

Long Beach Garden Homes Project

EB-5 Business Plan March 2026

March 2026



Sponsored by
California Investment Regional Center

Prepared by
Baker Tilly US, LLP  **bakertilly**

Contents Private and Strictly Confidential

1 Overview

This Comprehensive Business Plan (“referred to simply as “the **BP**”) for the **Long Beach Garden Homes Project** (the “**Project**”) outlines business plan will be submitted to USCIS in reference to foreign investors (the “**EB-5 Investors**”) who are applying for immigrant visas through the EB-5 Investor Visa program.

The Job Creating Entity for the Project is **Los Angeles City Plaza, LP (“LACP”)**. LACP is also the New Commercial Enterprise. LACP may also be referred to as “the **NCE/JCE**” within this Addendum. The NCE/JCE is sponsored by **California Investment Regional Center (“CIRC”** or “the **Regional Center**”).

Los Angeles City Plaza, LP is the **NCE/JCE** for a completed mixed-use project located at 1598 Long Beach Blvd, Long Beach CA 90813.

The Project includes 36 residential condominium units and 5 commercial units (41 total). Construction has been completed and the Project is currently in its sales and stabilization phase. The business plan and detailed the “**Project**” that is a completed four-story mixed-use and one level underground development. Residential units are offered for sale, while commercial units are leased to third-party tenants.

The sponsor does not operate any commercial businesses, reducing operational risk and maintaining a real estate-focused investment profile.

The purpose of **BP** to provide a summary, including an update to the construction progress/development timeline, development budget, sources of funds, financial projections, industry performance, and job creation.

Section 2.0 of this **BP** includes an overview of the Project.

Section 3.0 of this **BP** presents a summary of Targeted Employment Area (“TEA”) verification and updated job creation projections.

Section 4.0 of this **BP** includes a summary of the Project’s investment structure.

Section 5.0 of this **BP** includes a summary of the current status of the Project; specifically, development activities completed and in-progress, schedule adjustments for future milestones, etc.

Section 6.0 of this **BP** includes an update to the Uses of Funds.

Section 7.0 of this **BP** includes an update to the Sources of Funds.

Section 8.0 of this **BP** presents a summary of updated financial projections.

Section 9.0 of this **BP** presents a summary of updated industry trends.

Section 10.0 of this **BP** includes a listing of exhibits.

2 Project Overview

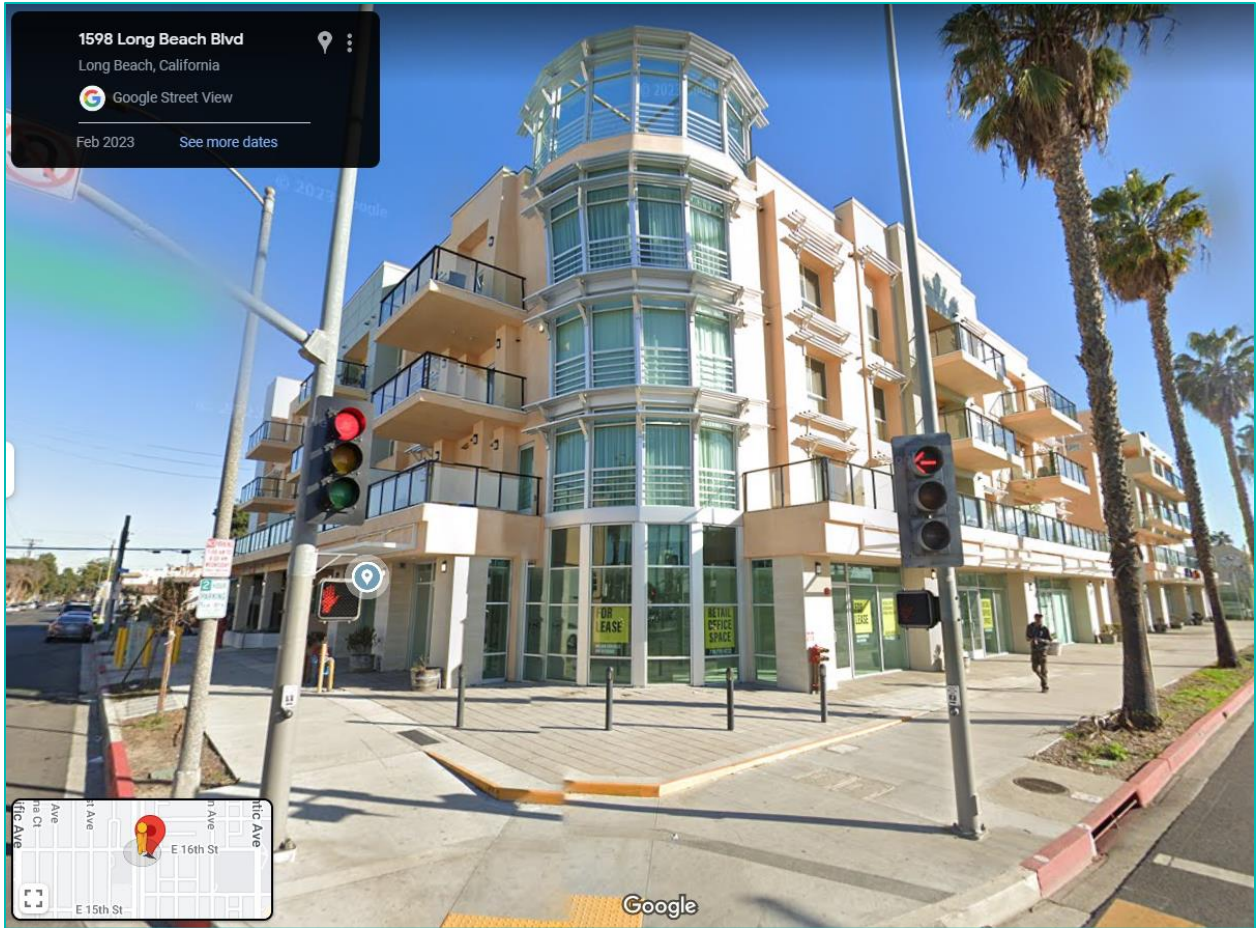
The NCE/JCE was originally established to finance a job-creating Project, specifically the construction, development, and operation of a mixed-use building with residential condominiums, retail/restaurant space, and underground parking. The Project is owned and operated by the NCE/JCE.

