

Company M&A

Public selling price : 50 million yen

Company Info (About Us)



Company name :

GENDAI SHUDAN Co.

Establishment : 1988

(Japanese era : Showa 63)

Capital : 50 million yen

(Number of shares issued :
1,000 shares)

Officer(Representative

Director) : Takemi Nonomiya

Location : 4-31-3 Nishi-Shinjuku, Shinjuku-ku, Tokyo

#1106 Nagatani Libuer Shinjuku Building

(Zip Code : 160-0023)

TEL : +813-5354-8840

FAX : +813-5354-8898

E-mail : info@gendaishudan.com

SITE : <https://gendaishudan.com>

Current status : Closed

Description of Business

1. Intermediation of mergers, capital tie-ups and business alliances
2. Business transfers, purchase and sale of business assets, and consulting
3. Trading business and trade consulting
4. Investment consulting such as M&A of companies

5. Management consulting business

6. Provision of information and mail order sales using the Internet

7. Advertising and advertising agency business

8. Planning, production and sales of TV and radio programs, commercials, video images, etc.

9. Antique business based on the Antique Dealer Law

Partner Bank : GMO Aozora Net Bank

All Objects

1. Sendai Zao Rest Home



2. Kiyosato Forest Reserve (991 m²)



3. Narisawa Villa Area (297 m²)



4. TOYOTA Crown Sports



Property Details

◎Sendai Zao Rest Home(Land & Buildings)

Perfect for bird watching as it is a forest house.

Public Sales Amount : 38 million yen

Location : 1-217 Shimizuhara, Togatta Onsen, Zao Town, Katta-gun, Miyagi Prefecture / Zao Resort Royal City Akamatsudaira 136 (Parcel Address)

Transportation : 60 min. drive from Sendai Station, 40 min. drive from Sendai International Airport



Land area : 1244.99 m2 (376.61 tsubo)

Exclusive area : 218.61 m2 (66.13 tsubo)

Land rights : Proprietary ownership

Structure : Brick construction with wooden galvanized steel sheet roof (brick

exterior)

Steps : 2 steps above ground

Room : 4LDK

(3 rooms of 10th floor of Japanese room,
1 room of Western room)

Direction : South East

Year of Construction : July 1992

Parking lot : With (4 units)

Building Coverage Ratio : 70%

Floor Area Ratio : 400%

Land Use : Residential land

(Field farming possible)

Topography : Sloping land

Urban planning : Urban area

(No zoning district)

Access road : Public road (West)

Front road width : 8.0m

Management company :

Daiwa House Sendai Royal City

Current status : Used as a rest home

Delivery date : Negotiable)

Facilities / Environment :

Tohoku Electric Power, propane gas, large bathroom (remodeling of the hot spring's intake pipe has been completed)

Major renovation completed



Renovation Description:

Interior, exterior and roof paint,
paint,

Repair and paint the steel
frame of the parking lot

Double sashes in the living
room, modification of the hot
spring intake pipe, overhaul of

the septic tank, repair of the tiles in the main bathroom, inspection of the sauna,
reinforcement and waterproofing of the balcony, and about 30 other items.

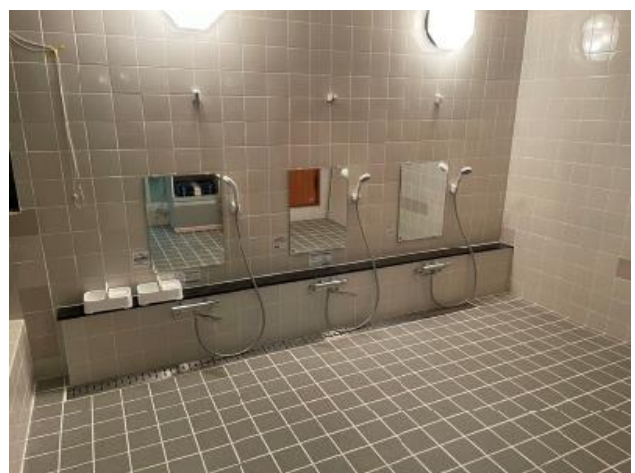
* The living room in particular has double sashes to provide adequate protection
against the cold.

* About 1,200 m². and can be further expanded.



Remarks

* The property has a large bathroom with an authentic sauna, and real hot spring water is available 24 hours a day.



Other (Reference Photos)



Access :

40 minutes' drive from Sendai International Airport, 1 hour drive from JR Sendai Station

Two weekly round-trip flights from Beijing, Shanghai, and Dalian to Sendai.

Daily round-trip flights from Taipei to Sendai.

Regular flights are already in service from Malaysia.

