	Share house mainly for Thai men
LOCATION	Marunouchi line Higashi koenji Sta. - 7 min walk
LAND	Land size 86.87 Sq.m. Ownership Freehold
BUILDING	Year built 8/2019 Structure two-story wooden (9 room) Total floor area 91.08 Sq.m.
REVENUE	Status of tenant 44% Current monthly rent revenue 214,400 JPY Estimate yearly rent revenue (in case of no vacancy) 5,854,800 JPY Estimate gross yield (in case of no vacancy) 7.52%
SUB-LEASE	Yearly guarantee rent 4,683,840 JPY Gross yield 6.01%





Sale info

BANRAK NAKANO CHUO ESTIMATED REVENUE-EXPENDITURE



	Monthly	Yearly
Rent	¥478,000	¥5,736,000
Service fee	¥9,900	¥118,800
Total	¥487,900	¥5,854,800
Management fee	¥26,785	¥321,420
Fixed term cleaning fee	¥9,900	¥118,800
Internet fee	¥12,474	¥149,688
Utility fee	¥50,000	¥600,000
Total	¥99,159	¥1,189,908
Net revenue	¥388,741	¥4,664,892

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YOUR INVESTMENT . . .

For Your Own Benefit And
For The Benefit Of Others



Your investment leads to support for international students.

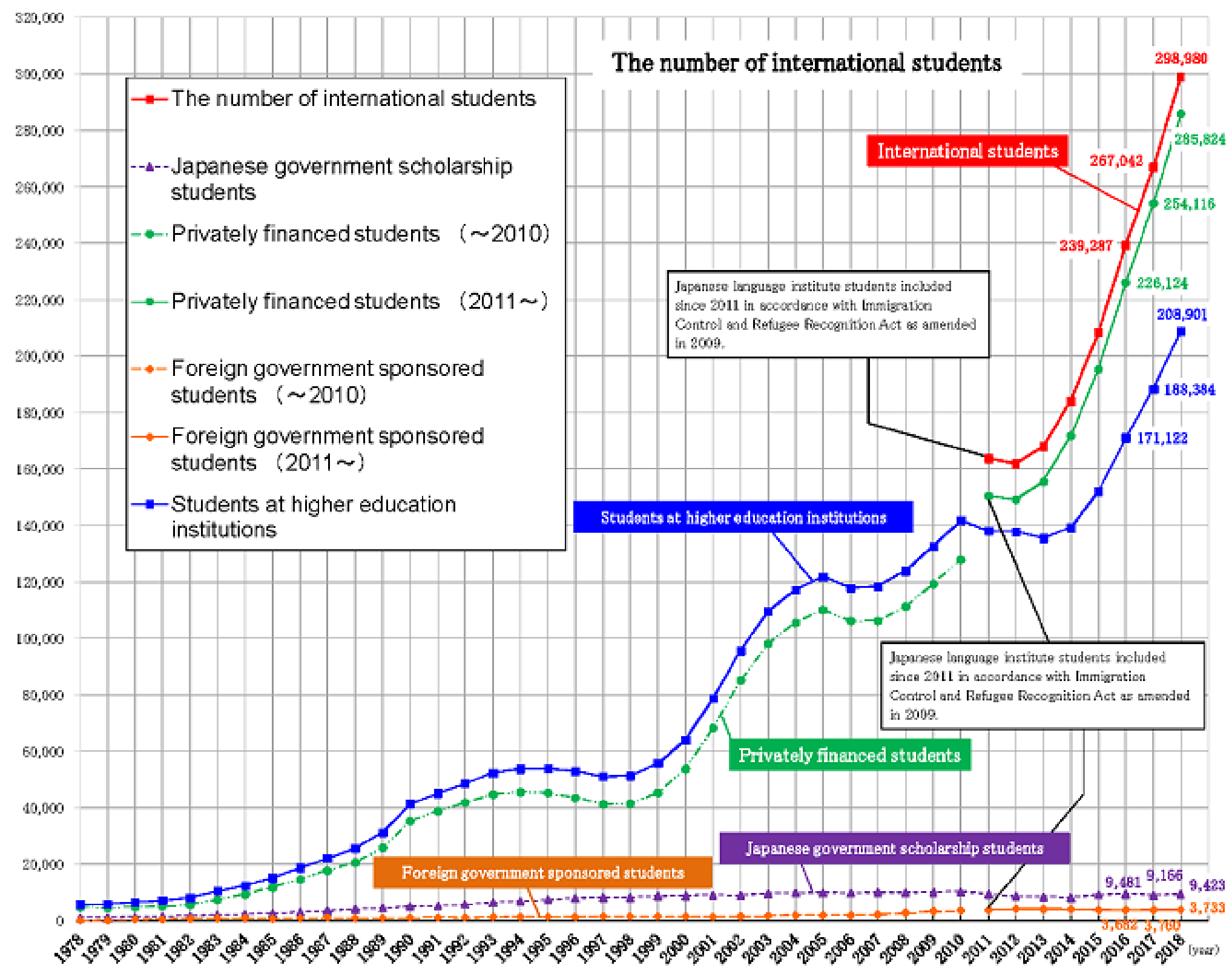
Over 300,000 international students go to study in Japan yearly and about 4,000 students are from Thailand.

Problems about accommodation for international students.

15% of students stay in school dormitory while the others choose to find private rental room but ...

1. 40% of foreigners was rejected.
2. Japanese guarantor is required.
3. Most of Japanese real estate companies are unable to support in other languages.
4. Unique rental system in Japan.

(Unit: person)



LANDHOUSING has been
supporting all clients, not only
Japanese with our concept . . .

Make your life smooth in Japan

We do not ...
Reject foreigners
Require guarantor

We have Thai staff in-house !
English service also provided.



Contact us:

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