

Lesson 61

I had to pay capital gains tax.

Target: Having a conversation about property.

Vocabulary

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Property



Related vocabulary

- | | | |
|-------------------------------------|----------------------|----------------------------------|
| - depreciation | - prospective growth | - realty |
| - to appreciate / decrease in value | - a balloon payment | - real estate |
| - property value | - a boundary | - an estate agent / agency |
| - to flip a property | - a seller's market | - one's estate |
| - capital gains tax | - a buyer's market | - to be zoned... |
| - a property developer | - a block of land | - aesthetic value |
| - a property market slump / boom | - to skyrocket | - to be commercial / residential |

Conversation

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1 Use the questions below to have a conversation with your partner about the topic

Partner #1: Questions

1. What different things can you classify as property?
2. How much does a typical block of land in Tokyo cost?
3. Is depreciation a problem where you live?
4. What problems do home owners have?
5. What are some of the best ways to add value to a property?
6. What do you want done with your estate after you pass away?
7. What is intellectual property? What are some good examples of it?
8. Are there any ways you can get out of paying capital gains tax?
9. What do you think of people who flip properties professionally for a living?
10. What's the current state of the property market in different areas of the world?

Partner #2: Questions

1. What are the benefits of buying an investment property as opposed to buying as an owner / occupier?
2. What are some experiences you have had with a real estate agent?
3. What's the best way to get the highest return on your investment?
4. In what areas do property values typically go up / down in your country?
5. Have you ever had to make a balloon payment? If so, how much was it?
6. Do you think it's a buyer's market or a seller's market at the moment? Why?
7. Would you rather invest in commercial or residential property? What are the benefits of each?
8. What's adjacent to your house? What would you not like to live adjacent to?
9. What areas do you foresee having the most prospective growth over the next 5 -10 years?
10. How much commission do agents usually get when they sell a property? Would you like to be an agent?

2 Complete one or more of the situations below

- 1. Role play:** Partner #1: You want to buy your first home, but you know nothing about property.
Partner #2: You know a lot about property. Give your partner some advice.
- 2. Speech:** Tell a story about a man who has lost all his money by making bad investments in property.
- 3. Speech:** Tell a story about a man who has made a lot of money by investing in property.
- 4. Debate:** You think buying a house at the moment is a good idea, but your partner doesn't agree.