

洛杉矶万丽花园广场项目  
商业发展计划  
**LA Valley Garden Plaza**  
**Business Development Plan**  
9933 Valley Blvd El Monte CA 90731



**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:

1-1, Project Address: 9933 & 9911 Valley Blvd El Monte CA, 91731

1-2, 项目公司（新的商业企业）：洛杉矶万丽花园广场有限合伙公司

1-2, Project Company (NCE): LA VALLEY GARDEN PLAZA LP

**LA Valley Garden Plaza**  
**Business development plan**

PAGE 1 / 17

1-3, 项目控股方/投资方/普通合伙人: 加州投资区域中心有限责任公司

1-3, Project Controller/Investor/GP: California Investment Regional Center, LLC

1-4, 项目总投资金额: 预测 2200 万美金。

1-4, Project Total Investment Amount is: predicted to be \$22 million

1-5, 项目房屋销售收入: 3000 万美金。

1-5, Project Housing Sales Income is expected to be \$ 30 million

1-6, 项目税后利润: 640 万美金。

1-6, Project Profit after Tax is expected to be \$ 6.4 million

1-7, 2016 年-2020 年, 项目批准了商业广场的规划, 并获得了施工许可证, 2020 年准备开始施工。但是 EL MONTE 市政府建议停止商业广场项目的施工, 变更规划设计为以居住功能为主的项目。

1-7, From 2016 to 2020, the project was approved the planning of commercial plaza and obtained the construction permit, and the construction was scheduled to start in 2020. However, the EL MONTE municipal government suggests halting the construction of the commercial plaza and changing the planning and design to a project mainly for residential functions.

1-8, 2020 年-2022 年, 项目因 CV-19 暂停了两年。

1-8, From 2020 to 2022, the project was suspended for two years due to CV-19.

1-9, 从 2023 年开始到 2024 年在市政府的建议下, 规划批准了 27 个单位的 TOWN HOUSE 结构的连体, 每个单位家庭 3 层结构的公寓 CONDO, 同时项目土地面积, 从原来的 24,000 平方英尺, 扩大到 60,000 平方英尺。

1-9, From 2023 to 2024, at the suggestion of the municipal government, the planning approved a townhouse-structured condo of 27 units, each unit being a three-story condo. Meanwhile, the land area of the project expanded from the original 24,000 square feet to 60,000 square feet.

1-10, 2025 年由于洛杉矶山火, 大洛杉矶更需要居住功能房屋, 在市政府的建议下, 再一次修改规划, 将原来平均每个单位使用面积 1300 平方英尺, 增加到平均每个单位 1700 平方英尺。

In 2025, due to the Los Angeles wildfires, the greater Los Angeles needed more residential housing. At the suggestion of the municipal government, the planning was revised once again, increasing the average usable area per unit from 1,300 square feet to 1,700 square feet.

## 2, 项目规划:

### 2, Project Planning:

2-1, 项目规划为 27 栋独立产权独立出入的连排公寓, 每个单位 3 层楼结构。

2-1, The project is planned to consist of 27 town house condos with independent property rights and separate access, each unit having a three-story structure.

一楼两个室内停车位 (车库), 一个房间, 一个卫生间。

Two indoor parking lots /garages, one room and one bathroom are on the 1<sup>st</sup> floor.

二楼, 厨房, 客厅, 卫生间, 洗衣房, 阳台。

The kitchen, living room, bathroom, laundry and balcony are on the 2<sup>nd</sup> floor.

三楼, 两个带卫生间的套房。

Two suites with bathrooms on the 3<sup>rd</sup> floor.

2-2, 项目规划了 3 个不同使用面积, 分别为 1,600 平方英尺和 1,700 平方英尺和 1,800 平方英尺。

2-2, The project has planned three different usable areas, that are 1,600 square feet, 1,700 square feet and 1,800 square feet.

2-3, 使用面积 (可以销售的面积) 合计约: 50,000 平方英尺。

2-3, The total usable area (the area available for sale) is approximately 50,000 square feet.

**3，软件成本 980 万美金（各项费用）：**

**3, Soft Cost of \$ 9.8 million (Expenses):**

其中包括：

Including:

3-1，土地成本：600 万美金.

3-1, Land cost: \$ 6 million.

