



Going paperless?



Nikkei Stock League 2026 @ LaGuardia

Tuesday, March 17, 2026 | 9:30am-1:00pm

A group of students from Tokyo University won a national virtual stock market competition (<https://manabow.com/sl/result/26/>) and will visit LaGuardia Community College on Tuesday, March 17, 2026, as part of their prize trip to New York City. They are visiting LaGuardia to learn about college life in New York and about real estate (e.g., rents) in New York City. LaGuardia has hosted the winner of the same tournament in the past few years. This year's joint project compares the rental markets in Tokyo and New York City. Students will introduce themselves through the topic of housing, build English and Japanese real estate terminology, test their knowledge of New York City rental practices, conduct market research using StreetEasy in Long Island City, and travel from LIC to the United Nations by ferry.

Agenda

9:45am -10:00am	Welcome and opening remarks
10:00am -10:20am	Self introductions
10:20am -10:50am	Terminology activity: English / Japanese translation
10:50am -11:00am	Recap of the terminology activity
11:00am -11:20am	Yes / No game: New York City rental practices
11:20am -11:50am	StreetEasy instructions and group planning
11:50am -12:00pm	LaGuardia tour and leaving for LIC
12:00pm -12:50pm	Visiting open house and lunch @ LIC
12:50pm - 1:00pm	Photo & Ferry from LIC to the United Nations

1. Welcome and Self Introductions

1.1 Ice-breaker activity by Kyoko Toyama

1.2 Self-introduction. Each student should share:

- your name, school, major, and year
- your dream place to live and how much you are willing to pay for it (in USD)
- where you live now (a house, apartment, dorm, or shared apartment)
- one thing you like about your home

Group notes

2. Terminology Activity

Break into groups of 4-5 people. The following expressions exhibit various differences in real estate practices between Tokyo and New York City. Write the English or Japanese translations. Discuss their meanings – some of them are just different ways of expression, while others suggest major differences in how people rent a property in Tokyo and New York City, and the direct translation does not necessarily reflect actual practices.

What is it in Japanese?

English term	Japanese translation	Note
studio apartment		
broker / broker fee		
credit score		
rent-stabilized / rent-controlled		
walk-up		
roommates		
prewar vs. luxury high-rise		
couch hopping / couch surfing		

What is it in English?

Japanese term	English translation	Note
2DK		
<small>わしつ ようしつ</small> 和室 vs. 洋室		
<small>おしい</small> 押入れ		
<small>じょう よんじょう へや</small> 畳 (e.g., 四畳の部屋)		
<small>れいきん</small> 礼金		
<small>しききん</small> 敷金		
<small>ほじょうにん</small> 保証人		
<small>じごぶつけん</small> 事故物件		
マンション		
タワマン		
<small>ふうろ おいた っ</small> 風呂追焚き付き		

3. New York City Rental Practices: Yes / No Activity

Task

- We will read the statement. Each group should decide whether it is a true or false statement. They have 30 seconds to discuss.
- The group with the correct answer will receive one point. The group with the highest score is the winner.
- The winner will receive special gifts.

- (1) In New York City, apartment size is usually shown in square feet, not square meters. **Yes** **No**
- (2) A very small studio apartment in Manhattan rents for about \$2,000 per month. **Yes** **No**
- (3) In New York City, landlords often want proof that a renter's annual income is about 40 times the monthly rent. **Yes** **No**
- (4) In New York City, many apartments are built in a noisy environment such as next to train tracks. **Yes** **No**
- (5) In New York City, couch surfing or couch hopping often happens when people cannot find a new apartment right away. **Yes** **No**
- (6) In New York City, landlords cannot control how many people live in an apartment. **Yes** **No**
- (7) In New York City, all rent-stabilized apartments have exactly the same annual rent increase every year. **Yes** **No**
- (8) In New York City, the rent is always negotiable and it is easy to lower the suggested rent. **Yes** **No**
- (9) In New York City, prewar apartments (apartments built before 1945) are always very cheap. **Yes** **No**
- (10) In New York City, nearly every apartment has a washing machine inside the unit. **Yes** **No**
- (11) In New York City, a broker charges a fee of about one month's rent for a successful rental arrangement. **Yes** **No**
- (12) On average, a typical studio apartment in New York City is usually smaller than a typical one-room apartment in Tokyo. **Yes** **No**
- (13) In New York City, it is not unusual to live with roommates, sometimes even people you did not know before moving in. **Yes** **No**
- (14) In New York City, a renter with a good and stable job may be rejected if their credit score is not good enough. **Yes** **No**
- (15) In New York City, some apartments are located in the basement with very limited sunlight. **Yes** **No**

