

CALIFORNIA FORTUNE LAND PROPOSAL TO PURCHASE LAND

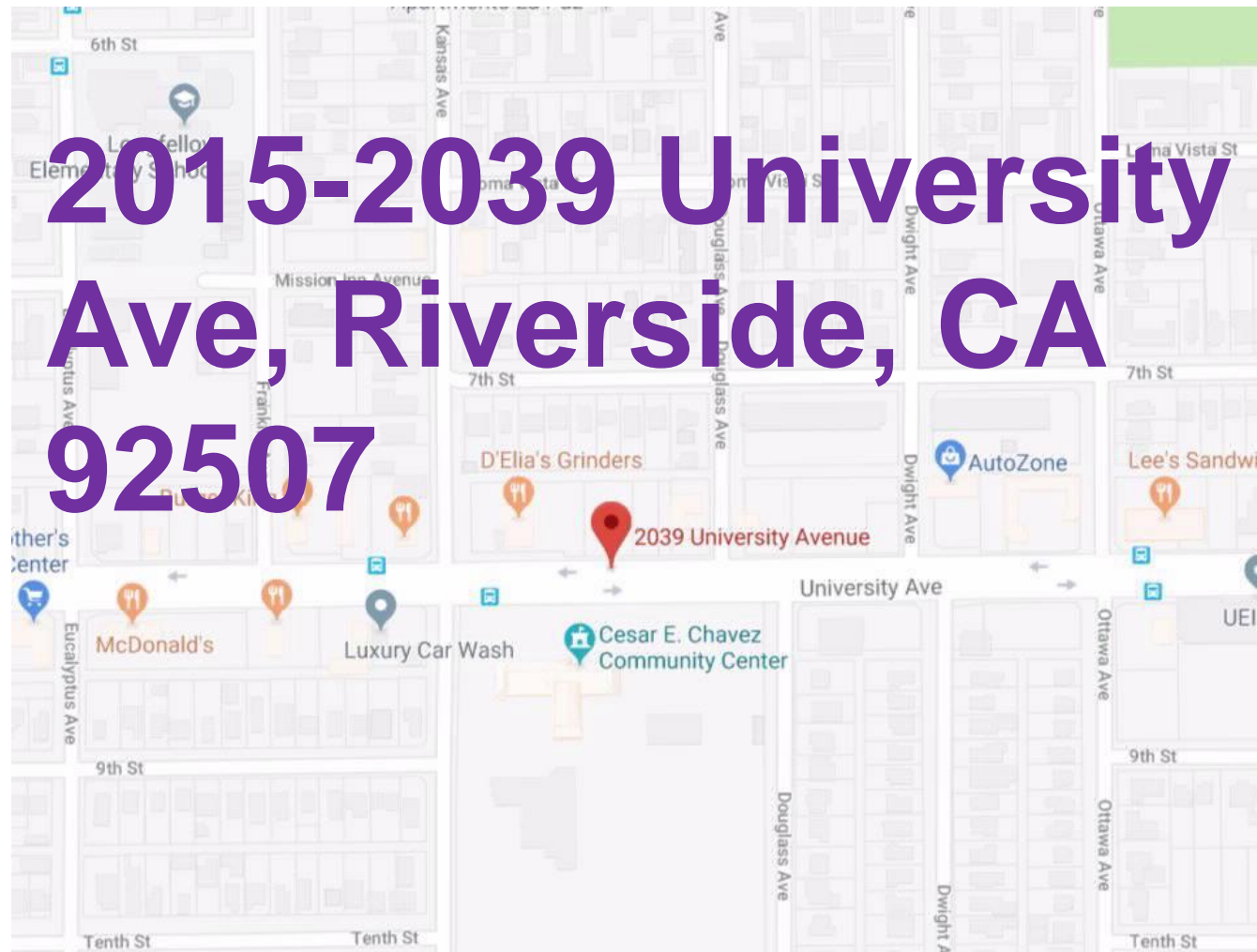
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CORONA, CA 92881

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California Fortune Land, LLC is interesting
to purchase





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



SOUTHWESTERN VIEW FROM UNIVERSITY AVENUE TOWARDS THE NEW DEVELOPMENT

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2. Development Experience



*California Fortune Land, LLC
own chant 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.



3. Financial Strength

Bank of America



P.O. Box 15284
Wilmington, DE 19850

AT 0 318 161 490 007884 #@01 AV 0.373

CALIFORNIA FORTUNE LAND LLC
4384 JOSEPH CANYON TRL
CORONA, CA 92881-4726

Customer service information

1.888.BUSINESS (1.888.287.4637)

bankofamerica.com

Bank of America, N.A.
P.O. Box 25118
Tampa, FL 33622-5118

Your Business Advantage Checking

for December 1, 2017 to December 31, 2017

CALIFORNIA FORTUNE LAND LLC

Account summary

Beginning balance on December 1, 2017	\$354,949.94
Deposits and other credits	196,000.00
Withdrawals and other debits	-0.00
Checks	-851.21
Service fees	-0.00
Ending balance on December 31, 2017	\$550,098.73

Account number: 3250 9101 6759

of deposits/credits: 1

of withdrawals/debits: 2

of items-previous cycle¹: 0

of days in cycle: 31

Average ledger balance: \$461,921.81

¹Includes checks paid, deposited items & other debits

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



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THANK YOU FOR YOUR REVIEW
THE PROPOSAL