To date, 15 residential units and one commercial have been sold generating approximately \$9.37M. Approximately 25 units remain for sale.

EB-5 capital will support stabilization, ongoing sales, operational expenses, and completion of the Project lifecycle.

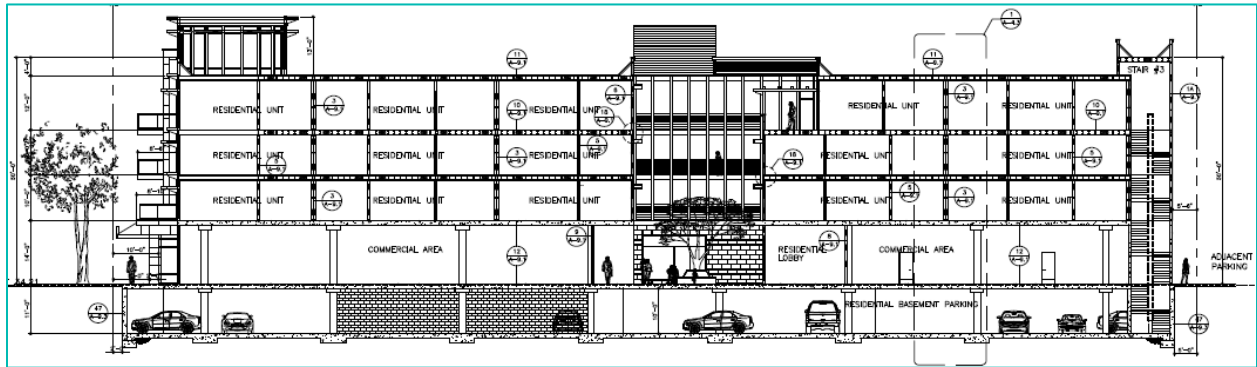
THE LONG BEACH GARDEN HOMES

The Long Beach Garden Homes, a 41-unit condominium community located in Los Angeles County, California at **1598 Long Beach Boulevard, Long Beach, CA 98013**, is completed, which can be seen by the following images from Google Maps:

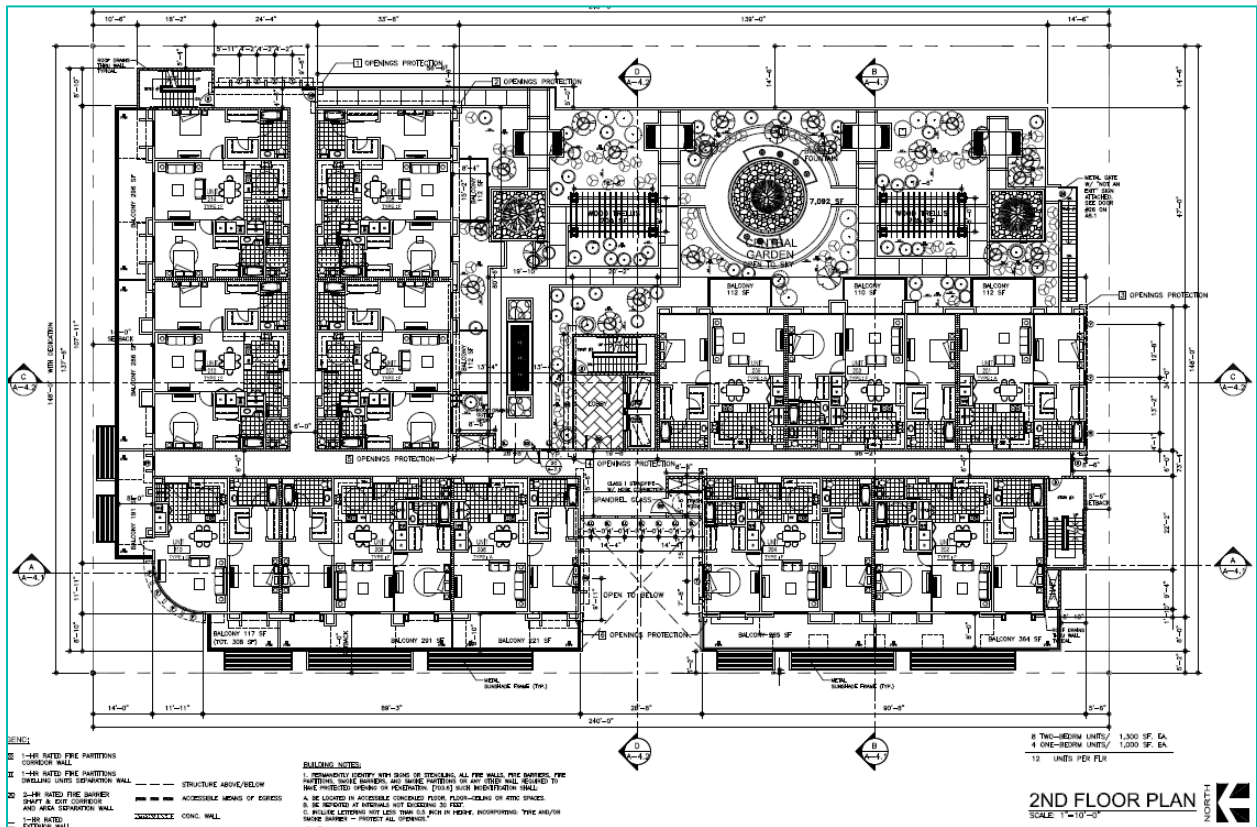


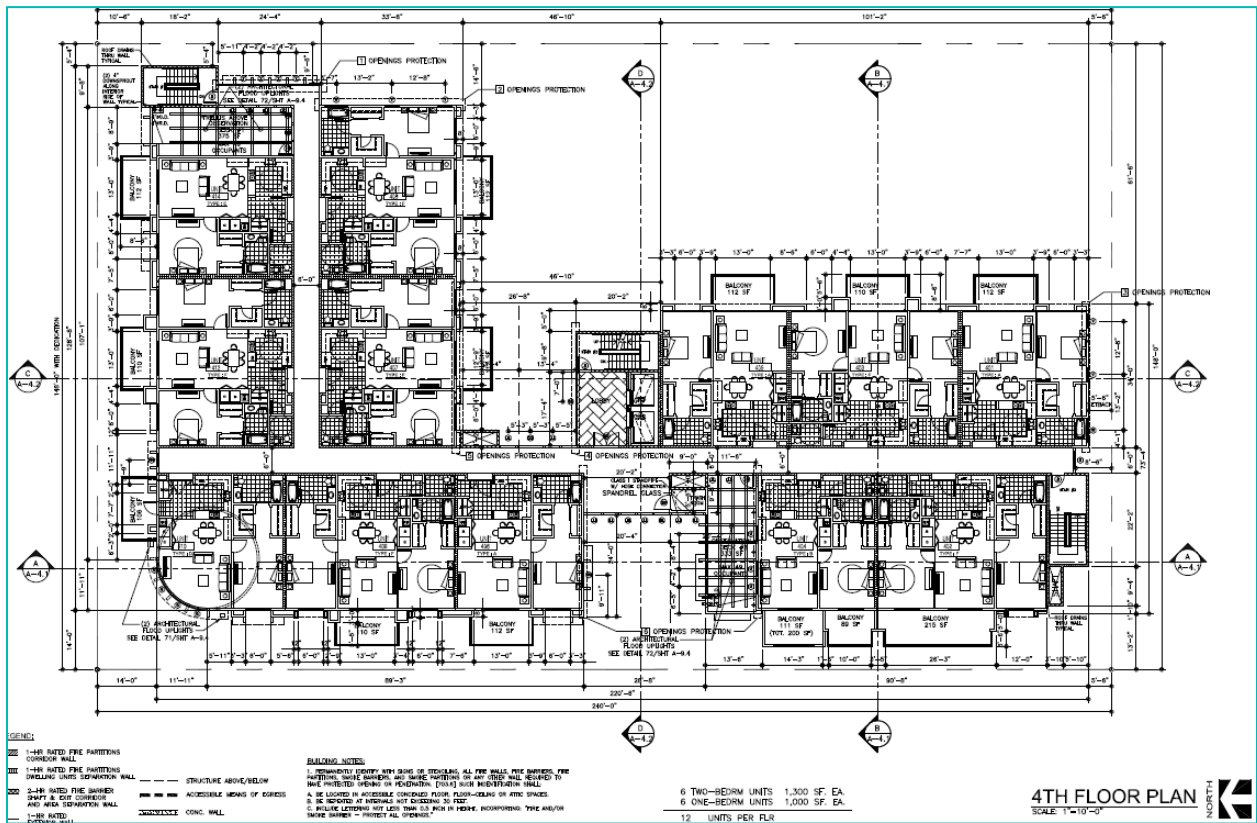
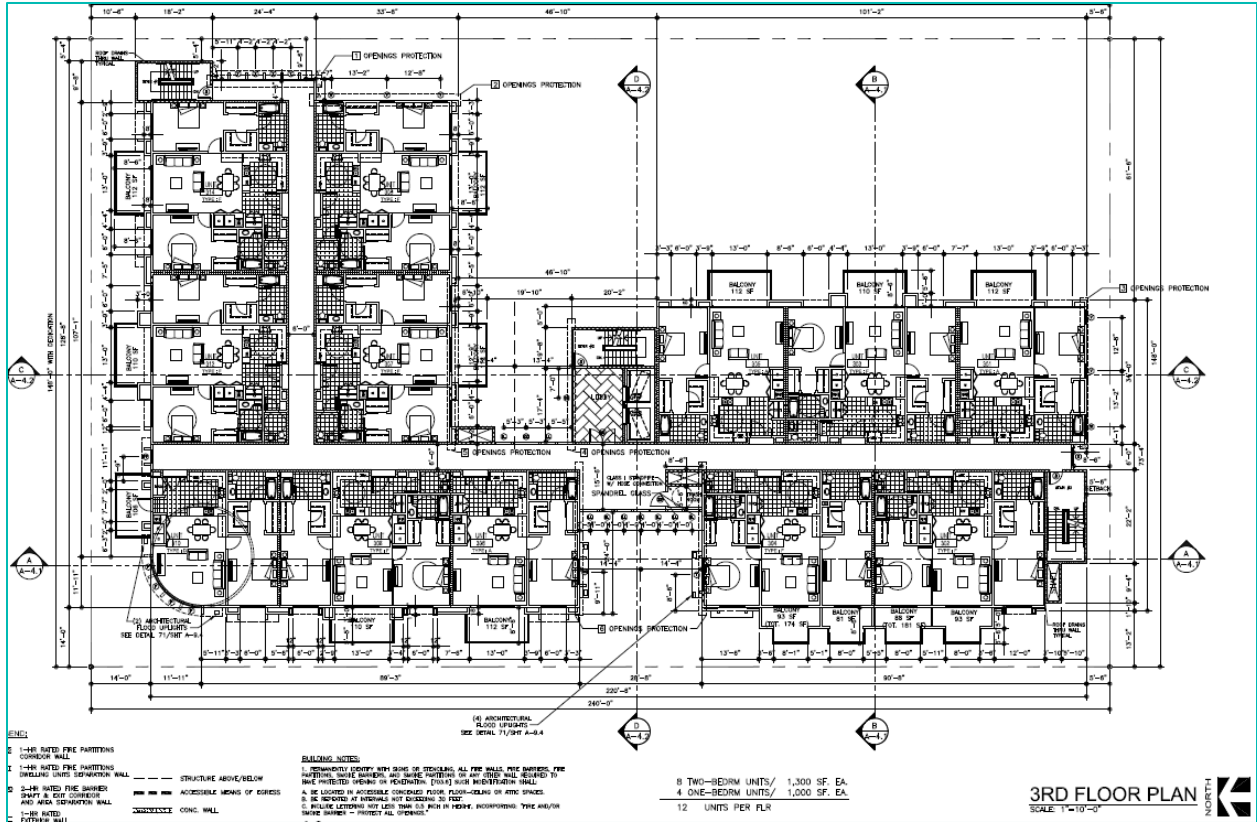