- (16) In New York City, luxury apartments may come with amenities such as a doorman, gym, pool, roof deck, package room, and lounge. **Yes** **No**
- (17) In New York City, a long (more than 1-hour) commute is never acceptable even if the apartment is cheap. **Yes** **No**
- (18) In New York City, renters do not need to think about noise from trains, traffic, or neighbors. **Yes** **No**
- (19) In New York City, safety of the neighborhood is one of the important issues for renters. **Yes** **No**
- (20) In New York City, landlords must provide heat as part of apartment living during the heating season. **Yes** **No**

4. StreetEasy Research and Open House in LIC

Step-by-step procedure

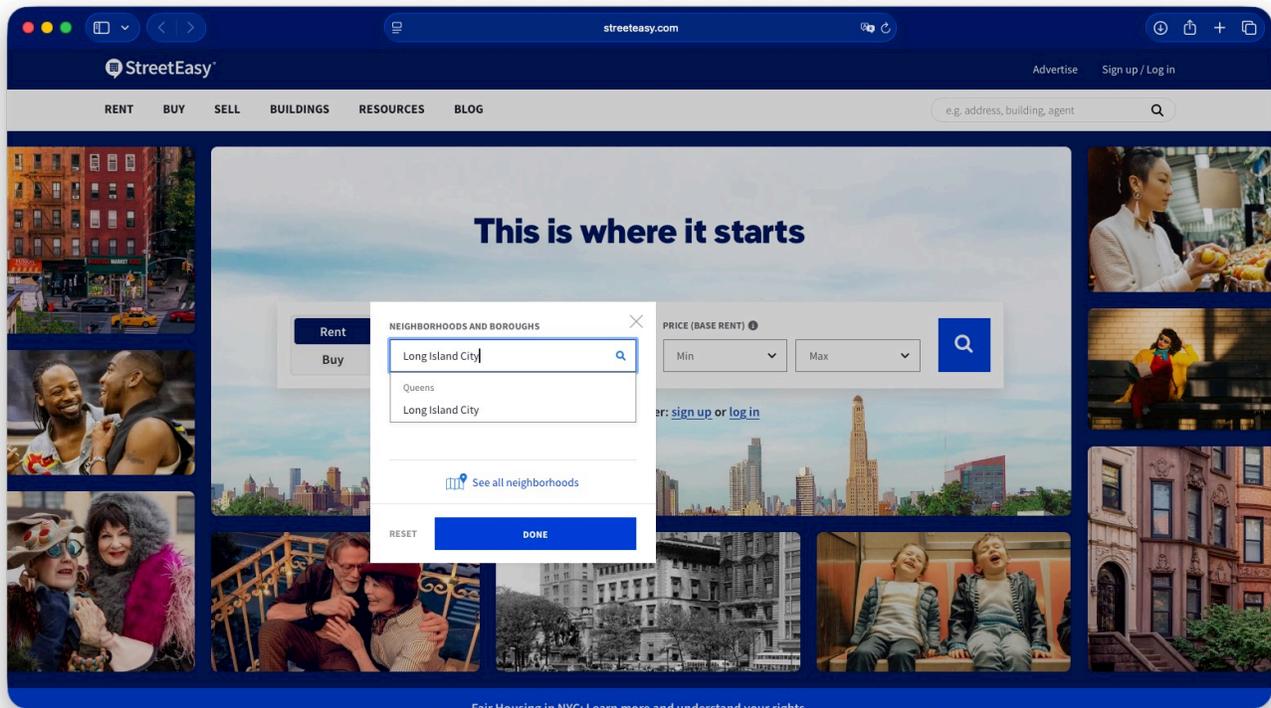
- (1) This is a group activity. Make groups of 2-3 people.
- (2) Go to StreetEasy (<https://streeteasy.com/>) and search rentals in **Long Island City, Queens**.
- (3) First click **Studios in Long Island City**. Check the asking rents on the first page and fill out the property record sheets. Continue it with **1 bedrooms in Long Island City** and **2 bedrooms in Long Island City**.
- (4) Compare your results and fill out the summary tables: write the price ranges for studios, 1-bedrooms, and 2-bedrooms, then list the top 5 amenities that seem to influence price the most.
- (5) Check whether the listing says **Open House**, **In-person showing**, or **leasing office open**. If yes, write that in the notes column.

