

CALIFORNIA FORTUNE LAND PROPOSAL TO PURCHASE LAND

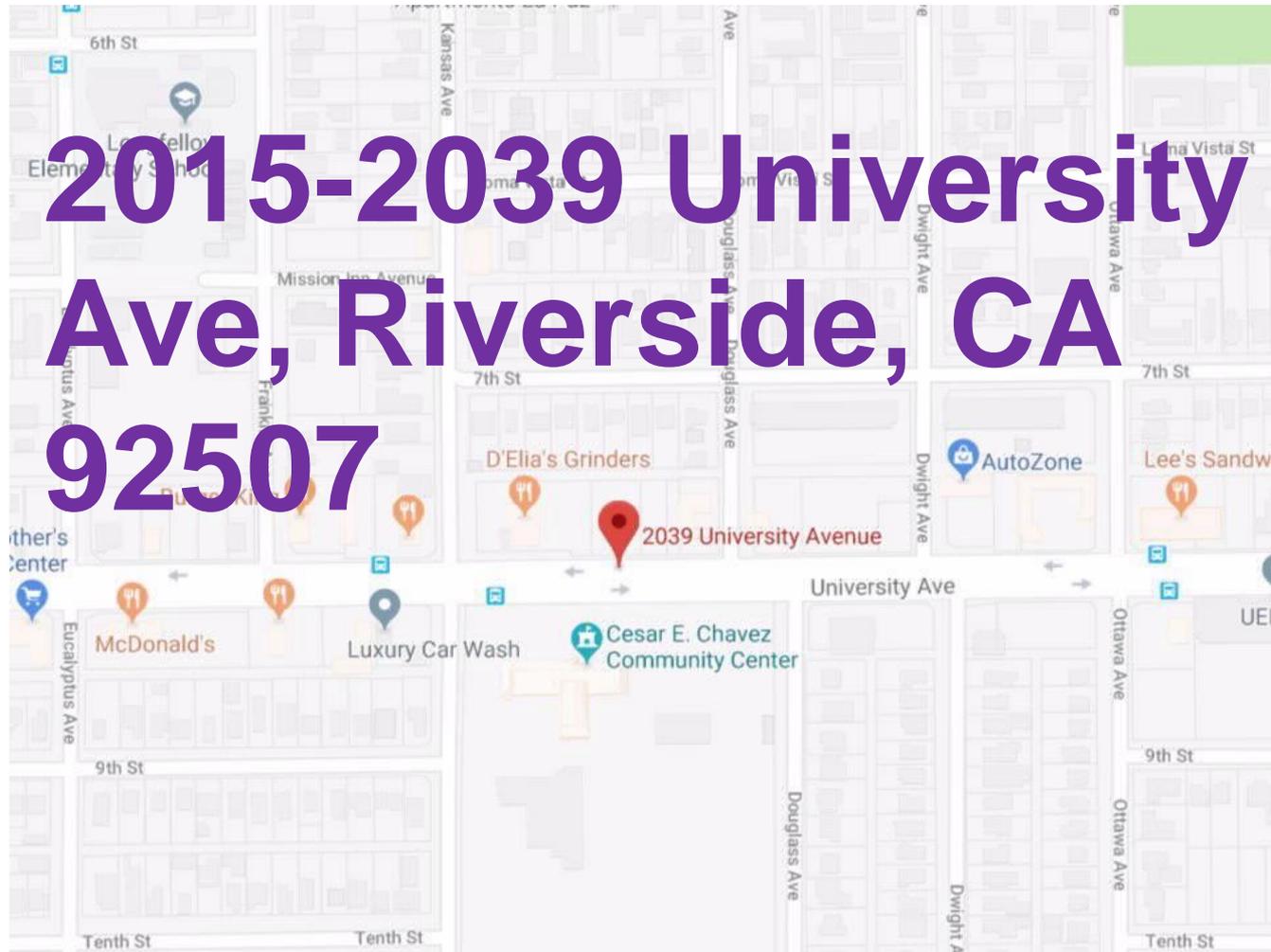
CONTACT US:

TEL: 626-535-3841 (BRINCE LUO) OR
951-313-8817 (DIANA LUO)

