

商业发展计划
Business Development Plan
夏威夷海洋广场项目
Hawaii Ocean Plaza Project
夏威夷海洋广场有限合伙公司
HAWAII OCEAN PLAZA LP



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1, 项目简介:
1, Project Description

1-1, 项目地址:
1-1, Project Address:

土地 APN#:(项目土地由 3 个土地组成)
Land APN#: (The project consists of 3 plots of land.)

1362 Kapiolani Blvd Honolulu, Hawaii 96814 TMK: 1-2-3-014-2 15,000 sf (0.344 acres)
1370 Kapiolani Blvd Honolulu, Hawaii 96814 TMK: 1-2-3-014-112 15,000 sf (0.344 acres)
1374 Kapiolani Blvd Honolulu, Hawaii 96814 TMK: 1-2-3-014-42 15,000 sf (0.344 acres)

1-2.土地面积: 45,000 平方英尺 (1.032 英亩)
1-2. Land Area: 45,000 SQ FT (1.032 acres)

1-3, 土地用途: BMX-3 商业、酒店、商居。
1-3. Land Purposes: BMX-3 Business, hotel and residence

1-4, 建筑物高度 210 FT
1.4 Building Height: 210 FT

1-5, 项目投资控股方: 加州区域中心有限公司
1-5, Project Investment Holder: California Regional Center LLC

1-6, 项目业主公司: 夏威夷海洋广场有限责任合伙公司
1-6, Project Owner: Hawaii Ocean Plaza LP

1-7, 项目周边环境: 项目所在地位于夏威夷州所在地檀香山, 项目在檀香山最顶级的黄金地段, 走路一分钟到沃尔玛、走路 5 分钟到世界第一大的半露天的购物中心 (夏威夷第一大购物中心 ALA MOANA), 走路 10 分钟到海边公园和 ALA

MOANA 海滩。项目周边大部分都是超过 100 万美金-300 万美金的高级 CONDO（富人社区和高级商业社区）。

1-7, Project Surrounding: The project is located in the most prime location in Honolulu, Hawaii. It's a one-minute walk to Wal-Mart, a five-minute walk to the world's largest semi-open-air shopping center (Hawaii's largest shopping center Ala Moana), and a 10-minute walk to Seaside Park and Ala Moana Beach. Most of the projects around the project are senior CONDOS (rich community and senior business community) that exceed \$1 million to \$3 million.

1-8. 项目投资规模：项目计划总投资金额 110,000,000.美金。按照 3.5 的用地容积率规划，可销售的房屋建筑面积为 157500 平方英尺，公共配套面积大约 150000 平方英尺。项目主要以 CONDO 为主，规划了 132 个单位的 CONDO，一楼有商业。项目建筑物高度 21 层。

1-8. Project Investment Scale: Total planned investment amount of the Project is \$110,000,000. According to the plot ratio of 3.5, the building area for sale is 157,500 square feet and the public supporting area is about 150,000 square feet. The project mainly focuses on Condo, planning a 132-unit Condo, with the commercial stores on the first floor. The height of the project building is 21 floors.

2, 项目规划基本信息:

2. Basic Information on Project Planning

2-1, 一楼规划设计有：居住房屋 CONDO 大堂、餐厅、零售商店、酒吧、咖啡屋等配套。

2-1, The planning and design of the 1st floor include: residential CONDO lobby, restaurants, retail stores, bars, coffee shop and other supporting facilities, etc.

2-2, 一楼有两个餐饮商铺和两个零售业店铺,合计商业使用面积 10000 平方英尺。

2-2, The 1st floor has two restaurants and two retail shops, with a total commercial space of 10,000 square feet.

2-3, 第 2 楼-5 楼停车位大约 240 个。

2-3, There are about 240 parking spaces on the 2nd to the 5th floor.

2-4, 第 6 楼社区公共配套: 游泳池,空中花园,会议室,健身房等.同时有 6 个单位的 CONDO

2-4, The community public facilities are on the 6th floor, include: swimming pool, hanging garden, meeting rooms, gym and 6 units of CONDO, etc.