* Management fee : 120,000 yen per year

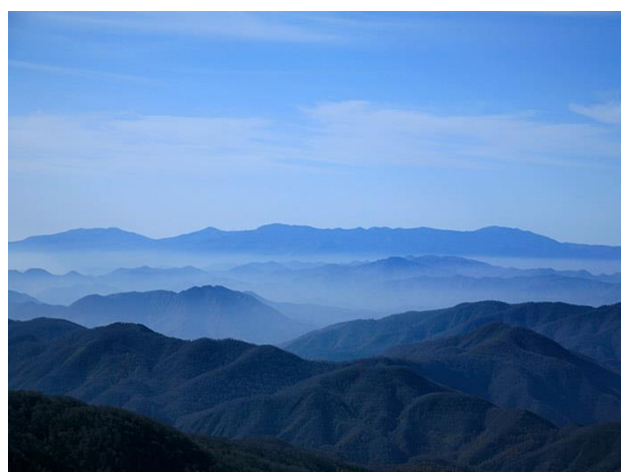
* Property tax : 101,700 yen per year (for the year 2023)

* The building is assessed at 125 million yen by SECOM Insurance



Attractions of Zao Town :

Zao Town is located in the southern part of Miyagi Prefecture. The western part of the town is included in Zao National Park and is dotted with tourist attractions such as the town's symbol, Ogama, and the Echo Line, as well as Togatta Hot Springs and ski resorts. The town is also known as one of the leading fruit-growing areas in the prefecture, boasting the highest production of pears in the prefecture. You can enjoy Zao Town with its many attractions throughout the year, including local gourmet foods, hot spring tours, highland resorts in summer, winter sports, and tree ice tours.



◎Kiyosato Mountain Forest (991 m²)

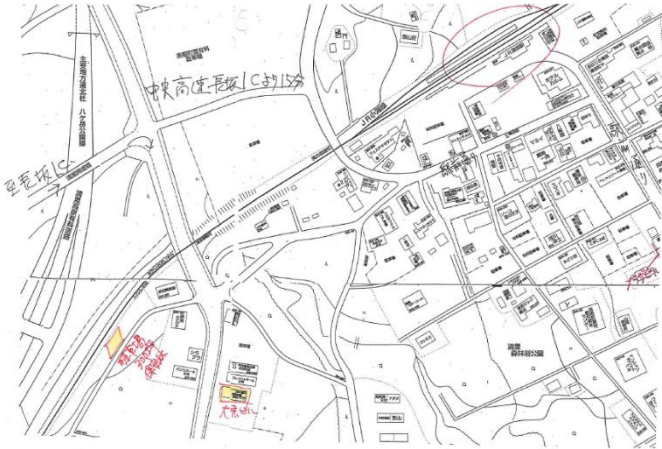
Public sale price : 1.5 million yen

Location : 3545-555 Nenbahara,
Kiyosato, Takane-machi,
Yamanashi Prefecture

Registered site : Mountain forest

Current status : Forest reserve
(Forest reserve is not taxable)

Registered area : 966 m²



◎Narisawa Villa Area (297 m²)

Public sale price : 3.6 million yen

Location : 11264-40, Jiragonno,
Narusawa-mura, Minamitsuru-gun,
Yamanashi

Registered land category : Wilderness

Current land classification :

Cleared land (With red pine trees)

Registered land area : 317 m²



◎TOYOTA CROWN CROSSOVER (4Door · Black Color)

Public sale price : 5.5 million yen

Year : 2023

Mileage : 12,000 km

Inspection Period : March 2026

Repair history : None

Displacement : 2500CC

Warranty : New Car Warranty

Maintenance : Periodic Inspection

Transmission : Automatic

* Auto Loan, with residual value

★In addition to other properties owned by the company, it also includes a set of applications for a Japanese management visa (as a company manager)

Information on Business Management Visa

The business administration visa (business management visa) is a status of residence to engage in business management and administrative work in Japan, and is one of the work visas. It used to be called "Investment and Management Visa," but the name was changed to "Business Management Visa" because it is now possible to apply for and obtain this visa even if you have no ties to foreign capital.



Japanese nationals and permanent residents can assume the position of representative director or director to manage a company in Japan, but



foreigners cannot engage in activities in Japan, even if they can assume the position of director, depending on the type of status of residence. However, if a foreigner obtains a business/administrative visa, he/she can stay in Japan for a medium- to long-

term period and act as a representative director, director, branch manager, factory manager, general manager, or other company manager.

For company representatives and others, income and profits in the tens or hundreds of millions of yen can be expected if the procedures for closing accounts, sales, and tax payments are properly followed.

If you wish to start a business in Japan and obtain a business management visa, you must meet the following requirements before applying for the visa.

- The business office must be located in Japan.
- The business must be above a certain size (more than 2 full-time employees or more than 5 million yen in capital).
- The applicant must be able to demonstrate the appropriateness, stability, and continuity of the business.
- The applicant must be engaged in the management of the business.

In order to obtain a business administration visa, the business must "have a business office, a business scale, and the appropriateness, stability, and continuity of the business, and the applicant for a business administration visa must actually engage in the management of the business".

In the case of purchasing GENDAI SHUDAN Co. as a corporate M&A, after notification to the tax office and preparation of a business plan and project, it is possible to apply for a business management visa, and the visa is granted with a pass rate of over 90%. In this case, the visa is granted at a rate of 90% or higher.

Above