



PROPERTY & ASSET MANAGEMENT

Get In Touch

VISIT US AT


Mukai Building, 5F,
1-13-14 Sekiguchi, Bunkyo-ku
Tokyo 112-0014

OPEN FROM

Monday to Friday
10 AM to 7 PM

VISIT OUR WEBSITE AT

www.pacificbusinesskk.com

 facebook.com/ModernLiving.Tokyo

 twitter.com/Living__Tokyo

 instagram.com/modernliving_tokyo



**PACIFIC BUSINESS
KK**

PROPERTY & ASSET MANAGEMENT

www.pacificbusinesskk.com

About Us

We are a next generation property and asset management company. We use a combination of technology and social media promotion tools that can significantly increase the returns on investments. We perform site surveys for each new property and provide our market analysis and customized management proposal for each property. Every property is different and we do not operate on a one method fits all approach. Management services and fees are flexible and customized according to the requests and needs for each owner or agent.

Our Information Technology Division provides 24 hour 7 days a week property performance data through our proprietary Smart Rent Rolls® Cloud Application and we provide next generation high speed Wi-Fi 6 Smart Networks and Smart Building IoT technology solutions through our Smart Internet® division.



Our Goal:
To Reach The Highest
Possible Return On
Investment

Who We Are

Modern Living Tokyo and Smart Housing Japan are owned and operated by Pacific Business KK. Established in 2007, we provide services for property investment, property management, and a variety of solutions for the real estate market.

Our team of multilingual agents, native in 7 languages, provide superior management services for our property portfolio. We are a full-service firm, providing property interior design and setup, photoshoots for advertising, monthly advertising enhanced by social media, management, maintenance, housekeeping and smart building technology services. We offer short and long term rentals, luxury (including serviced apartments) and budget rentals, even Guesthouses. We currently manage and advertise over 300 properties.



OUR SERVICE MENU

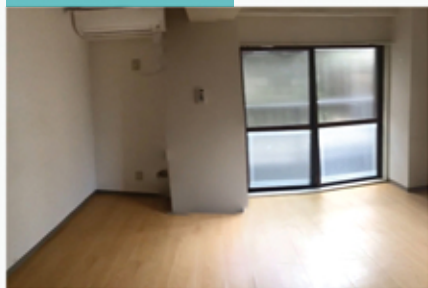
We provide a variety of real estate and management services. We often fulfill special requests. Our multi-step process creates a transparent view of market conditions and potential opportunities which can be leveraged by owners and agents. We are always available to respond and answer questions. We assist investors and owners to both buy and sell properties.



Services

- 1 Multilingual Assistance to Search/Buy and Sell Properties
- 2 Market Analysis and Appraisal with Comparisons
- 3 Reform (including interior design and setup)
- 4 Smart Network Design, Installation, Support and Monitoring
- 5 Full Property/Building Photography
- 6 Advertising and Social Media Promotion
- 7 Property Tours and Viewings
- 8 Multilingual Rental Process Guidance and Explanation
- 9 Full Property Management Services
- 10 Full Maintenance
- 11 Housekeeping

BEFORE



AFTER



REFORM, DESIGN & SETUP

HIGH-QUALITY TURN KEY REFORM AND DESIGN

Our team designs comfortable living spaces from guesthouses to high end apartments. We plan and complete full reform in a matter of weeks. Grand Opening advertisements are posted during the reform and design process to secure reservations and for residents who will move in from day one. Our photographer will shoot high quality photos of the property and surrounding area for our website and future advertising during this time period.



SMART INTERNET® was developed to help any business implement easy-to-use networks for internet connections throughout hotels, apartments, resorts, retail stores, restaurants, small and medium-sized businesses, etc. With no onsite controllers to install or maintain, it's easy to scale up across large sites and multiple locations - all from a single, convenient, and intuitive dashboard.

Installation of Smarter, Simpler, Next Generation Wi-Fi 6 Mesh Networks will eliminate Dead Zones and end-user complaints while reducing the costs. Many ancillary and value added services, along with IoT devices can be run on these networks.