The building is four stories with a basement parking garage, as shown in the following image of the elevation drawing (Exhibit A):



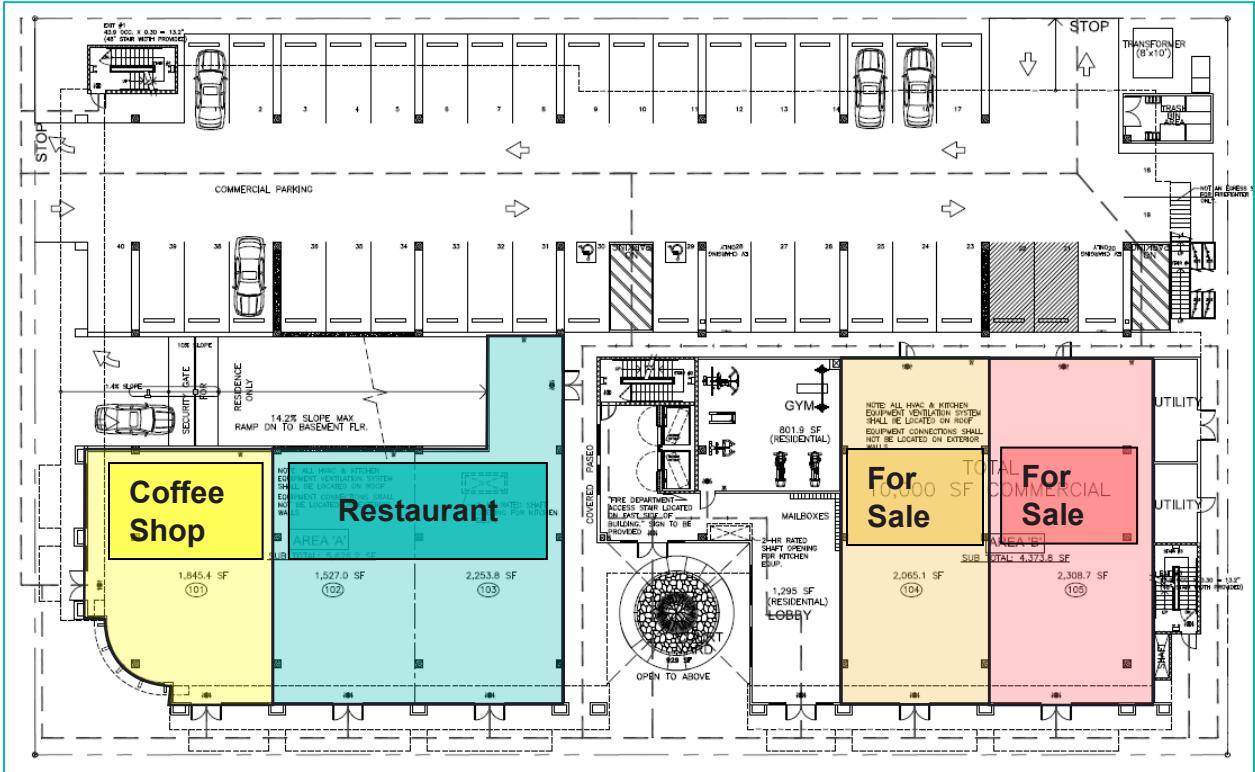
The residential units are located on the second, third, and fourth floors. The following images show the floor plans (Exhibit A):





THE LONG BEACH GARDEN HOMES RETAIL FLOOR

The first floor of the condominium building consists of 10,000 square feet (“SF”) of retail spaces for lease subdivided into 5 units, which is shown in the following floor plan (Exhibit A):



Space for Lease

Units 102, 103, 104 and 105 will be sold for retail or restaurant use by new owner(s).