2-5, 7-21 楼是居住功能房屋 CONDO, 规划设计了 126 个单位。整个项目合计规划有 132 个单位的 CONDO

2-5, 7th-21th floor: 126 units planned and designed for residential functional CONDO. A total of 132 units of CONDO are planned for the entire project.

具体信息以规划图为最终标准。

Specific information should as final floor plans for the standard.

3. 项目各项费用:

3. Project Expenses:

前期费用: \$42.88. million.

Early Costs: \$42.88 million.

2016 年-2019 年已经投资的成本.

Cost already invested from 2016 to 2019.

3-1. 购买土地\$2300 万美金。

3.1. \$ 23,000,000 is used to purchase the project land.

3-2: 支付原来租赁经营者提前解除租赁合同补偿费用 300 万美金。

3-2: \$3 million is the compensation fee paid for the original lease operator's early termination of the lease contract.

3-3, 拆除旧建筑物和建筑物垃圾运输费用: \$ 140 万美金。

3-3, Cost of demolition of old buildings and building waste transportation: \$1.4 million.

3-4. 2016 年-2019 年申请的第一个规划方案费用 300 万美金。

3-4. \$ 3 million is used for the first planning scheme application from 2016 to 2019.

第一个规划方案已经于 2019 年批准,2021 年 3 月规划方案许可证到期之前,没有申请延期,因为项目规划方案中有酒店,所以我们公司计划删除酒店重新规划.第一个规划方案中的费用主要包括:

The first planning scheme has been approved in 2019. Before the expiration of the planning scheme permit in March 2021, we did not apply for an extension, because of the hotel in our project planning scheme that we plans to delete and replan. The costs in the first planning scheme mainly consist of:

初步规划设计、TOD 规划申请、建筑设计、土木工程设计、结构工程设计,水电设计、空调设备设施设计、消防设计、景观工程设计、装修设计包括各类报告,这个规划方案 2019 年已经批准,但由于投资金额高达 2 亿美金,建筑物高度 40 层,400 英尺.并且项目规划有酒店和 CONDO,目前已经放弃这个已经批准的规划方案.已经花费大约 300 万美金。

preliminary planning and design, TOD planning application, architectural design, civil engineering design, structural engineering design, hydropower design, design of air-conditioning facilities, fire-fighting design, landscape engineering design and decoration design, including various reports. This plan has been approved in 2019, but it was abandoned due to a \$200 million investment, a 40-story, 400-foot building high with a planned hotel and Condo. About \$ 3 million has been expended.

3-5, 项目管理费用\$1248 万美金:

3-5, Project management fee: \$ 12.48 million

1), 项目公司委托了美国房地产建筑工程集团经营管理项目.

The USA Realty Construction Group was commissioned to operate and manage the project.

2), 前期已经花费的项目管理费用:

Project management expenses already spent in the early stage:

3), 自 2016 年-2019 年期间,平均每个月项目管理费用\$26 万美金.

From 2016 to 2019, the average monthly project management cost is \$260,000.

4), 平均年度大约\$312 万美金.

The average annual expenditure is about \$3.12 million.

5), 项目管理费用主要包括:

Project management expenses mainly include:

A, 管理团队员工工资:20 人每个月基本工资\$10 万美金.

Staff wage of management team: \$100,000 for monthly base salary for 20 people.

B, 融资佣金:平均每个月\$2 万美金.

Financing commissions: \$20,000 per month on average.

C, 经营性办公室租赁:每个月办公室租赁费用\$4 万美金.

Operating office rental: \$40,000 per month.

办公室包括:夏威夷+日本+中国

Offices rental includes: Hawaii + Japan + China

D,员工宿舍租赁每个月 1 万美元

Employee dorms rental: \$ 10,000 per month

E, 广告费:每个月\$3 万美金.

Advertising fee: \$ 30,000 per month.

F, 顾问费用:每个月\$1 万美金.

F. Consultant fee: \$10,000 per month

G, 律师费用:每个月 2 万美金.

G. Attorney's fee: \$20,000 per month

H. 其它费用.每个月\$3 万美金.

H. Other expenses: \$30,000 per month

2016 年-2019 年 项目管理费用大约:1248 万美金.

From 2016 to 2019, the project management cost is about: \$12.48 million.

