

洛杉矶万丽花园项目  
商业发展计划  
**LA Valley Garden**  
**Business development plan**



1, 洛杉矶万丽花园广场-项目简介:

1, LA Valley Garden Plaza- Project Introduction:

1-1,项目地址 project location:9911AND9909AND9933 VALLEY BLVD EL MONTE CA 91731 AND 9909 VALLEY BLVD EL MONTE CA 91731 AND 9911 VALLEY BLVD EL MONTE CA 91731

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1-2,项目类别:居住功能 CONDO。

项目规划 27 栋 CONDO, 每个单位独立产权,独立出入的连排公寓。

一楼是两个室内车库, 车库面积 630 平方英尺。

二楼是厨房和客厅, 大约 630 平方英尺, 二楼还有 100 平方英尺阳台。

三楼两个带卫生间的套房, 670 平方英尺。

每个单位使用面积平均 1300 平方英尺, 没有计算车库面积。

计划平均销售价格 78 万美金每栋单位。

预测项目总投资 1424 万美金。

计划 2022 年 10 月份开工。

预计 2023 年 12 月建成。

洛杉矶万丽花园街景浏览: [点击这里](#)

Project category: Condos of residential function

The project plans to build 27 condos with independent property rights and independent access for each unit.

On the first floor are two indoor garages with an area of 630 square feet.

The second floor is the kitchen and living room, about 630 square feet, and the second floor has a balcony of 100 square feet.

On the third floor are two suites with bathrooms, 670 square feet.

The average use area of each unit is 1300 square feet, and the garage area is not calculated.

The planned average sales price is 780000 US dollars per unit.

It is planned to start construction in October 2022

It is expected to be completed in December 2023.

The total investment of the project is predicted to be 14.24 million US dollars.

Street View browse : click here: [点击这里](#)

1-3, 洛杉矶万丽花园广场是由加州投资区域中心有限公司投资开发, 项目所在地在洛杉矶华人最密集的商业一条街 VALLEY BLVD(万丽大道), LA Valley Garden Plaza 项目总投资金额 1424 万美金, 项目规划开发总建筑面积 33544 平方英尺。

La Valley Garden Plaza is invested and developed by California Investment Regional Center LLC, the project is located in Valley Blvd (Valley Avenue), the most densely populated commercial street among Chinese in Los Angeles. The total investment of La Valley Garden Plaza project is \$14.24 million, and the total planned construction area of the project is 33544 square feet.

1-4, 开发商: 加州投资区域中心有限公司

Developer: California Investment Regional Center, LLC (General Partner)

1-5, 项目业主: LA VALLEY GARDN PLAZA LP(有限责任合伙人企业)

Project owner: La Valley Garden Plaza LP (LP partnership)

1-6, 土地面积: 9933 VALLEY BLVD CA 91731

Land Area: 22970 SQ.FT 平方英尺,

1-7, 土地面积: 9911-9909 VALLEY BLVD CA 91731

Land Area: 36000 SQ.FT 平方英尺,

## **2, 投资成本预测 Investment cost forecast:**

### **2-1, 软件成本 soft cost:**

1) 9911AND9909 土地成本:250 万美金.

9911 & 9909 land cost: 2.5 million US dollars.

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2), 9933 土地成本:400 万美金.(由于 9933 项目已经规划批准商业广场, 施工图和施工许可证批准)所以投资成本高.

The cost of land 9933: USD 4 million. (the investment cost is high because the 9933 project has been planned and approved for the commercial plaza, construction drawings and construction permits)

3) 规划设计+施工图纸设计+土木工程设计+景观工程设计大约 30 万美金。

Planning design + construction drawing design + civil engineering design + landscape design: cost about 300000 US dollars.

4), 市政府图纸审查费用 10 万美金。

Municipal government drawing review cost: \$100000.

5), 申请施工许可证时支付市政府各项配套费用大约 20 万美金。

Various supporting expenses paid to the municipal government when applying for construction permit: about 200000 US dollars.

6), 项目管理费用 3 年 30 万美金。(人工费、广告费、其它)。

The project management cost is \$ 300000 for three years. (labor cost, advertising cost, other fees).

7), 各类保险 18 万美金。

Various insurance fees: \$180000.

8), 600 万美金建筑贷款利息(两年)年度利 60 万美金(由于是分期使用贷款, 因此分期计算利息)。预测年度利息 6%计算。

The annual interest (two years) of the \$6 million construction loan is \$600000 (since the loan is used by stages, the interest is calculated by stages). The annual interest is expected to be calculated at 6%.

9) 房地产经纪人佣金预测销售收入的 4%佣金,需要佣金:72 万美金。

Real estate agent commission: it is predicted to be 4% of sales revenue, so the Commission is about 720000 US dollars.

250 万+400 万+30 万+10 万+20 万+30 万+18 万+60 万+72 万=890 万美金.