3-2，规划设计+施工图纸设计+土木工程设计+景观工程设计大约 50 万美金。

3-2, Project planning + Drawing design + Civil engineering design + Landscape engineering design: about \$500,000

3-3，环境评估报告、交通流量报告、空气报告、噪音报告、等等各类报告费用 10 万美金。

3-3, Environmental assessment reports, traffic flow reports, air reports, noise reports, and other reports: \$100,000

3-4，市政府图纸审查费用 10 万美金。

Municipal government drawing review cost: \$ 0.1 million.

3-5，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 \$200,000.

3-6，项目管理费用：6 年 60 万美金（人工费、广告费、其它）。

3-6, Project management cost: \$ 600,000 for six years (including labor cost, advertising cost and other fees).

3-7, 1,000 万美金建筑贷款利息（两年）：年度利息 8%。由于是分期使用贷款，因此分期计算利息，实际年度利息 5%，每年利息 50 万美金，两年建筑贷款利息 100 万美金，加贷款手续费 30 万美金。

3-7, The annual interest on \$10 million construction loan (two years) is 8%. Since the loan will be in installments use with the actual annual interest calculated in installments by 5%, an annual interest will be \$500,000 and two-year will be \$1 million, plus a loan handling fee of \$300,000.

建筑贷款利息和手续费合计：130 万美金。

Total interest and handling fee of construction loan will be: \$1.3 million.

3-8, 房地产经纪人佣金预测为销售收入的 2% 计算，即 60 万美金。

3-8, Realtor commissions are predicated to be 2% of sales revenue, that is \$600,000.

3-9, 法律顾问费用：10 万美金。

3-9, Legal fees: \$100,000.

3-10, 建筑贷款保险：30 万美金。

3-10, Insurance for construction loan: \$300,000.

600 万+50 万+10 万+10 万+20 万+60 万+130 万+60 万+10 万+30 万=940 万美金。

\$ 6 million + \$500,000 + \$100,000 + \$100,000 + \$200,000 + \$600,000 + \$1.3 million + \$600,000 + \$100,000 + \$300,000 = \$ 9.8 million

软成本预测大约：合计 980 万美金。

**Total predicted soft costs is about \$ 9.8 million**

4, 硬成本\$1,276 万（建筑工程造价）：

**4, Hard Cost: \$12.76 million (Construction Cost):**

**LA Valley Garden Plaza  
Business development plan**

平均每个单位 1,700 平方英尺，按 278 美金/平方英尺计算，每个单位的工程费用为 47.26 万美金，27 个单位的建筑工程费用为 1,276 万美金。

The area of each unit is 1,700 SQ.FT in average, calculated at \$250/SQ.FT, that is, the construction cost of each unit will be \$473,000, and \$12.76 million for 27 units.

**建筑工程费用包括：**

**Including:**

4-1, 拆除旧建筑物费用：15 万美金。

4-1, Demolition of old buildings: \$150,000.

4-2, 土地平整（整土工程）费用：10 万美金。

4-2, Cost of land grading /soil preparation construction: \$100,000.

4-3, 临时施工水电设备工程：8 万美金。

4-3, Water and electricity equipment for temporary construction: \$80,000.

4-4, 基础工程费用：50 万美金。

4-4, Foundation works: \$500,000

4-5, 1-3 层木结构工程费用：200 万美金。

4-5, Cost of wooden structure project from 1<sup>st</sup> to 3<sup>rd</sup> floor: \$2 million

4-6, 室内隔音和石膏板安装工程：50 万美金。

4-6, Installation works for indoor sound insulation and gypsum board: \$500,000

4-7, 水电工程费用：120 万美金。

4-7, Water and electricity works: \$1.2 million

4-8, 消防工程费用: 30 万美金。

4-8, Fire engineering costs: \$300,000

4-9, 市政府给排水工程费用: 20 万美金

4-9, Project cost of water supply and drainage from municipal government:  
\$200,000

4-10, 外墙木板和防水工程费用: 40 万美金。

4-10, Cost of exterior wood panels and waterproofing: \$400,000

4-11, 屋面工程费用: 20 万美金。

4-11, Cost of Roofing Engineering: \$200,000

4-12, 室内门窗和室外门窗和阳台玻璃护栏工程: 45 万美金。

4-12, Projects of indoor and outdoor doors, windows and balcony glass  
guardrail: \$450,000

4-13, 衣帽间工程: 10 万美金。

4-13, Clothing room project: \$100,000

4-14, 楼梯工程: 15 万美金。

4-14, Staircase works: \$150,000

4-15, 厨房橱柜工程费用: 50 万美金。

4-15, Kitchen cabinet project: \$500,000

4-16, 卫生间设备工程和家具: 30 万美金。

4-16, Toilet Equipment and Furniture: \$300,000

4-17, 卫生间装修地面和墙体工程: 35 万美金。

4-17, Floor and wall decoration of bathroom: \$350,000

4-18, 房间客厅, 地砖或者地毯工程: 30 万美金。

4-18, Floor tiles or carpets works for rooms and living room: \$300,000

4-19, 室内油漆工程: 45 万美金。

4-19, Interior painting project: \$450,000.