合计前期开发成本: 2300 万+300 万+140 万+300 万+1248 万=4288 万美金。

Total pre-development cost: \$23 million + \$3 million + \$1.4 million + \$3 million + \$12.48 million = \$ 42.88 million .

合计前期开发成本：4288 万美金。以上为公司财务报告显示。

Total early-stage development cost: \$42.88 million. The above shows on the financial statements of the Company.

后期费用\$1212 万美金:

Later costs: \$12.12 million:

3-6, 2020-2022 年重新规划的第二个方案费用大约 150 万美金:

3-6, The second replanned planning scheme for 2020-2022 will cost about \$1.5 million:

目前这个规划方案,正在申请中,已经完成规划设计.

At present, this planning scheme is under application, and the planning and design have been completed.

预测 2021 年 12 月规划方案批准.

It is predicted that the planning scheme will be approved in December 2021.

计划 2022 年 1 月份开始设计施工图.

It is planned to start designing construction drawings in January 2022.

预测 2022 年 12 月份开始施工.

It is predicted that the construction will start in December 2022.

费用包括:规划设计,施工图设计,各类报告,大约设计团队费用:150 万美金.

The cost include: planning and design, construction drawing design, various reports, approximately cost for design team: \$1.5 million.

3-7. 支付市政府图纸审查费用大约 20 万美金。

3-7. The expense on drawing review by the municipal government is about \$ 200,000.

3-8, 申请施工许可证费用预测 100 万美金.

3-8. The estimated cost of applying for the construction permit is \$ 1 million.

费用包括:申请费,市政各项配套费用,教育基金费用,污水排放费用.

The fees include: application fee, various municipal supporting expenses, education funds fees, and sewage discharge fees.

3-9, 房地产经纪人费用:我们支付代表买方经纪人 3%的费用,预测 50%的销售可能来自夏威夷房地产中介代表买方购买; 50%是购房人自己直接联系我们开发商的销售团队购买, 因为公司计划每个月除了支付销售团队员工基本工资外还加上 1% 作为奖金提成。预测房地产经纪人费用和开发商员工提成费用需要:400 万美金。

3-9, Realtor fees: We will pay 3% on behalf of buyer brokers and it is predicted that 50% of the sales may come from the Hawaiian local real estate agents buying on behalf of the buyers; and the remaining 50% of the sales come from the buyers directly contacting with our sales team, because the company plans to add 1% as a bonus commission every month in addition to paying the basic salary of the sales team. It is predicted that the commissions paid to realtors and our sales team will be \$4 million.

3-10, 项目管理团队费用:400 万美金.

3-10. Project management team cost: \$ 4 million.

3 年的项目管理费用预测时间为 2022 年-2024 年.

The 3-year project management cost forecast period is from 2022 to 2024.

3-11, 项目需要建筑贷款 6000 万美金.

3-11, The project needs a construction loan of 60 million .

建筑贷款包括的费用:

The construction loan includes the following expenses:

1), 直接使用到建筑工程项目中的费用 5000 万美金.

The cost directly used for construction projects is \$50million.

2), 建筑贷款融资费用计划控制在 1000 万美金内.

The financing cost of construction loan is planned to be controlled within \$10 million.

费用包括

Specific expenses include:

A, 3年5000万美金的贷款利息。目前市场基金公司贷款利息年度8%,银行贷款利息是年度6%。我们选择的是基金公司贷款,分期还款,分期计算利息,则实际年度贷款利息不会超过5%。如果建筑贷款金额5000万美金,平均每年贷款利息只需要250万美金,贷款时间3年,则贷款利息可控制在750万美金。

A, The interest on the loan of \$50 million for three years. At present, the annual interest on the loan of the market fund company is 8%, and the annual interest on the bank loan is 6%. We choose the fund company loan with instalments repayment, and the interest is calculated by instalments, then the actual annual loan interest will not exceed 5%. If the construction loan amount is \$ 50 million, the average annual loan interest needs only \$ 2.5 million, with 3-year loan period, then the loan interest can be controlled to \$ 7.5 million.