Residential units are offered for sale, while commercial units are leased to third-party tenants.

The NEC does not operate any commercial businesses, reducing operational risk and maintaining a real estate-focused investment profile.

3 Employment

This Addendum provides an update to TEA verification as well as an update to job creation and economic impact resulting from the updates of development costs and operational revenue within this addendum.

TARGETED EMPLOYMENT AREA

The Project site is located in census tract 5753 within Los Angeles County, California, which qualifies as a high unemployment area based on an unemployment rate of 10.19%, which is greater than the required rate of 8.25% (Exhibit B).

JOB CREATION & ECONOMIC IMPACT

The economic impact analysis conducted by David R. Evans Evans, Carroll & Associates INC. (“David Evans”) finds that the Project will generate significant and positive economic benefits for the local, regional, and U.S. economy. The total cost of the Project is \$39,698,008. The total EB-5 investment into the Project is \$17,600,000 from twenty-seven (22) regional center sponsored EB-5 Investors.

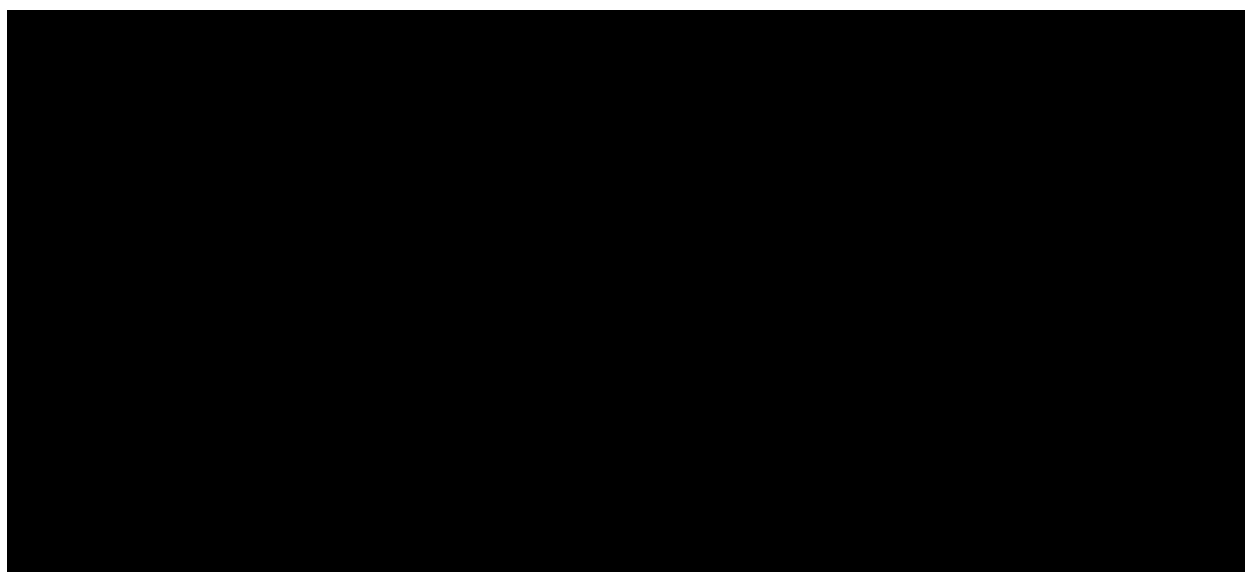
Foreign investment sponsored by the Regional Center will require the creation of 270 new full-time jobs, of which 198.0 jobs are model-derived direct jobs.

According to Baker Tilly’s economic impact analysis, ***the Project in its entirety will create a total of 383.7 new full-time jobs.***

The following summarizes the economic impact of the Project’s development:

- Gain in regional household earnings \$25,573,000
- Need for business services \$4,643,000
- Demand on utilities \$926,000
- Demand for maintenance and construction \$25,927,000
- Demand on supplier and vendor links with manufacturers \$7,239,000

The following table summarizes David Evan's job creation conclusions:



Each of the 22 regional center EB-5 Investors will be assigned 15.9 jobs per investor.

