

Soliloquy of the President [rental management] vol.37

Elementary and intermediate level of land usage “the real story of that nobody else tells” No. ⑰.

This time is the 16-month series No. ⑰. A talk that is painful for the ear, divided by beginners course for people (tax savings of 100 million Yen, the number of rented units is around 100 and the total assets after 10 years is 500 million) and intermediate people (tax savings 500 million, the number of rented units is 300, 20 years of experience and 2 billion yen assets).

The ⑰ points of beginners are, ① “Discard the 3 selfishness” ② “Know the basics of management” ③ “Suspect the common sense” ④ “Compare before decide” ⑤ “make successful 1 thing” ⑥ “the right floor plan” ⑦ “Know to calculate tax saving” ⑧ “Saving the rent” ⑨ “Objective is the win concept” ⑩ “Why have vacancies” ⑪ “Start to win” ⑫ “Which one is correct” ⑬ “Estimate the rent” ⑭ “losing rent” ⑮ “repairs and renovation” ⑯⑰  
Continuing the talk about selling the land and equal inheritance.

Beginner landowners believe that “equal inheritance” is correct and don’t realize that this is just elimination of property.

One wrong reason is that cannot buy land and increase the property without experience. He got the property from his parents He wants to share it equally to his children. That is a mistake. That’s why they lose the property.

① Care about the house and parents, ② Care about real estate company, ③ Lease management, ④ Company management, must consider each children ability in those for matters because they have different personalities, different abilities, capacity and the parent must decide. I think that this is the “right inheritance” even if it is “unequal”.

The property should be left to the “head of the family”, not be dispersed. The property will not increase if changed to coins, it must make amount of money, so the head of family is preserved. If the head of house is not firm then the family will fall apart. A company is also the same. If 3 presidents are in one company then the company will soon go bankrupt. One proof of that is that it was commonplace before the “Civil Code” of 1947. The “family estate

inheritance” is that one person will take after who will protect the house. The Imperial family is the same. This has been from the founder emperor to the current emperor “125 generations” for 2675 years. I want to stop the equal inheritance that was established by the US after the lost war.

Well the ⑰ points of intermediate course, ① “Don’t trust the accountant” ② “Know the construction and building expenses” ③ “Master the depreciation completely” ④ “Free the debt. As soon as possible” ⑤ “Stop learning 1 thing” ⑥ “Changing or fixed interest rates” ⑦ “Overseas real estate investments” ⑧ “Separate vacancy management through the year” ⑨ “Vacancy is absolutely bad” ⑩ “Compare the competitors” ⑪ “Elderly people housing service” ⑫ “Buy land” ⑬ “Found management” ⑭ “Rental winning” will be continued ⑮ “Family business” from generation to generation ⑯ debt-free management ⑰ I will talk about family trust.

Well, I’ll talk about family trust the 99% of Japanese tax accountants and lawyers don’t know about.

Intermediate landowners like to study at the first place that made them successful. If they learn about family trust and civil trust that are unknown to tax accountant then they will be more successful and precede others. Trade and business are such things. Receive the correct beneficial information faster than others.

The trust law is from 2007. Trust law is a special law so it takes precedence from the inheritance law in the current civil code. The same as the “leased land and rented house law” and the “labor standards act” takes precedence over civil law. Also there is no need for a testament. There is no need even for “heritage division”, “testament” and “inheritance registration”. There is no problem in a 100% lost court case bill of “legally reserved portion”.

If you make a “right agreement” that based on the “trust law” then you will be not charged even of the legally reserved portion. This is amazing. I am very glad that my “inheritance is complete” 100% because my testament that I wrote is a trust agreement. The word “inheritance is not included in the trust law.

But there is no tax reduction. In the inheritance tax law article 9, 2<sup>nd</sup> paragraph is “inheritance regarded” as inheritance tax, but prevented the

family dispute over inheritance. This is a really good thing.