Useful conversions

$$\$1 = ¥157$$

$$100 \text{ ft}^2 \approx 9.29 \text{ m}^2$$

$$1 \text{ 畳} \approx 17.4 \text{ ft}^2 \approx 1.62 \text{ m}^2$$



Property record sheets

Property #1

Item	Notes
Number of rooms	<input type="checkbox"/> Studio <input type="checkbox"/> 1 bedroom <input type="checkbox"/> 2 bed room
Size	ft ² (m ²)
Address	
Built year	
Price	\$ (¥)
Note	

In-unit amenities

- Washer/dryer (in-unit) Dishwasher Central air Furnished Fireplace Loft
- Hardwood floors Storage (in-unit, if applicable)

Building / On-site amenities

- Doorman Elevator Concierge Laundry in building Bike room Parking
- Storage available (building) Security / building services (if applicable)

Outdoor spaces & decks

- Private outdoor space Shared outdoor space Deck Roof deck

Wellness & recreation

- Gym Swimming pool Media room Children’s playroom

Views

- City view Skyline view Garden view Park view Water view Views (general)

Location



Property record sheets

Property #2

Item	Notes
Number of rooms	<input type="checkbox"/> Studio <input type="checkbox"/> 1 bedroom <input type="checkbox"/> 2 bed room
Size	ft ² (m ²)
Address	
Built year	
Price	\$ (¥)
Note	

In-unit amenities

- Washer/dryer (in-unit) Dishwasher Central air Furnished Fireplace Loft
- Hardwood floors Storage (in-unit, if applicable)

Building / On-site amenities

- Doorman Elevator Concierge Laundry in building Bike room Parking
- Storage available (building) Security / building services (if applicable)

Outdoor spaces & decks

- Private outdoor space Shared outdoor space Deck Roof deck

Wellness & recreation

- Gym Swimming pool Media room Children’s playroom

Views

- City view Skyline view Garden view Park view Water view Views (general)

Location



Property record sheets

Property #3

Item	Notes
Number of rooms	<input type="checkbox"/> Studio <input type="checkbox"/> 1 bedroom <input type="checkbox"/> 2 bed room
Size	ft ² (m ²)
Address	
Built year	
Price	\$ (¥)
Note	

In-unit amenities

- Washer/dryer (in-unit) Dishwasher Central air Furnished Fireplace Loft
- Hardwood floors Storage (in-unit, if applicable)

Building / On-site amenities

- Doorman Elevator Concierge Laundry in building Bike room Parking
- Storage available (building) Security / building services (if applicable)

Outdoor spaces & decks

- Private outdoor space Shared outdoor space Deck Roof deck

Wellness & recreation

- Gym Swimming pool Media room Children’s playroom

Views

- City view Skyline view Garden view Park view Water view Views (general)

Location



Property record sheets

Property #4

Item	Notes
Number of rooms	<input type="checkbox"/> Studio <input type="checkbox"/> 1 bedroom <input type="checkbox"/> 2 bed room
Size	ft ² (m ²)
Address	
Built year	
Price	\$ (¥)
Note	

In-unit amenities

- Washer/dryer (in-unit) Dishwasher Central air Furnished Fireplace Loft
 Hardwood floors Storage (in-unit, if applicable)

Building / On-site amenities

- Doorman Elevator Concierge Laundry in building Bike room Parking
 Storage available (building) Security / building services (if applicable)

