LICENSED
GENERAL
CONTRACTOR

Premium Residences Under Construction

Los Angeles Estates

Los Angeles, California

LICENSED GENERAL CONTRACTOR

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PROJECT INTRODUCTION CATALOGUE

DECEMBER 2024

LICENSED GENERAL CONTRACTOR

Your Investment in America, Our Expertise

Secure your future by investing in housing in the most profitable regions of America!

Who We Are

We are an international construction group developing projects in Turkey and Saudi Arabia with the experience we have gained since 1959 and the expertise we have gained over the years. As YDY Construction Inc., we are signing signature projects in the USA with our past experiences.

We aim to continue sustainable growth supported by consistent commitment and the acquisition of new development areas in the countries we operate.

We have been proud of the satisfaction of our customers with the hundreds of projects we have successfully implemented to date. We have set standards with our expertise in superstructure. Our strategy is to achieve being the world's leading construction and real estate development group with our long-standing experience, business approach and hard work.

In a market where resources are often limited, we have always tried to think outside the box, challenge the status quo and take our performance to a higher level. Since 1959, all our family members have gained deep experience in creating and managing construction investments in the countries we operate.

With the guidance of CAKIR EB5 LLC. Your investment will be in safe hands and you can trust us and entrust your future to us with confidence. Over the years, CAKIR EB5 LLC. has grown into a global financial services firm offering both EB-5 and private equity investment opportunities. Acting as a custodian, we use all the know-how and due diligence processes gained in our new projects. We manage your investments through various market instruments to guide appropriate deal structures and provide global mobility for our clients and their capital.

CAKIR EB5 LLC. has helped many investors to obtain their own GreenCards and their family members. In addition, we work with leading lawyers in the industry and establish strong connections to ensure that your case is handled in the best possible way.

As YDY Construction Inc. and CAKIR EB5 LLC., we are your licensed general construction company. We work with the most reliable business partners and lawyers, developing projects for you. Thus, we enable you to earn more from your investments.

Let the Whole World Feel the Royal Luxury...

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01 PROJECT OVERVIEW

Investment Opportunities and Earning Potential

PROJECT OVERVIEW

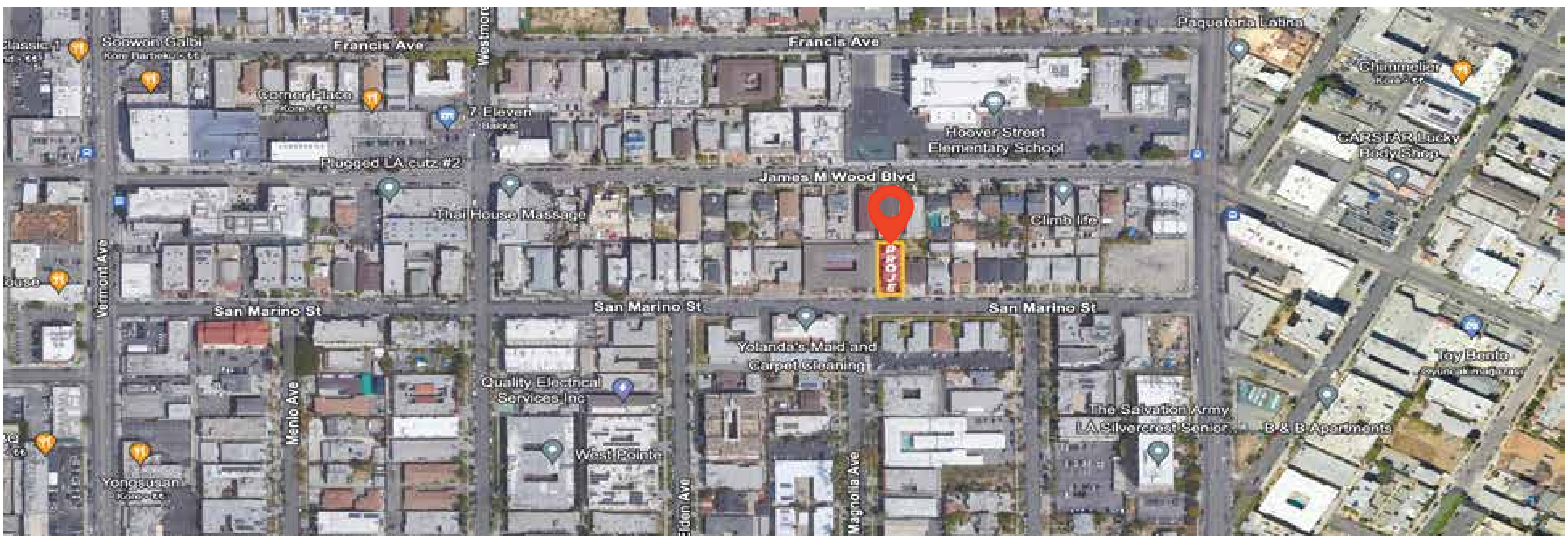
Housing projects in Los Angeles attract great attention due to the wide advantages they offer to investors. Various projects in the city offer high-quality living standards equipped with modern living spaces and luxury facilities. One of these projects, "Los Angeles Estates", offers attractive opportunities for investors. The project is located in one of the most prestigious areas of Los Angeles. This project draws attention with its proximity to the city's cultural and commercial centers.