4-20, 外墙油漆工程: 30 万美金。

4-20, Exterior painting project: \$300,000.

4-21, 网络工程: 15 万美金。

4-21, Network engineering: \$150,000

4-22, 混凝土马路和公共停车场水泥工程: 18 万美金。

4-22, Concrete engineering for road and cement engineering for public parking lot: \$180,000

4-23, 绿化工程费用: 20 万美金。

4-23, Greening project cost: \$200,000

4-24, 围墙工程: 10 万美金。

4-24, Bounding wall project: \$100,000

4-25, 煤气灶, 抽油烟机, 电冰箱, 洗衣机工程: 30 万美金。



4-25, Works for gas cooker, range hood, refrigerator, washing machine:  
\$300,000

4-26, 空调工程: 50 万美金。

4-26, Air conditioning project: \$500,000.

4-27, 建筑工程人工费和材料费用, 价格调整费用: 40 万美金。

4-27, Labor fees and materials cost of construction engineering: \$400,000

4-28, 税金 80 万美金。

4-28, Taxes: \$800,000

4-29, 建筑工程期间的劳工保险: 60 万美金。

4-29, Insurances for labors during the construction engineering: \$600,000

4-30, 建筑工程总承包商项目管理费用: 100 万美金。

4-30, Project management cost for general contractor: \$1 million

15 万+10 万+8 万+50 万+200 万+50 万+120 万+30 万+20 万+40 万+20 万  
+45 万+10 万+15 万+50 万+30 万+35 万+30 万+45 万+30 万+15 万+18 万  
+20 万+10 万+30 万+50 万+40 万+80 万+60 万+100 万=1276 万美金。

\$150,000 + \$ 100,000 + \$ 80,000 + \$ 500,000 + \$2 million + \$ 500,000 + \$1.2  
million + \$ 300,000 + \$ 200,000 + \$ 400,000 + \$ 200,000 +  
\$ 450,000 + \$ 100,000 + \$ 150,000 + \$ 500,000 + \$ 300,000 + \$ 350,000 +  
\$ 300,000 + \$450,000 + \$ 300,000 + \$ 150,000 + \$ 180,000 + \$ 200,000 +  
\$ 100,000 + \$ 300,000 + \$ 500,000 + \$ 400,000 + \$ 800,000 + \$ 600,000  
+\$1 million = \$ 12.76 million

建筑工程费用合计: 1,276 万美金。

**Total Cost of Construction: \$ 12.76 million**

## 5, 总投资成本:

### **Total Investment Cost:**

软件成本 980 万美金+硬件成本 1,276 万美金=2,256 万美金

Soft Cost of \$ 9.8 million + Hard Cost of \$ 12.76 = \$ 22.56

总投资成本预测: 2,256 万美金

Total Investment Cost is predicted to be \$ 22.56

## 6, 销售收入

### **6, Sales Revenue:**

6-1, 计划平均每个单位销售价格 110 万美金,项目规划 27 个单位。

The project is to be planned 27 units and the average sales price per unit is \$1.1 million

可以完成销售收入: 2,970 万美金。

The project can achieve sales revenue of \$29.7 million

6-2, 未来人工费和材料费用将会增加, 因此将导致未来房地产价格可能上涨。

In the future, labor costs and material costs will increase, which may lead to a possible rise in real estate prices.

## 7, 利润预测:

### **7, Profit Forecast:**

7-1, 总销售收入-总投资成本=利润

7-1, Total Sales Revenue - Total Investment Cost = Profit

**LA Valley Garden Plaza  
Business development plan**

PAGE 10 / 17

2,970 万美金-2,256 万美金=\$714 万美金（税前利润）  
\$29.7 million - \$ 22.56 million = \$ 7.14 million (profit pre-tax)

7-2, 企业所得税 21%，即 150 万美金  
7-2, 21% Enterprise Income Tax, that is \$ 1.5 million

7-3, 所得税后利润：564 万美金。  
7-3, Profit after tax: \$ 5.64 million

## **8, 项目投资资金来源和投资结构**

### **8, Funds Sources and Investment Structure of the Project:**

8-1, 普通合伙人开发商：加州投资区域中心有限公司投资 120 万美金。

8-1, General Partner Developer: California Investment Regional Center LLC has invested \$ 1.2 million.