B, 贷款手续费用。一般,基金公司会收贷款总金额的2%作为手续费用。如果申请5000万美金建筑贷款,需要支付基金公司(放款方):100万美金的手续费用。

B, The loan handling fee. Generally, fund company will charge 2% of total amount of loan as handling fee. If the construction loan amount is \$ 50 million, the handling fee of \$1 million shall be paid to the fund company (the lender).

C,其它相关费用.暂时不具体计算其费用。

C, Other related expenses. it is not calculated specifically for the time being.

3-12, 项目总投资成本总结

3-12, Summary of the total investment cost of the project:

1), 前期费用: \$ 4288 万美金.

The Initial cost: \$42.88 million.

2), 后期费用: \$1212 万美金.

The later cost : \$12.12 million.

3), 建筑贷款: \$6000 万美金.

Construction loan: \$60 million.

合计:项目总投资成本费用\$1 亿 1500 万美金.

Total: The total investment cost of the project is \$115 million.

其中包括
which includes:

\$4288 万+\$1212 万+\$6000 万=1 亿 1500 万美金
\$42.88 million + \$12.12 million + \$60 million = \$115 million.

4, 建筑工程总造价(建筑施工费用):
4, Total construction costs:

4-1, 建筑工程总承包价格 6000 万美金。
4-1, General contract price for construction: \$ 60 million

4-2, 建筑工程价格包括:
4-2, Construction price includes

A, 材料费
Materials expenses:

B, 人工费
Cost of labor:

C, 贷款融资成本
Loan financing costs

如果在施工过程中有重大图纸修改使工程造价增加或减少的，将按实际价格协商解决。

If there is any major modification of drawings during the construction process, which increases or reduces the construction cost, it shall be settled through negotiation according to the actual price.

4-3, 钢筋混凝土结构工程费用: \$ 2150 万美金。
4-3, Construction cost of reinforced concrete structure: \$ 21.5million.

包括:
Including:

A, 基础工程费用: 350 万美金。

Costs of foundation construction costs: \$ 3.5 million.

B, 1-5 层停车场和一楼部分商业建筑面积 144,000 平方英尺, 其结构工程造价为 8000 万美金。

The structure engineering cost of parking lots on the 1st to the 5th floor and partial commercial floor area of 144,000 square feet on the 1st floor is \$80 million.

C, 6-21 层建筑面积 150,000 平方英尺, 结构工程造价 1000 万美金。

The structure engineering cost of the floor area of 150,000 square feet on the 6th to the 21st floor is \$10 million.

合计: 钢筋混凝土结构工程费用: \$ 2150 万美金。

Total: construction cost of reinforced concrete structure: \$ 21.5.million.

4-4, 室内外装修工程及配套工程费用: \$ 2040 万美金。

4-4, Indoor and outdoor decoration works and supporting engineering costs: \$ 20.4 million.

装修工程项目包括:

Decoration works include:

A, 室内隔墙板工程 230 万美金。

Indoor partition board engineering: \$ 2.3 million.

B, 内外墙粉刷工程, 50 万美金。

Interior and exterior wall painting: \$ 0.5 million.

C, 门窗安装工程, 50 万美金。

Installation of doors and windows: \$0.5 million.

D, 空调工程, 150 万美金。

Air-conditioning works: \$ 1.5 million.

E, 消防工程, 60 万美金。

Fire engineering: \$ 0.6 million.

F, 水电工程, 400 万美金。

Hydropower engineering: \$ 4 million.

G, 玻璃幕墙, 300 万美金。

Glass curtain wall: \$ 3 million.

H, 油漆和装饰天花板, 70 万美金。

Painting and decoration of ceilings: \$ 0.7 million.

I, 地面铺装大理石和地面砖工程, 60 万美金。

Marble and tile flooring: \$ 0.6 million.

J, 卫生间装修, 100 万美金。

Decoration of bathroom: \$ 1 million.

K, 厨房工程, 150 万美金

Kitchen-related works: \$ 1.5 million.

L, 地毯或者木地板安装等。60 万美金。

Installation of carpets or wooden floor: \$ 0.6 million.

M, 家用电器工程 100 万美金。

Household appliances engineering: \$ 1million.