The project offers easy access to the central areas of Los Angeles and important business centers. Important points such as Hollywood, Beverly Hills and Downtown LA are within a short distance. The project is built with modern architecture and high-quality materials. Large and spacious apartments, large windows offering panoramic city views and interiors equipped with the latest technology offer a comfortable life. Swimming pools, fitness centers, spa and wellness areas, children's playgrounds and green areas are included in the project content as elements that increase the quality of life.

Located in the growing real estate market of Los Angeles, the project offers a safe and long-term return potential for investors. The city's ever-increasing housing demand and economic growth are the main reasons for the investment to gain value. By investing in this project, you can easily gain a solid place in the dynamic and lucrative real estate market of Los Angeles.

ECONOMIC POSITION AND ADVANTAGES

- ▲ The city has four airports: Los Angeles International Airport, John Wayne Airport, Burbank Airport, and Ontario Airport.
- ▲ The fact that a very important and prestigious university like UCLA is located in this city is a remarkable detail for all students.
- ▲ California is the largest state in the western United States by population and the third largest American state by area, with a population of around 32 million. It is the fifth largest economy in the world by economic size.
- ▲ The Port of Los Angeles is critical to trade and shipping, handling approximately 9 million TEUs (20-foot equivalent units) of containers annually, approximately 40% of all ports in the United States.



Project Information

LOCATION: Los Angeles, California

STATE AUTHORITY: California

CONDITION OF THE PROPERTY: Under Construction

APARTMENTS: The Los Angeles project consists of a total of 120 apartments. 100 of these residences are 1+0 studio apartments and 20 are 1+1 apartments.

PROJECT COMPLETION TIME: The project construction completion period is 12 months. However, the project duration has been processed as 24 months considering the visa processes of E-2 investors.

RESIDENTIAL USAGE AREAS: In floor projects, the average size of 1+0 flats is 445 sf and 1+1 flats is 550 sf.

EARNINGS & RETURN:

Those who buy a house from this project can earn a monthly rental income of $3100-$4000 in the first year with an average annual rental increase rate of 5% for 10 years guaranteed by the State.

The landlord can rent the house himself or through a real estate agent. The average rent in the area is $3400-$4200 per month.

The house you buy in this area gains an average of 6%-15% in value every year.

ROOM	APARTMENTS	USAGE AREAS (SF)
1+0	100	445 sf
1+1	20	550 sf

Kitchen

The kitchens of Los Angeles residences meet the needs of modern living by combining elegance and functionality. Open-plan designs facilitate the transition between the kitchen and living area, while large islands and high-quality countertops make food preparation enjoyable. The kitchens are equipped with the latest technological devices and offer a work area that even chefs would dream of. Ample storage areas and ergonomic designs make the use of the kitchens practical and comfortable.

These kitchens, which are also aesthetically pleasing, are decorated with modern and minimalist lines. The natural light entering from the large windows illuminates the kitchen area, while elegant and stylish cabinets provide an aesthetic integrity. Kitchen islands offer an ideal area for both food preparation and social interactions.

Living Room

Living rooms in Los Angeles residences offer warm and inviting spaces where you can host your guests and spend enjoyable time with your family. Large and open-plan living rooms combine with modern architectural designs to create spacious and functional spaces. Large windows offer magnificent views of the city or the ocean, while allowing natural light to flow into the interior. These living rooms are furnished with stylish and modern furniture and offer a comfortable living space thanks to high ceilings and spacious areas.

It is possible to say that living rooms offer a perfect balance in terms of aesthetics and functionality. High-quality audio and video systems elevate the entertainment experience at home, while carefully selected decorative elements emphasize the elegance and style of the room.

Luxury Baths

The bathrooms in Los Angeles residences offer a perfect blend of luxury and comfort. The spacious and airy designs are characterized by high-quality materials and modern fixtures. The bathrooms are designed to help you relax and rejuvenate. Large bathtubs, rain shower heads and heated floors are ideal for escaping the stress of everyday life. Additionally, double sinks and large mirrors make your morning routine more comfortable.

Bathrooms, where every detail is carefully considered, combine aesthetics and functionality. Marble countertops, elegant ceramics and modern lighting elements increase the elegance of the bathroom. Large storage areas and ergonomic designs ensure that the bathroom is organized and functional. The bathrooms of residences in Los Angeles offer a spa-like experience, allowing you to experience luxury in the comfort of your home.