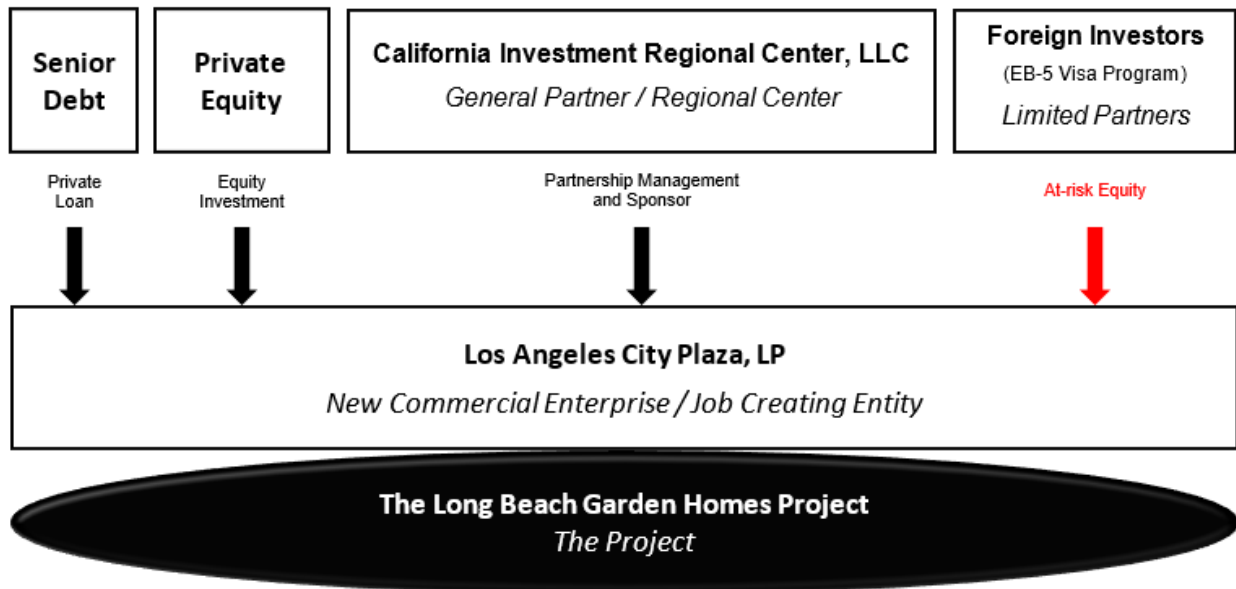
4 Investment Structure

Sales proceeds have been reinvested into the Project and partially used to reduce development costs and financing obligations.

Sources of Capital:

- GP of Equity: \$7,100,000
- Senior Debt (Construction Loan): \$17,500,000
- Non EB5 Fund: \$6,000,000
- Sales Proceeds: \$9,367,100
- EB-5 round: \$17,600,000

EB-5 investment previously injected into the Project was described in the business plan by the following diagram:



There are no updates to this structure.

The Project is structured through Los Angeles City Plaza LP, which serves as both the New Commercial Enterprise (“NCE”) and the Job Creating Entity (“JCE”).

EB-5 investors will subscribe for equity interests in the NCE, and their capital contributions will be deployed into the Project in accordance with the governing documents.

The Project is financed through a combination of EB-5 capital, sponsor equity, and third-party financing. Sponsor equity represents capital contributions made by the developer and affiliated entities in connection with the development and completion of the Project.

The Project is further supported by secured financing provided by third-party lenders. EB-5 capital will be used in connection with the Project's overall capital structure and operations, consistent with the Business Plan and offering materials.

The investment structure reflects the current capital structure of the Project.

The NCE/JCE includes an EB-5 offering of up to \$17,600,000 based on a minimum investment amount of \$80,000 per investor, subject to applicable requirements.

5 Current Status of Development

This BP provides details of development activities completed and in-progress at the time of this business plan to the development schedule required in order to complete the Project's development.

Construction of the Project began in January 2017 with Site Work. Progress was significantly delayed by the Covid-19 pandemic, but **as of April 2022, building construction has** completed construction and received Occupancy Permit, currently in its stabilization phase.

As of the date of this Business Plan, the Project has successfully sold 16 residential units, generating approximately \$9,257,100 in gross sales proceeds. These proceeds have been reinvested into the Project and applied toward development-related costs and financial obligations.

The Project has not yet reached full stabilization, as 25 residential units remain unsold. The ongoing sales and marketing efforts, along with operational activities, are expected to continue over the stabilization period.

The Project continues to operate and generate economic activity through unit sales, property management, and related business operations. Additional capital is required to support continued sales, operational expenses, and financial sustainability during this phase.

Accordingly, the Project remains actively engaged in its post-construction development cycle, and has not yet completed its full economic lifecycle.

(Exhibit C):

| Long Beach Garden Homes | 2015 | | | | 2016 | | | | 2017 | | | | 2018 | | | |
|---------------------------|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|
| | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 |
| Administration & Planning | █ | | | | █ | | | | | | | | | | | |
| Site Work | | | | | | | | | █ | | | | | | | |
| Construction | | | | | | | | | | | █ | | █ | | | |
| Condominium/Retail Sales | | | | | | | | | | | | | | | | |
| Restaurant Operations | | | | | | | | | | | | | | | | |

| Long Beach Garden Homes | 2019 | | | | 2020 | | | | 2021 | | | | 2022 | | | |
|----------------------------|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|
| | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 |
| Administratiion & Planning | | | | | | | | | | | | | | | | |
| Site Work | | | | | | | | | | | | | | | | |
| Construction | | | | | | | | | | | | | | | | |
| Condominium/Retail Sales | | | | | | | | | | | | | | | | |
| Restaurant Operations | | | | | | | | | | | | | | | | |

| Long Beach Garden Homes | 2023 | | | | 2024 | | | | 2025 | | | | 2026 | | | |
|----------------------------|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|
| | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 |
| Administratiion & Planning | | | | | | | | | | | | | | | | |
| Site Work | | | | | | | | | | | | | | | | |
| Construction | | | | | | | | | | | | | | | | |
| Condominium/Retail Sales | | | | | | | | | | | | | | | | |
| Restaurant Operations | | | | | | | | | | | | | | | | |

The following have been completed as of April 2023 (Exhibits A and C):

- Site Plan Approval received June 2015
- Foundation Permit received December 2016
- Site Work Commenced January 2017
- Site Work Completed October 2017
- Building Permit received October 2017
- Building Construction Commenced November 2017
- Framing commenced January 2018
- No Construction during 2020 due to COVID-19 restrictions
- Building Construction re-commenced 2021
 - Progress slowed due to city inspection scheduling
- Building Construction and Inspections Completed April 2022
- Sold 16 units

The following are planned milestones required to complete the Project in its entirety (Exhibit C):

- Sales of remaining condominium units.
- Sales of remaining retail spaces.

