

A FOUNDER INVITATION · BY INVITATION ONLY

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# Become a Founding Regional Partner.

*Help connect qualified buyers in your region with trusted owner-investor  
guidance in Japan.*

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**Ken Aoki**

Owner-Investor · Founder, Aoki Living Corporation  
Tokyo, Japan

BY INVITATION ONLY

WHY I'M BUILDING THIS · &amp; WHY I'M TALKING TO YOU

## A note, before anything else.

For over twenty years, I have lived and worked across **Japan, Australia, China, and North America**. Along the way, I built something I value more than any transaction — a circle of people I genuinely trust.



**Ken Aoki**

Owner-Investor · Tokyo

Today, through my company **Aoki Living Corporation**, I own, build, and operate income-producing property in Japan. And I have joined **RE/MAX INTERFACE** — Japan's first RE/MAX office — to begin a new international advisory business.

I could try to recruit agents I have never met. I would rather not. I want to build this with the people who already know me — how I think, how I work, and how I treat the people I work with.

*That is why you are reading this.* Not because I need someone in your region. Because you are someone I would trust with a relationship.

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## Ken Aoki

Owner-Investor · Founder, Aoki Living Corporation · RE/MAX INTERFACE, Tokyo

WHAT I'M BUILDING

# One Region, One Partner.

RE/MAX is built on a simple belief — that the **owner and the agent succeed together, as partners**. I am extending that belief into a trusted network that connects overseas buyers with reliable partners, region by region, across the world.

**COUNTRY PARTNER**

A warm introduction, in your region.



**KEN AOKI · JAPAN**

All Japan-side execution & long-term advisory.

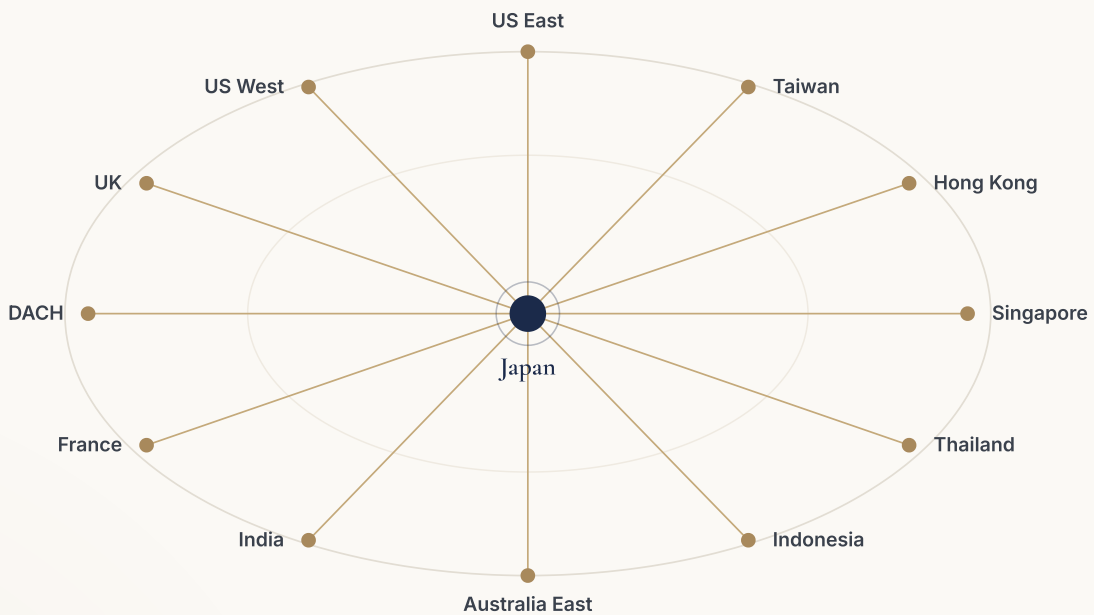


**RE/MAX INTERFACE**

Licensed brokerage & transaction support.