PORTFOLIO

A SAMPLE OF PROPERTIES WE OWN AND MANAGE:
Properties under management are divided into 3 categories:

149

GUESTHOUSE ROOMS

From ¥38,000/Month

Average Price: ¥54,140/Month

106

PRIVATE APARTMENTS

From ¥65,000/Month

Average Price: ¥92,000/Month

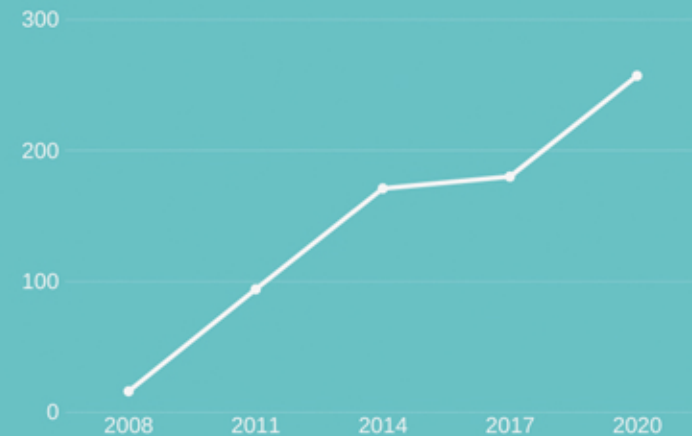
52

SERVICED APARTMENTS

From ¥150,000/Month

Average Price: is ¥345,000/Month

EVOLUTION



96%
AVERAGE
OCCUPANCY

300+
UNITS
ADVERTISED
& MANAGED

OUR COMPETITIVE ADVANTAGE

Many years of experience setting up and managing Apartments and Guesthouses gives us focus on resident satisfaction while increasing the reputation and investment returns for owners. Across our growing portfolio, we normally achieve more than 90% occupancy rates using a variety of rental contracts.



Advanced Technology

Pacific Business KK developed the Kanri-Soft Smart Rent Rolls® system to enable property managers optimization and simultaneous operation of multiple properties across a variety of accommodation styles, long-term, short-term, serviced or regular apartments, guesthouses and offices, etc. The Smart Rent Rolls® application further allows property managers to share property performance data in real time with property owners.

Customer First Mentality

Pacific Business KK attaches great importance on being a customer focused company and our friendly team is always available to assist and support residents in seven different languages.

Flexibility

Our team is trained to handle customers from any country and background which creates a homogeneous mix of residents in the properties we manage.

Cleaning and Maintenance

To maintain quality control, Pacific Business KK directly oversees all cleaning, maintenance activities and subcontracted work.

Serviced Apartments

For those seeking a higher level we offer the following services:

- Laundry & Daily Cleaning Services
- Shopping Assistance and other Services
- Multilingual Assistance

MANAGEMENT CONTRACT OPTIONS

We offer two options for Management Agreements:



MANAGEMENT

PROS:

- > High occupancy will provide a higher return on investment
- > More Control for the owner

CONS:

- > All costs are born by owners
- > Profits fluctuate with occupancy

MASTER LEASE

PROS:

- > Guaranteed monthly rent, no profit fluctuation
- > Owner involvement is minimal
- > Operating expenses are paid by

- > Pacific Business KK

CONS:

- > Rental income is fixed



The entire Pacific Business KK Team thanks you for reviewing our services and we welcome the opportunity to meet with you in person or by video conference to discuss how we may assist you with your investment or management requirements. Our services deliver a high standard and we focus on your satisfaction.

CONTACT INFORMATION

HEAD OFFICE

Mukai Building, 5th, Floor, 1-13-14 Sekiguchi, Bunkyo-ku, Tokyo
112-0014

ESTABLISHED

Pacific Business KK established, May 9th, 2013: Pacific Business LLP,
established October 27th, 2006: Pacific Information Technologies,
Inc. established, February 1995

INITIAL CAPITAL, ¥10,000,000

CURRENT CAPITAL, ¥80,000,000

BUSINESS OUTLINE

- ◆ Real Estate Leasing, Brokering, and Consultation
- ◆ Business Consulting
- ◆ Property and Asset Management
- ◆ Guesthouse / Sharehouse Management
- ◆ Unfurnished and Furnished Apartment Management, Long Term
– Short Term and Weekly /Monthly Rentals

Websites: <https://modernliving.tokyo>,

<https://smarthousingjapan.com>

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