合计：软成本预测大约 **900 万美金**。

2.5 million + 4 million + 300000 + 100000 + 200000 + 300000 + 180000 + 600000 + 720000 = USD 8.9 million

**Total: the soft cost is predicted to be about USD 8.9 million.**

**2-2, 硬成本（建筑工程造价）：**

**Hard Costs (construction costs):**

1), 平均每个单位 1300 平方英尺,按照 150 美金/平方英尺.每个单位工程费用:20 万美金.

27 个单位需要建筑工程费用:540 万美金.

The average area of each unit is 1300 square feet. If it is 150 US dollars per square foot, the cost of each unit project is 200000 US dollars.

The construction cost of 27 units is \$5.4 million.

2),建筑物外面配套工程费用:35 万美金.

混凝土马路+花园+铁门+水电.

Cost of supporting works outside the building: 350000 US dollars,

Concrete road + garden + iron gate + water and electricity

3),其它 15 万美金.

other expenses: \$150000.

合计硬成本：**540 万+35 万+15 万=600 万美金**

建筑工程总造价：600 万美金

Total hard cost: 5.4 million + 350000 + 150000 = 6 million US dollars

Total construction cost: USD 6 million.

**2-3, 总投资成本：**软件成本 900 万美金+硬件成本 600 万美金=1500 万美金

合计：总投资成本预测 1490 万美金。

**Total investment cost:** soft cost \$9 million + hard cost \$6 million = 14.9 million.

Total: the total investment cost is predicted to be \$14.9 million.

### **3, 销售收入 Sales Revenue:**

3-1, 计划平均每个单位销售价格 78 万美金,实际交易价格平均 75 万美金.

The planned average sales price per unit is 780,000 US dollars, and the actual transaction price averages 750,000 US dollars.

3-2, 如果每个单位平均 75 万美金,27 个单位销售收入:2025 万美金.

合计:销售收入:\$ 2025 万美金.

If the average sales revenue of each unit is 750000 US dollars, the sales revenue of 27 units is 20.25 million US dollars.

Total: Sales Revenue is \$20.25 million.

### **4, 利润预测 Profit forecast:**

总销售收入-总投资成本=利润

总销售收入 2025 万美金-总投资成本 1490 万美金=\$535 万美金.

税前利润:\$535 万美金

Total sales revenue - total investment cost = profit

Total sales revenue 20.25 million USD - total investment cost 14.9 million USD = \$5.35 million USD

Profit before tax: \$5.35 million

### **5, 项目开发时间表:**

**Project Development Schedule:**

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5-1, 2021 年 12 月已经获得规划概念批准.

5-2, 预测 2022 年 12 月份批准施工许可证.

5-3, 计划 2022 年 12 月份开始施工.

5-4, 预测 2024 年 12 月份建成.

5-1, Planning concept approval has been obtained in December 2021.

5-2, It is predicted that the construction permit will be approved in December 2022.

5-3, It is planned to start construction in December 2022.

5-4, It is predicted to be completed in December 2024.

## **6, 市场可行性分析 Market Feasibility Analysis:**

6-1, 项目将成为经济链接点:

6-1. The project will become an economic link:

项目虽然地理位置位于 EL MONTE CITY,但是周边 5 个英亩范围内主要是经济活跃的华人人口超过 50%以上的城市, 华人主要人口分布在以 SAN GABRIEL CITY 为中心的 VALLEY BLVD 两边的华人城市。

LA Valley Garden Plaza 项目也在华人商业活跃的 VALLEY BLVD, 但是 VALLEY BLVD 华人社区的商业一直无法往经济落后的 VALLEY BLVD 东区 EL MONTE CITY 发展, 所以 LA Valley Garden Plaza 的开发可以将 VALLEY BLVD 西边的华人商业与 EL MONTE 商业链接在一起, 成为 VALLEY BLVD 经济发展区域。

Although the project is located in El Monte City, the surrounding five acres are mainly cities of more than 50% economically active Chinese, however, the business of Valley Blvd Chinese community has been unable to develop to El Monte City, the economically backward East District of Valley Blvd, Therefore, the development of La Valley Garden Plaza can link the Chinese business in the west of Valley Blvd with El Monte business and promote the economic development of Valley Blvd.

6-2, 房屋销售信心,由于华人社区喜欢投资房地产,同时华人有资金投资,所以房屋销售在项目开工后可以预售,在项目房屋建筑完成之前,可以完成销售 100%. 由于项目实际在洛杉矶华人社区,因此我们对于项目的投资和房地产销售非常有信心.

Confidence in house sales. Because the Chinese community likes to invest in real estate and the Chinese have funds for investment, the houses can be pre sold after the commencement of the project and 100% of the sales can be completed before the completion of the project. The project is actually in the Chinese community in Los Angeles. Therefore, we are very confident in the investment and sales of the project.