The following images show the current status of development, which is the completion of building construction:





6 Use of Funds

The following table summarizes updated Project costs resulting from the updated building construction costs:

| PROJECT DEVELOPMENT COSTS | |
|--|----------------------|
| Cost Item | Budget |
| Land Acquisition | \$ 3,000,000 |
| Total Acquisition Costs | \$ 3,000,000 |
| Underground Parking Structure | 12,660,817 |
| Main Structure Construction Cost | 12,498,721 |
| Ground Parking Structure and Roof Garden Above | 2,350,000 |
| Utilities, Fire, Landscape, Public Works, etc | 660,000 |
| Total Construction Costs | 28,169,538 |
| Main Structure Construction FF&E | 251,279 |
| Coffee Shop FF&E and Décor | 287,065 |
| Restaurant FF&E and Décor | 971,900 |
| Total FF&E Costs | 1,510,244 |
| Architectural, Mechanical & Engineering | 321,483 |
| Total A&E Costs | 321,483 |
| Project Entitlement | 200,000 |
| Building Construction Permits & Fees | 307,538 |
| Restaurant & Coffee Shop Permits & Fees | 100,000 |
| Legal & Professional Fees | 2,261,197 |
| Project Management Fee | 1,300,000 |
| Contingency | 200,000 |
| Total Soft Costs | 4,368,735 |
| Working Capital | 200,000 |
| Total Pre-Opening Costs | 200,000 |
| TOTAL DEVELOPMENT COST | \$ 37,570,000 |

The total development cost of the Project is \$39,698,008.85, consisting of land acquisition costs, hard construction costs, and soft development costs.

The Project has been fully funded through a combination of sponsor equity, sponsor financing, EB-5 capital, and reinvested sales proceeds.

The use of funds includes all development-related expenditures necessary for the completion of the Project.

Updated costs are based on the following:

Acquisition Costs: Land Cost has not changed from the business plan addendum dated September 2015.

Construction Costs: Construction refers to all costs incurred to construct the Long Beach Garden Homes condominium building, including underground parking, main structure construction, ground level parking, roof garden, utilities, fire, landscaping, public works, etc. This is based on a quote provided by USA Realty Construction Group, Inc. (Exhibit D).

Furniture, Fixtures, and Equipment (“FF&E”): FF&E refers to all costs incurred from the purchase of furniture, fixtures, and equipment to be installed within the condominium building. This includes the FF&E costs associated with construction, coffee shop outfitting, and restaurant outfitting. This is based on a quote provided by USA Realty Construction Group, Inc. (Exhibit D).

Architectural and Engineering (“A&E”): A&E refers to all costs incurred from the architectural and engineering services received for the development of the Long Beach Garden Homes condominium building. This is based on a quote provided by USA Realty Construction Group, Inc. (Exhibit D).

Soft Costs consists of various costs associated with the Project’s development of the Long Beach Garden Homes condominiums as well as a contingency cash reserve to cover cost changes that are likely to occur during development of the restaurant and coffee shop.

Pre-Opening costs consist of Working Capital required to pay operational expenses of the restaurant and coffee shop until sales revenue exceeds expenses.

7 Source of Funds

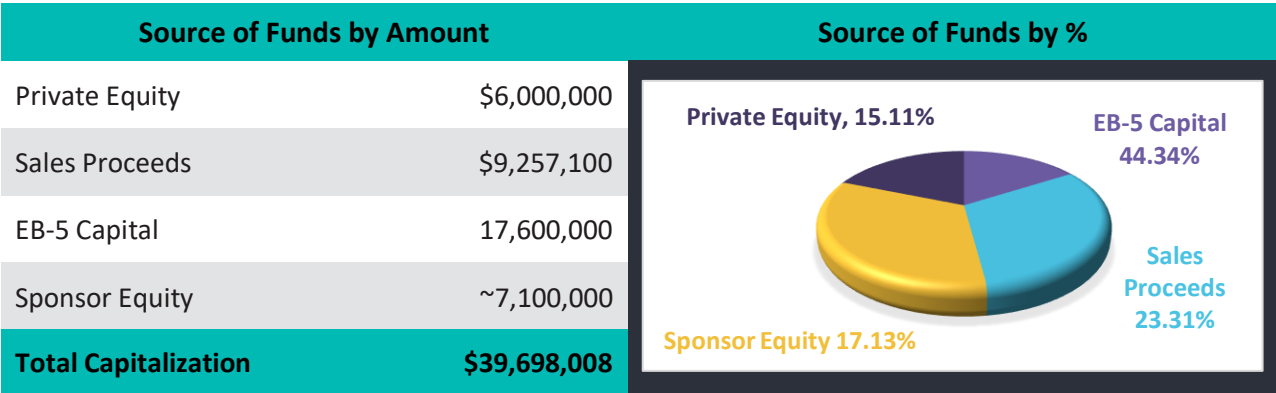
The total development cost of \$39,698,008.85 has been funded through the following sources:

- GP Equity Contribution: \$7,100,000
- Sponsor Additional Equity Contribution: \$17,340,908.85
- Non- EB5 Fund: \$6,000,000
- Sales Proceeds from 16 Residential Unit Closings: \$9,257,100
- Senior Construction Financing: \$17,500,000

The senior construction loan was utilized as short-term, interim financing during the development phase to support construction phase to support construction activities and project execution, and does not represent the Project’s permanent capital structure.

The Project has successfully generated sales revenue \$9,257,100 through the sale of 16 residential units. These proceeds have been reinvested into the Project and applied toward development costs and project-related financial obligations.