N, 屋面工程费用 60 万美金。

Roof engineering: \$ 0.6 million.

O, 其它不可以预见的工程费用 200 万美金。

Other unforeseeable engineering costs are \$2 million.

合计:室内外装修工程及配套工程费用: \$ 2040 万美金。

Total: Indoor and outdoor decoration works and supporting engineering costs: \$ 20.4 million.

4-5, 配套工程：配套工程造价 810 万美金。

4-5, Supporting engineering costs: \$ 8.1 million

包括：

Including:

A, 景观绿化工程。50 万美金。

Landscaping engineering: \$ 500,000.

B, 游泳池工程，80 万美金。

Swimming pool engineering: \$ 800,000.

C, 地面停车场。价格 70 万美金。

Ground parking lot: \$700,000.

D, 电梯工程、150 万美金。

Elevator engineering \$ 1.5 million.

E, 社区公共配套房屋二次装修工程，价格 60 万美金。

Second decoration engineering of community public supporting houses: \$600,000.

G, 设备设施租赁或者购买费用：\$ 300 万美金。

Equipment rental or purchase costs: \$ 3 million.

F, 其它没有预估公共配套工程 100 万美金。

Other unanticipated public supporting engineering: \$ 1 million.

合计配套工程费用: \$ 810 万美金.

Total supporting engineering costs: \$ 8.1 million.

4-6, 建筑工程贷款利息和相关费用:\$1000 万美金.

4-6, Construction engineering loan interest and related expenses: \$ 10 million

4-7,各项建筑工程费用合计:

4-7,Total Construction Cost:

A, 钢筋混凝土结构工程费用: \$ 2150 万美金。

Construction cost of reinforced concrete structure: \$ 21.5 million.

B, 室内外装修工程及配套工程费用: \$ 2040 万美金。

Indoor and outdoor decoration construction and supporting construction costs: \$ 20.4 million.

C, 配套工程造价:810 万美金。

Supporting engineering costs: \$8.1 million.

D, 建筑贷款利息和相关费用:\$1000 万美金.

Construction engineering loan interest and related expenses: \$ 10 million.

2150 万美金+1840 万美金+810 万美金+1000 万=\$ 6000 万美金。

\$ 21.5 million +\$ 18.4million+\$ 8.1 million+10 million =\$ 60 million

合计建筑工程造价:\$ 6000 万美金。

Total construction cost: \$60 million.

5, 销售收入预测:

5. Sales Revenue Forecast

5-1, 房屋价格预测标准: ALA MOANA 周边社区高级 CONDO 的二手房市场销售价格为 1000 美金/平方英尺, 新房销售价格为 1200 美金-1500 美金/平方英尺, 部分销售价格 2000 美金/平方英尺。因此 Hawaii ocean plaza 夏威夷海洋广场项目到位平均价格 1200 美金/平方英尺。

5-1, House Price Forecast Standard: In the upscale CONDO neighborhood around Ala Moana, pre-owned homes are on the market for \$1,000 per square foot, new homes are selling for \$1,200 to \$1,500 per square foot, and some are selling for \$2,000 per square foot. Therefore, the average price of the Hawaii Ocean Plaza project can be priced at \$1,200 per square feet.

5-2, 一楼商铺和餐厅可销售面积 10000 平方英尺, 销售收入: 2000 万美金.

5-2, The sales area of the shop and restaurant on the first floor is 10,000 square feet, sales revenue: \$20 million.

5-3, 132 个单位的 CONDO 每平方英尺平均销售价格 1200 美金/平方英尺.
平均每个单位销售价格 100 万美金, 132 个单位 CONDO, 销售收入: 1 亿 3200 万美金.

5-3, The average sales price of 132 units of CONDO is \$1,200 per square foot, that is the average sales price of each unit is \$1 million, and the total sales revenue of 132 units will be \$132 million.

5-4, 合计销售收入: 2000 万美金 + 1 亿 3200 万美金 = 1 亿 5300 万美金.

5-4, Total sales revenue: \$20 million + \$132 million = \$153 million.

