

## Job Detail

Senior Level

Position Title	[Meguro/Section manager candidate] Land purchase business★Listed company/No tele-appointment/Incentive available! You can use your experience to become a manager! Full welfare benefits♪
Company Name	Meiho Enterprise Co.,Ltd.
Activated / Updated	2024-03-08 / 2024-03-21
Job Type	Property/Real Estate - Asset Valuation/Acquisition Property/Real Estate - Property Management Sales/AE - Construction/Real Estate Sales
Industry	Real Estate/Property Management/Facility Management
Location	Asia Japan Tokyo
Job Description	<p>[Business content] You will be primarily in charge of a series of operations from land purchasing, business promotion to sales related to investment real estate such as rental apartments and rental condominiums under the company's representative brands "MIJAS" and "ELFARO." Masu.</p> <p>&lt;Business details&gt; ◆Collect information from real estate brokers ◆Conduct market research and create income and expenditure plan ◆Land purchase (brokerage/direct) ◆Aim for 3 or more contracts per person</p> <p>■Products handled: &lt;Property unit price&gt; 100 million to 500 million yen *We plan to take on even larger properties in the future. &lt;Average number of buildings&gt; Target of about 4 buildings/year (per person)</p>
Company Info	<p>■Support system for skill improvement As a requirement to advance to the next stage, it is necessary to study for real estate agent qualifications and first-class architect qualifications, so we are enriching employee training and supporting them in acquiring qualifications such as real estate agent qualifications. For young employees, we reduce the amount of overtime they work, giving them more time to obtain qualifications.</p> <p>■About working style We boast one of the best working environments in the industry, with 127 days off per year and two days off per week, including Saturdays, Sundays, and holidays. The average monthly overtime is around 20 hours, allowing for long-term employment with a good work-life balance.</p> <p>■Department: The departments in charge of land purchasing are Development Department (6 people) and Development Department (9 people). I would also like to ask you to develop young people. There are 15 people in total, many of whom are in their 20s, and we follow each other and work together. I would like you to share your experience with your successors.</p> <p>■Attractiveness of the company ◎Our own brand, "MIJAS/ELFARO", aims to differentiate ourselves with a luxurious feel in terms of exterior appearance, housing unit configuration, and equipment specifications, mainly in areas within a 10-minute walk from stations in Tokyo's 23 wards. In addition, by providing one-stop purchasing, construction, sales, and management services within our group companies, we have achieved high quality and high occupancy rates, and our properties have received high praise for their profitability and livability. ◎Currently, we have a small number of elite staff members, mostly in their 20s, who are willing to take on challenges, and we strive every day to become a partner of our customers that is highly rated and trusted. In recent years, we have been hiring new graduates every year, providing full employee training, and supporting them in acquiring qualifications such as real estate agent qualifications.</p>

	Countermeasures against passive smoking: No smoking indoors
Working Hours	<p>&lt;Working hours&gt;  8:30-17:30 (Regular working hours: 7 hours 45 minutes)  Break time: 75 minutes (11:45-13:00)  Overtime work: Yes  &lt;Other working hours supplement&gt;  Monthly average overtime: 20 hours</p>
Qualifications	<p>&lt;Application qualifications/Application conditions&gt;  ■Required conditions:  • Experienced in real estate purchasing (5 years or more)  • No academic background welcome</p>
English Level	Daily Conversation Level (TOEIC 475-730)
Japanese Level	Native Level
Salary	JPY - Japanese Yen JPY 7000K - JPY 9000K
Salary Description	<p>&lt;Wage form&gt;  monthly salary system  No additional information</p> <p>&lt;Wage breakdown&gt;  Monthly (basic salary): 370,000 yen to 490,000 yen</p> <p>&lt;Monthly salary&gt;  370,000 yen - 490,000 yen</p> <p>&lt;Salary increase&gt;  Yes</p> <p>&lt;Overtime allowance&gt;  Yes *Excluding managers</p> <p>&lt;Salary supplement&gt;  ■Salary increase: Once a year  ■Bonus: Twice a year (April and October; last year's results: approximately 6 months worth; *subject to change) + incentive  ■Commuting allowance, housing allowance, family allowance  *Housing allowance: Rental housing allowance (for properties designated by the company)  *Qualification allowance available</p> <p>Wages are only a guideline amount and may change depending on the selection process.  Monthly salary (monthly) includes fixed allowances.</p> <p>【Welfare】  Commuting allowance, family allowance, housing allowance, health insurance, welfare pension insurance, employment insurance, workers' compensation insurance</p> <p>&lt;Supplementary information on each allowance/system&gt;  Commuting allowance: Full payment  Family allowance: 10,000 yen per month for spouse / 10,000 yen per month for each child  Housing allowance: 1/3 of the rent and a maximum of 50,000 yen per month  *Limited to properties managed by the company  Social insurance: Fully equipped with social insurance</p> <p>&lt;Retirement age&gt;  60 years old  There is a system to extend employment as a contract employee until the age of 65.</p> <p>&lt;Paternity leave taken record&gt;  Yes</p> <p>&lt;Education system/qualification assistance supplement&gt;  ■Qualification support system</p> <p>&lt;Other supplements&gt;  ■Position allowance  ■Treasury accumulation savings system  ■Employee stock ownership plan  ■Qualification allowance available (10,000 yen per month for real estate brokers, etc.)</p>

	<p>■No smoking in the office</p>
Holiday Description	<p>Complete 2-day week (holidays are Saturdays, Sundays, and holidays)  10 to 20 days of annual paid leave (minimum number of days is the number of days granted after 6 months have passed since joining the company)  Number of holidays per year: 127 days</p> <p>Saturdays, Sundays, and holidays, summer vacation, founding anniversary, year-end and New Year holidays, paid vacation, condolence leave  *If you work on a holiday, you will be required to take a substitute holiday.</p>
Job Contract Period	<p>Full-time employment &lt;Supplementary information on employment type&gt;  Determined period: None No additional information &lt;Trial period&gt; 6 months No additional information</p>
Nearest Station	<p>Head office address: 4F Meguro Yamate Place, 2-10-11 Meguro, Meguro-ku, Tokyo  10 minutes walk from Meguro Station (Yamanote Line, Meguro Line, Mita Line, Namboku Line)!</p>