ADDRESS: 4384 JOSEPH CANYON TR.
CORONA, CA 92881

EMAIL: BRINCEL@ADELECTRONICSUSA.COM
DLSUNNY@GMAIL.COM

California Fortune Land, LLC is interesting
to purchase



**2015-2039 University
Ave, Riverside, CA
92507**



California Fortune Land, LLC
 775 Rivera Street
 Riverside, California 92501

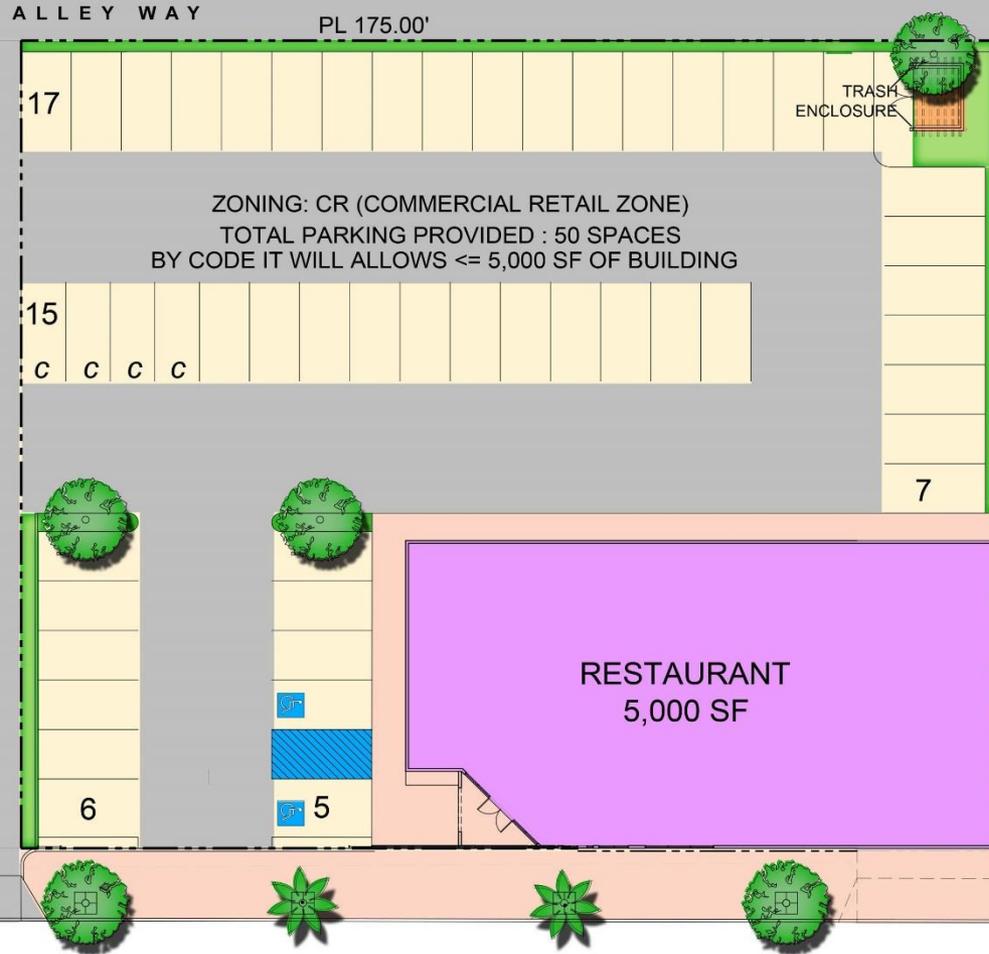
2039 UNIVERSITY AVENUE

2030 UNIVERSITY AVENUE, RIVERSIDE, CALIFORNIA

Architecture Refined Corporation
 556 N. Diamond Bar., Suite 305
 Diamond Bar., CA 91765

ARCHITECTURE
 REFINED
 CORPORATION

1. Development Narrative



PROJECT SUMMARY

Zoning: CR
Lot Size: 25,725 sf

Proposed Use:
Restaurant 5,000 sf
Total: 5,000 sf

Parking Required:
5,000 sf / 100 sf = 50 spaces

Parking Provided:
50 spaces
including 2 HC parking

SITE PLAN-GROUND FLOOR PLAN
TOTAL AREA: 5,000 SF





SOUTHWESTERN VIEW FROM UNIVERSITY AVENUE TOWARDS THE NEW DEVELOPMENT

California Fortune Land, LLC
775 Rivera Street
Riverside, California 92501

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2. Development Experience



*California Fortune Land, LLC
own chain restaurant in China
with 17 years experience and
management team*



The company will invest in Riverside City to build up minimum 5 Chinese shabu-shabu hot pot restaurant.



Each restaurant will
create 35 jobs
plus other 100 jobs
during construction.

REVENUE of each restaurant is \$1.8M.
It will pay tax to city.



Sales Tax:
 $1,800,000 \times 8.75\%$
 $= 157500$

Property Tax:
 $5000' \times \$210/\text{SF} \times 1\%$
 $= 10500.00$

The Company will pay 100% cash to purchase the land.



4. Project Timeline

- (1) Close escrow as soon as possible
- (2) To get permit as soon as possible
- (3) After we got permit, We will immediate start construction work

5. Preferred Development

We plan to construction and open first restaurant in 2019



THANK YOU FOR YOU REVIEW
THE PROPOSAL



Chant Restaurant
Chinese Shabu-Shabu Hot Pot
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DLSUNNY@GMAIL.COM