6, 利润:

6. Profits:

6-1. 总销售收入-总成本=毛利润

6-1. Total Sales Revenue – Total Cost = Gross Profit

1 亿 5300 万美金 - 1 亿 1500 万美金 = 3800 万美金

\$153 million - \$115 million = \$38 million

6-2. 支付企业所得税后利润, 按照 20% 企业所得税率计算。

6-2. Profits after payment of enterprise income tax shall be calculated at the enterprise income tax rate of 20%.

6-3. 3800 万美金 × 20% 企业所得税率 = 760 万企业所得税。

6-3. \$38 million × 20% = \$7.6 million

6-4. 所得税后净利润 = 毛利润 - 企业所得税

6-4. Net Profit After-tax = Gross Profit - Enterprise Income Tax

3800 万美金 - 760 万美金 所得税 = 3040 万美金

\$38 million - \$7.6 million = \$30.4 million

6-5. 项目所得税后现现金利润：3040 万美金。(利润)

6-5. Net Profit after tax: \$30.4 million (Profit)

7. 项目投资资金来源：

7. Source of Project Investment Funds:

7-1. 资金主要来源：加州投资区域中心有限公司（项目开发商&普通合伙人）投资 2000 万美金。主要来自于开发商的关联公司建筑公司的投资。

开发商已经于 2016 年-2021 年投资了 2000 万美金. 未来将继续分期投资.

7-1. Main source of funds: California Investment Regional Center, LLC. (Project Developer and General Partner) has contributed \$ 20 million, which mainly comes from the investment of developer's affiliate company(construction company). The developer has invested \$20 million from 2016 to 2021. In the future, it will continue to invest in installments.

7-2. EB-5 投资移民资金，主要来自于中国 EB-5 移民投资人投资的 2300 万美金。已经于 2018 年 8 月完成了 2300 万美金的移民投资。

7-2. The EB-5 immigrant investment funds mainly comes from the \$23 million invested by Chinese EB-5 immigrant investors. It was completed in August 2018.

7-3. 向银行或者基金公司申请贷款 6000 万美金。

7-3. Apply for a loan of \$60 million from banks or fund companies.

8. 项目投资管理结构：

8. Project Investment Management Structure

8-1. 项目发起人&投资人开发商：加州投资区域中心有限公司，主要负责项目的投资，项目开发经营管理，开发商是项目普通合伙人。

8-1. Project Sponsor & Developer: California Investment Regional Center, LLC. It is mainly responsible for the investment, the development and the management of the project, is the general partner of the project.

8-2. EB-5 投资人没有权利参与项目管理和决定：EB-5 投资人是项目公司有限合伙人，投资目的移民和购买房屋。

8-2. EB-5 Investors do not have the right to participate in project management and decisions. They are the limited partners of the project company whose purpose of the investment is immigration and houses purchase.

8-3, 项目日常经营管理,项目总承包商美国房地产建筑工程集团.

8-3, The daily operation and management of the project will be charged by the general contractor of the project - USA Realty Construction Group.

9, 项目公司股权结构:

9. Equity Structure of the Project Company

9-1, EB-5 项目公司, 有限责任合伙公司, 新的商业企业名称: HAWAII OCEAN PLAZA LP

9-1 EB-5 Project Company, Limited Liability Partnership, the new commercial enterprise: HAWAII OCEAN PLAZA LP

9-2, 普通合伙人: 加州投资区域中心有限公司拥有项目公司 HAWAII OCEAN PLAZA LP 百分之 90%股份。

9-2 The general partner: California Investment Regional Center, LLC holds 90% equity of HAWAII OCEAN PLAZA LP.

9-3, 计划招商 50 个 EB-5 投资人, 每个 EB-5 投资人将投资 50 万美金, 每 50 万美金的投资金额将认购 EB-5 项目公司 0.2% (千分之 2) 的股份

9-3. The project plans to recruit 50 EB-5 investors, and each investor shall invest \$500,000 to subscribe 0.2% equity of EB-5 Project Company.

9-4, 目前项目已经拥有移民投资人 44 人,每个人投资了 50 万美金,其中两个日本人投资金额为每人 100 万美金, 移民投资人投资金额合计: 2300 万美金.