8-2, 第一轮 EB-5 融资 300 万美金。  
8-2, The first round of EB-5 financing is \$3 million.

6 个移民投资人，每个人投资金额：50 万美金。投资时间 2016 年-2018 年。

6 EB-5 investors, and investment amount of each is \$500,000 which was invested during 2016 - 2018.

8-3, 第二轮 EB-5 融资计划：480 万美金。  
8-3, The second round planning of EB-5 financing is \$4.8 million.

计划融资时间：2025 年-2027 年，目前每个移民投资人需要调整 80 万美金。

The investment amount of each EB-5 investor is adjusted to \$800,000 which is expected to be invested during 2025 - 2027.

8-4，计划向银行或者基金公司申请 1200 万美金的建筑贷款。

8-4, The construction loan of \$ 12 million is planned to apply with the banks or fund companies.

8-5，投资结构：项目 GP+EB-5 投资人 LP+银行或者基金公司

8-5, Investment structure: GP of Project + EB-5 Investors (LP) + Banks or Fund Companies

8-6，新的商业企业项目公司合伙人结构：开发商（普通合伙人）+EB-5 投资人（有限责任合伙人），即：

8-6, Partner Structure of NCE: Developer (GP) + EB-5 Investor (LP), that is

加州投资区域中心有限公司（普通合伙人）+EB-5 投资人（有限责任合伙人）

California Investment Regional Center LLC (General Partner) + EB-5 investors (Limited Partner)

8-7，项目 LP 公司股份比例：

8-7, Shares proportion of the LP:

8-7-1，第一轮 EB-5 投资人的股份比例：

8-7-1, Shares proportion for EB-5 investors in the first round:

每个 EB-5 投资人投资 50 万美金，拥有 LP 公司 2%的股份，目前已经有 6 个移民投资人认购了新的商业企业股份 12%。

Each EB-5 investor invested \$500,000 and owns 2% shares of the LP.  
Currently, 6 EB-5 investors subscribed 12% shares of the NCE.

8-7-2, 第二轮 EB-5 投资人的股份比例:

8-7-2, Shares proportion for EB-5 investors in the second round:

每个 EB-5 投资人投资 80 万美金, 拥有 LP 公司 3% 的股份。新的商业企业计划将相应的股份 (18%) 转让给另外 6 名 EB-5 投资者。

Each EB-5 investor invested \$800,000 and owns 3% shares of the LP. NCE plans to transfer the corresponding shares (18%) to another 6 EB-5 investors.

8-7-3, 新的商业企业 LA VALLEY GARDEN PLAZA LP 的股权比例

8-7-3, Shares proportion of NCE - LA VALLEY GARDEN PLAZA LP:

EB-5 移民投资人股份: 30%;

Shares proportion of EB-5 investors: 30%

项目发起人 GP 股份: 70% (NCE 两轮转让后)。

Shares proportion of GP: 70% (after two rounds of NCE' transfer)

**9, 新的商业企业中普通合伙人与有限责任合伙人的责任和权力:**

**9, Responsibilities and Powers of GP and LP in NCE**

9-1, 新的商业企业名称: 洛杉矶万丽花园广场有限合伙公司

9-1, NCE: LA VALLEY GARDEN PLAZA LP

9-2, 普通合伙人: 加州投资区域中心有限公司。

9-2, GP: California Investment Regional Center LLC

9-3, 有限責任合夥人: EB-5 移民投資人。

9-3, LP: EB-5 investors

9-4, 普通合夥人的責任和權力: 普通合夥人是項目發起人/項目控股人, 擁有項目經營和管理權力, 及決策權。例如: 購買土地, 項目規劃, 申請施工許可證, EB-5 移民投資人融資, 融資建築貸款, 房屋銷售, 讓項目為移民合夥人創造就業, 以及其他滿足移民申請的各種事項。

9-4, Responsibilities and powers of General Partner: The General Partner who is the project initiator /controller has project operation and management rights, and decision-making authority, such as land purchase, project planning, application for construction permit, EB-5 financing, construction loan application, house selling, and creation jobs for EB-5 investors, or other matters that satisfy the immigration application, etc.