I am looking for *someone respected in their region* — who enjoys connecting people, and whom I already know and trust.

ILLUSTRATIVE REGIONAL NETWORK



Illustrative only. Regional coverage will expand gradually through trusted partners, one region at a time.

## WHO THIS SERVES

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# The buyers we hope to meet.

This is a considered introduction, not a wide net. It simply helps to know who tends to benefit most from Japan-side ownership advisory — so your introductions land well.

## TYPICALLY, OUR CLIENTS ARE

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- Overseas buyers seeking long-term ownership in Japan
- Investors acquiring income-producing property
- Families planning a future relocation or second home
- Business owners & globally mobile professionals
- Buyers already financially prepared to begin

### A PRACTICAL NOTE ON FUNDING

For many overseas buyers, Japanese bank financing should not be assumed. In practice, most international buyers complete their purchase using funds already available to them, or financing arranged in their home country.

As a result, available funds usually define the realistic acquisition budget — a helpful thing to keep in mind early.

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*We value thoughtful introductions to buyers who are seriously considering ownership in Japan and are financially prepared to begin. **Quality of introduction matters far more than quantity.***

HOW WE WORK TOGETHER

You make the introduction.  
I handle the rest.

No real estate  
experience required.

You never need to sell, or to explain Japanese property law, taxation, or contracts. Understand the brochure at a glance and introduce the right person — everything after that is handled in Japan.

YOUR ROLE — IN YOUR REGION

- Understand the brochure at a basic level
- Identify suitable people in your region
- Share the brochure — or its QR code
- Make the introduction

*Not a sales territory — a genuine local relationship.*



SHARE THE BROCHURE

Scan to view the Japan  
Property Advisory  
brochure

[aoki-japan-property.com/brochure](https://aoki-japan-property.com/brochure)

WHAT I HANDLE — IN JAPAN

- Consulting & advisory
- Property selection
- Negotiation & purchase
- Payment & closing coordination
- Ownership planning
- Property management
- Long-term advisory

*Transaction execution is coordinated safely with licensed professionals — not loan or financing arrangement.*

*You are never asked to sell. Only to introduce.*

HOW IT WORKS

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# Simple, by design.

**01 INTRODUCE**  
When someone in your network may be curious about Japan, share this guide.

**03 UNDERSTAND**  
In the brochure, they get to know me — my thinking, my approach, and my experience as an owner-investor in Japan.

**02 INFORM**  
If they're interested, share the brochure — its QR code opens the Japan Property Advisory brochure directly.

**04 CONNECT**  
A simple introduction is all I need. From there, I take the conversation forward myself.

*Your part stays simple — from the first introduction onward.*

## PARTNERSHIP

# Success, shared fairly.

Success-based · Formal · Transparent · Long-term

In Japan, real-estate brokerage compensation is set in proportion to the property's transaction price — the standard fee is commonly calculated as **roughly 3% of the price, plus a small fixed amount and applicable tax**. Your compensation as a partner is then shared from that available brokerage revenue, under a formal written agreement, once relevant costs and arrangements are accounted for. Because the fee follows the transaction price, more meaningful acquisitions naturally create more substantial compensation, while smaller transactions leave more limited revenue to share.

**TRANSACTION SCALE · A PRACTICAL REFERENCE**

For this referral model, acquisitions from around **USD 500,000 and above** are generally more suitable — not as a rigid minimum, but as a practical reference point where the transaction size can properly support advisory work, coordination, and meaningful partner compensation.

In Tokyo and other major Japanese urban markets, even relatively compact condominium units commonly fall within this range. Whole-building, income-producing properties are typically larger — often from around **USD 1 million and above**.

*This is not a sales network. It is a **trusted international advisory network** — built one relationship at a time.*

The objective is quality, trust, and long-term cooperation — never volume. All final terms are defined in the written partner agreement.

If this resonates with you, let's keep talking. — Ken