9-4. At present, the project has already recruited 44 immigrant investors, each of whom invested \$500,000, among which two Japanese investors invested \$1 million each. The total investment amount of immigrant investors: \$23 million.

10, 第一个规划方案

10, The First Planning Scheme:

项目开发时间表:

Project Development Schedule

项目简介

Project Profile:

已经完成的投资开发时间表(已经放弃这个方案)

Completed investment and development schedule (has already been abandoned)

项目规划了:40 层高, 规划建筑面积 45 万平方英尺

The project is planned: 40 floors high, with a planned construction area of 450,000 square feet.

项目功能:商业+停车场+酒店+公寓 CONDO

Project function: Business + Parking lot + Hotel + CONDO

项目总投资 2 亿美金.由于这个项目规划方案,投资规模太大,并且有酒店,所以放弃.

The total investment of the project will be \$ 200 million. The planning scheme was abandoned due to a large scale of investment and hotel.

10-1. 2016 年 8 月份-10 月已经完成项目规划初步概念设计与分析报告。

10-1. The preliminary conceptual design and analysis report of the project planning has been completed from August to October 2016.

10-2. 2016 年 11 月-2016 年 12 月檀香山规划部就 TOD 特别规划程序与市政府讨论修改规划。

10-2. From November 2016 to December 2016, the Honolulu Department of Planning discussed with the municipality to modify the planning scheme regarding the TOD.

10-3, 2017 年 6 月开工拆除旧建筑物工程施工。

10-3. Demolish the old buildings began in June 2017.

10-4. 2017 年 7 月开始施工图纸设计。

10-4. Construction drawing design began in July 2017.

10-5. 2017 年 10 月向市政府递交施工图纸审查。

10-5. Submit the construction drawings for review to the municipality in October 2017;

10-6. 预测 2018 年 3 月份市政府批准 TOD 规划申请程序。(C.U.P)
10-6. Forecast the TOD planning application will be approved by the municipality in March 2018. (C.U.P)

10-7. 预测 2018 年 12 月完成施工图纸审查。
10-7. Forecast the construction drawings review will be completed in December 2018;

10-8. 2019 年 10 月开始申请施工许可证。
10-8. Application for construction permits began in October 2019;

10-9, 2022 年 6 月项目正式开工。
10-9. The project officially started in June 2022.

10-10. 2022 年 6 月-2022 年 10 月完成基础工程施工。
10-10. The foundation works was completed from June 2022 to October 2022.

10-11. 2022 年 10 月-2023 年 6 月施工主体结构工程。
10-11. Construction of the main structure works from October 2022 to June 2023.

10-12. 2024 年 3 月份完成所有工程。
10-12. All projects will be completed in March 2024.

10-13. 2024 年 5 月通过市政府检查。
10-13. Pass the municipality inspection in May 2024.

10-14, 2024 年 6 月业主可以入居交付使用。
10-14. In June 2024, the owners can settle in and deliver it for use.

**整个项目施工时间 2 年,从 2022 年 6 月-2024 年 6 月。
The entire project construction period is 3 years, from June 2022 to June 2024.**

**11, 第二个规划方案(目前正在执行):
11, The Second Planning Scheme (currently in progress) :**

项目开发时间表:

Project Development Schedule

项目简介

Project Profile:

这是正在执行中的规划方案,也是本商业发展计划中的投资方案.

This is the planning scheme in progress and the investment scheme in this Business Development Plan.

项目规划:21 层高, 规划建筑面积 175000 平方英尺

The project is planned: 21 floors high, with a planned construction area of 175000 square feet.

项目功能:商业+停车场+公寓 CONDO

Project function: Business + Parking lot + CONDO

项目总投资 1 亿 1100 万美金

Total investment of the project is \$111 million.

11-1, 2021 年 1 月-2022 年 1 月份规划批准.

11-1, Planning will be approved during January 2021 to January 2022.

11-2, 2022 年 3 月份批准施工许可证.

11-2, The Construction permits will be approved in March 2022.

11-3, 2022 年 5 月份开始施工.

11-3, Construction will be started in May 2022.

11-4, 2024 年 12 月份建成.

11-4, The project will be completed in March 2024.

12, 项目公司联系方式:

12. Contact Information of the Project Company:

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