普通合夥人承擔項目經營管理過程中的無限責任。

The General Partner undertakes the unlimited liability during the operation and management of the project.

9-5, 有限責任合夥人的責任和權力: 有限責任合夥人沒有項目經營管理權、決策權, 承擔有限責任, 但可以按照股份分紅或者承擔虧損。新的商業企業所創造就業機會, 可以為 EB-5 移民合夥人申請投資移民, 獲得美國居民身份。

Responsibilities and powers of Limited Partner: The Limited Partner has no project operation and management rights, and decision-making authority, undertakes the limited liability, but can receive dividends according to their shares or bear losses. The job opportunities created by NCE can apply for immigration and helping to obtain the U.S. residents status for EB-5 investors.

2022 年 6 月份之前递交 EB-5 移民申请的需要投资 50 万美金；2022 年 6 月份以后递交 EB-5 移民申请的，目标就业区项目需要投资 80 万美金；一般区域项目需要投资 105 万美金。目前新的商业企业中的有限责任合伙人主要为 EB-5 移民投资人，其它不需要移民的投资人，也可以成为项目有限责任合伙人。

Those who submitted EB-5 immigration petitions before June 2022 need to invest \$500,000, and for those who submitted after June 2022, requires an investment of \$800,000 in TEA and an investment of \$1.05 million in a general regional. At present, the LPs in the NCE are mainly EB-5 investors. Other investors who do not need to immigrate can also become the LP of the project.

#### **10，项目投资开发时间表：**

##### **10, Project Development Schedule:**

10-1，2016 年-2021 年期间，项目完成了商业广场规划设计并批准了施工许可证。

10-1, From 2016 to 2021, the planning design of the commercial plaza was completed and the construction permit was approved.

10-2，2022 年-2024 年期间，在市政府的建议下，对项目商业广场规划进行了修改，改为以住宅功能为主的项目，并已获得初步规划审批。

10-2, From 2022 to 2024, at the suggestion of the municipal government, the planning of commercial plaza of the project has been modified to a project mainly for residential functions, and the preliminary planning approval has been obtained.

10-3，2025 年完善修改规划图，设计施工图，申请施工许可证。

10-3, By 2025, the planning drawings will be improved and revised, construction drawings will be designed, and the construction permit will be applied for.

10-4, 2026 年 5 月份正式开始施工。

10-4, The construction will be officially started in May 2026.

10-5, 2028 年 6 月份建成。

10-5, The project will be completed in June 2028.

10-6, 2028 年 8 月通过市政府检查，批准住宅交付使用许可证。

10-6, The Residential Delivery and Use Permit will be approved under the inspection of municipal government in August 2028.

## 11, 市场可行性分析:

### 11, Market Feasibility Analysis:

11-1, LA Valley Garden Plaza 的开发可以将 Valley Blvd 西边经济发达的商业与经济比较落后 El Monte 商业链接在一起，成为 Valley Blvd 经济发展区域。

11-1, The development of LA Valley Garden Plaza can link the economically developed business in the west of Valley Blvd with the relatively backward business in El Monte, thus becoming the economic development area of Valley Blvd.

11-2, 房屋投资信心：传统的独立房屋比较多，而独立房屋使用面积大，购房金额比较高。而 LA Valley Garden Plaza 项目，价格经济实惠，而且内部结构与独立房屋相同，即每个单位 3 层结构并可独立出入。每个单位共有 3 个房间和 3.5 个卫生间，平均每个单位 1,700 平方英尺。一



楼有两个室内停车场，一个房间和一个卫生间；二楼有厨房，客厅，卫生间和洗衣房；三楼有两个房间和两个卫生间。11-2, Housing investment confidence: There are more traditional detached houses which have a large usable area and a relatively high purchase cost. The LA Valley Garden Plaza project offers affordable prices, and its internal structure is the same as that of detached houses, that is, each unit has a three-story structure and can be accessed independently. In each unit, there are a total of 3 rooms and 3.5 bathrooms, with an average of 1,700 square feet. There are two indoor parking lots, one room and one bathroom on the first floor; kitchen, living room, bathroom and laundry room on the second floor; and two rooms and two bathrooms on the third floor.

11-3, 项目可以促进 EL MONTE 城市和周边经济发展，预测可以创造社区就业机会。

11-3, The project can promote the economic development of El Monte City and its surrounding areas, and is predicted to create community employment opportunities.