



International Solution Group

TOKYO

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Benefits of Buying Japanese Property for Cash Flow and FX Appreciation

- 1. The JPY/USD rate is close to 150 JPY, so it is a good time to take advantage of the weak YEN with your USD.**
- 2. Japan is a first world country with a stable government, and any investor can buy property if they have the cash.**
- 3. We can also look at loan options if you are willing to set up a K.K. company.**
- 4. Properties are in HIGH DEMAND AREAS, like Shinjuku or Shibuya, where office workers and salarymen and women prefer to live. Their location and being close to a station are key.**
- 5. Sample property is priced at 8.9M JPY, or about \$60,000 USD.**
- 6. Net Cash flow after costs is 46,000 JPY (\$306 USD) per month or 552,000 JPY (\$3,680 USD) p.a. in income = + 6.1% return.**
- 7. No utility costs because the tenant pays all utilities.**
- 8. A local manager deals with the tenants.**
- 9. Manager deals with ISG and ISG assists the client with management.**
- 10. If the JPY/USD rate reverts to 110 JPY your original \$60,000 USD will have risen to \$80,909, a +34.84% return due to the better exchange rate.**
- 11. You can sell later, and use Yen to buy a retirement home in Japan, or for your family, if you want to live in Japan.**
- 12. You own a portion of the land & major cities near main train stations are seeing mass redevelopment, so you can benefit from redevelopment buyouts.**
- 13. City diversification: Tokyo, Osaka, Fukuoka, & Sapporo for example. Own small single units in different cities to spread/reduce your overall risk.**
- 14. International diversification of your Real Estate portfolio and cash for asset protection make so much sense.**
- 15. ISG has 15+ years of Japanese real estate sales experience: since 2007 ISG has managed and sold over 15 billion JPY (\$100M USD) worth of Japanese real estate.**

For more info please contact JapanRE@isgjapan.com

Call/text to: US: 949-524-0471 or Japan: 050-3136-2077

ユースフル笹塚

渋谷区笹塚、利便性の高いエリアに建つ分譲マンション！



京王線 笹塚駅 徒歩5分！
京王線 田代橋駅 徒歩12分！

価格890万円

想定表面利回り 7.68%
57,000円で賃貸中！

充実設備

エアコン	バルコニー	室内照明	シューズBOX
集合ポスト	出窓	インターホン	110コンロ



1Rタイプ専有面積15.12㎡！！

※図面と現況が違ふ場合は、現況優先とします。

物件名：ユースフル笹塚
所在地：東京都渋谷区笹塚2丁目34-2
交通：京王線 笹塚駅 徒歩5分
京王線 田代橋駅 徒歩12分
構造：鉄筋コンクリート造4階建 3階部分
総戸数：21戸
敷地面積：300.19㎡ (持分31752分の1512)
専有面積：15.12㎡ (壁芯)
売買価格：940万円
土地権利：所有権
用途地域：第1種住居地域
容積率：200%
建ぺい率：60%
工法制限：準防火地域
築年数：1985年2月 (S60年2月築)
新耐震基準建物
管理費：6,000円
修繕積立金：5,000円
管理会社：チームワン株式会社