The Project’s capital structure reflects a combination of equity investment, reinvested revenues, and temporary financing used during the development, demonstrating both substantial sponsor commitment and ongoing project activity.



Senior Debt in the amount of \$17,500,000 has been secured by the JCE (Exhibit E).

Private Equity in the amount of \$7,100,000 was provided by the JCE as necessary to complete Project construction, which is reflected in the JCE’s Balance Sheet as of April 30, 2023 (Exhibit E).

8 Financial Performance

CONDOMINIUM AND RETAIL SPACE SALES

The following table summarizes the update to the JCE's projected pro forma for the sale of condominiums and retail spaces (Exhibit G):

| Condominium and Retail Sales - Financial Projections | | | | |
|---|---------------------|---------------------|---------------------|---------------------|
| REVENUES | Year 1 | Year 2 | Year 3 | Year 4 |
| 1-Bedroom Unit Sales | \$ 2,990,000 | \$ 1,000,000 | \$ 1,000,000 | \$ 1,000,000 |
| 2-Bedroom Unit Sales | 5,666,100 | 3,250,000 | 3,250,000 | 3,250,000 |
| Retail Space Sales | - | 2,186,900 | - | - |
| Total Revenue | \$ 8,656,100 | \$ 6,436,900 | \$ 4,250,000 | \$ 4,250,000 |
| EXPENSES | | | | |
| <u>Operating Expenses</u> | | | | |
| Commissions | 432,805 | 212,500 | 212,500 | 212,500 |
| Broker Processing Fee | 5,250 | 2,450 | 2,450 | 2,450 |
| Escrow Fees | 24,000 | 11,200 | 11,200 | 11,200 |
| Title Insurance | 21,300 | 9,940 | 9,940 | 9,940 |
| Transfer Taxes | 8,250 | 3,850 | 3,850 | 3,850 |
| Retrofit | 1,500 | 700 | 700 | 700 |
| Termite Inspection | 1,500 | 700 | 700 | 700 |
| Home Warranty | 6,750 | 3,150 | 3,150 | 3,150 |
| NHD Report | 1,425 | 665 | 665 | 665 |
| Total Operating Expenses | 432,805 | 212,500 | 212,500 | 212,500 |
| EBITDA | \$ 8,223,295 | \$ 6,224,400 | \$ 4,037,500 | \$ 4,037,500 |

The JCE is basing its condominium and retail space sales revenue on the following assumptions:

| Condominium and Retail Sales - Financial Projections | | | | |
|---|---------------|--------------------|---------------|---------------|
| ASSUMPTIONS | | | | |
| Condominium Sales | Year 1 | Year 2 | Year 3 | Year 4 |
| 1-Bedroom Units Sold | 6 | 2 | 2 | 2 |
| 2-Bedroom Units Sold | 9 | 5 | 5 | 5 |
| TOTAL UNITS SOLD | 15 | 7 | 7 | 7 |
| Price per 1-Bedroom Unit | \$500,000 | | | |
| Price per 2-Bedroom Unit | \$650,000 | | | |
| Retail Space Sales | Year 1 | Year 2 | Year 3 | Year 4 |
| Unit 104 | | \$1,032,550 | | |
| Unit 105 | | \$1,154,350 | | |
| TOTAL RETAIL SPACE SALES | | \$2,186,900 | | |
| Price per Square Foot | \$500 | | | |

The Project has generated approximately \$9,257,100 in gross proceeds from 16 units sales.

An independent appraisal supports a remaining inventory value of approximately \$18,664,118 reflecting current market conditions and comparable transactions in the Long Beach area.

The combination of realized sales and appraised value demonstrates the Project’s overall market position and supports its projects absorption of the remaining units.

This further reinforces the Project’s financial viability and its ability to achieve full stabilization.

9 Management

The Project is managed by Los Angeles City Plaza, LP and affiliated professionals with extensive real estate development and asset management experience.

Operations are limited to third-party professional management and broker. No active business operations are conducted by the sponsor.

10 Conclusion

The Project represents a completed mixed-use development that has transitioned into its stabilization phase, with ongoing sales, marketing, and operational activities.

The Project has demonstrated tangible progress through the successful sale of 16 residential units, generating approximately \$9,257,100 in gross proceeds, which have been reinvested into the Project.

An independent third-party appraisal supports the current market value of the remaining residential and commercial inventory, reflecting continued market demand and alignment with comparable properties in the Long Beach area.

While construction has been completed, the Project has not yet reached full stabilization, as a portion of the residential inventory remains unsold. The Project therefore continues to operate as an active commercial enterprise with ongoing economic activity.

The Project is structured to accommodate 22 EB-5 investors, whose capital will support the Project's stabilization, including continued sales efforts, operational sustainability, and the completion of job creation.

The EB-5 investment is consistent with the Project's capital structure and supporting the completion of its economic lifecycle.

Based on the foregoing, the Project demonstrates a viable business model, substantial sponsor commitment, and a clear path toward full absorption, stabilization, and completion of job creation in compliance with EB-5 program requirements.

11 Exhibits

Exhibit A – Approved Site Plans

Exhibit B – TEA Verification Letter

Exhibit C – Project Schedule

Exhibit D – Project Budget Quote

Exhibit E – Balance Sheet

Exhibit F – Zillow 1-BR Condos For Sale

Exhibit G – Zillow 2-BR Condos For Sale

Exhibit H – CityFeet Retail Space For Sale

Exhibit I – Bizminer 722511 IFP LA Metro

Exhibit J – Bizminer 722515 IFP LA Metro