Outdoor spaces & decks

- Private outdoor space Shared outdoor space Deck Roof deck

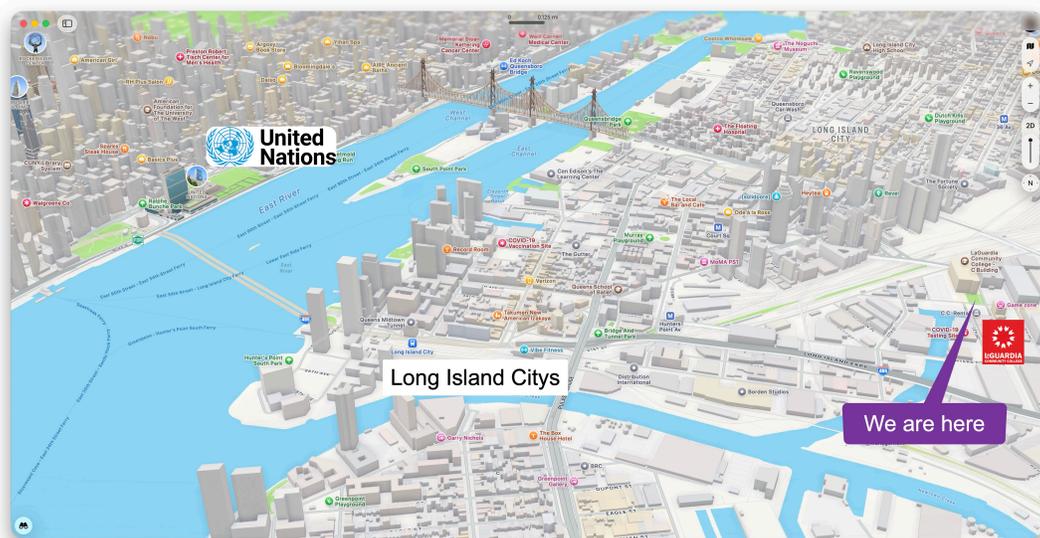
Wellness & recreation

- Gym Swimming pool Media room Children's playroom

Views

- City view Skyline view Garden view Park view Water view Views (general)

Location



Property record sheets

Property #5

Item	Notes
Number of rooms	<input type="checkbox"/> Studio <input type="checkbox"/> 1 bedroom <input type="checkbox"/> 2 bed room
Size	ft ² (m ²)
Address	
Built year	
Price	\$ (¥)
Note	

In-unit amenities

- Washer/dryer (in-unit) Dishwasher Central air Furnished Fireplace Loft
- Hardwood floors Storage (in-unit, if applicable)

Building / On-site amenities

- Doorman Elevator Concierge Laundry in building Bike room Parking
- Storage available (building) Security / building services (if applicable)

Outdoor spaces & decks

- Private outdoor space Shared outdoor space Deck Roof deck

Wellness & recreation

- Gym Swimming pool Media room Children’s playroom

Views

- City view Skyline view Garden view Park view Water view Views (general)

Location



Use these tables after you finish the property record sheets. Compare the listings your group found and summarize the rent ranges and the amenities that seem to raise prices the most.

Price Range Summary

Unit type	Price range (USD/month)	Notes
Studio		
1-bedroom		
2-bedroom		

Amenity list from the property worksheet

- **In-unit amenities:** Washer/dryer (in-unit), Dishwasher, Central air, Furnished, Fireplace, Loft, Hardwood floors, Storage (in-unit, if applicable)
- **Building / On-site amenities:** Doorman, Elevator, Concierge, Laundry in building, Bike room, Parking, Storage available (building), Security / building services (if applicable)
- **Outdoor spaces & decks:** Private outdoor space, Shared outdoor space, Deck, Roof deck
- **Wellness & recreation:** Gym, Swimming pool, Media room, Children's playroom
- **Views:** City view, Skyline view, Garden view, Park view, Water view, Views (general)

Top 5 Amenities That Influence Price

Rank	Amenity / feature	Why does it influence price?
1		
2		
3		
4		
5		

5. Group Discussion

Why are rents in New York City so expensive? Tokyo and New York are largely comparable fast-paced metropolises with convenient public transportation system and global commerces.

If you were the mayor of New York City, how would you resolve this real estate challenge (or if you don't think we should resolve it, why?)