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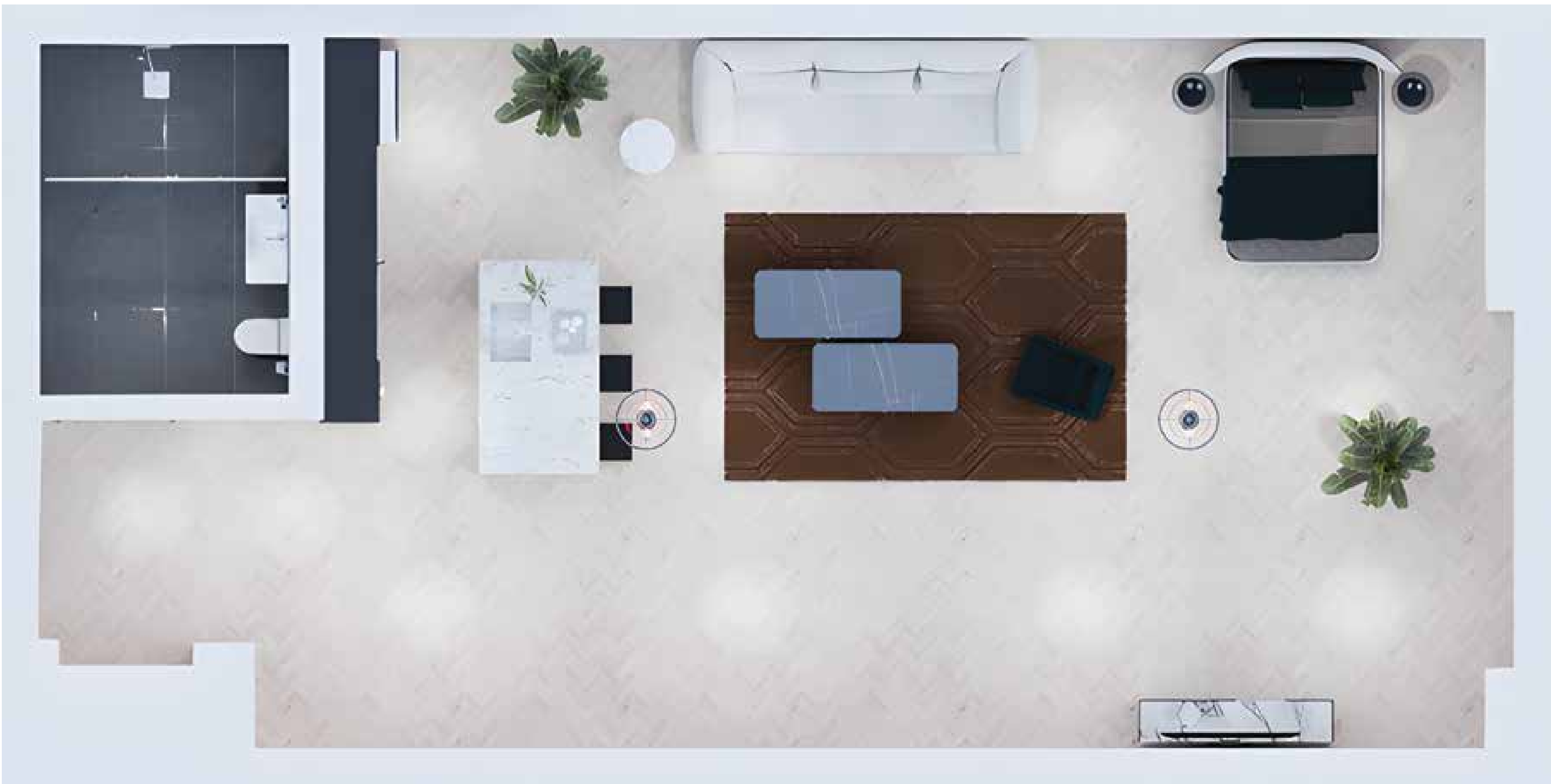
Bedroom

The bedrooms of residences in Los Angeles combine the comfort and elegance of modern life. The natural light that flows through the large windows makes the room look spacious and bright. These bedrooms are equipped with large and comfortable beds, high-quality furniture and luxurious touches. Private balconies where you can watch the city view or the beauties of nature add extra charm to the bedrooms. High ceilings and large areas increase the spaciousness and comfort of the bedrooms, while carefully selected decoration elements add a sophisticated air to each room.

In these bedrooms, where every detail is carefully considered, there are all the facilities to meet the needs of modern life. Walk-in closets, large storage areas and en-suite bathrooms make daily life easier and increase comfort. Bedrooms, which offer a quiet and peaceful atmosphere, offer the opportunity to rest and renew yourself away from the busy city life. It is enough to spend time in these luxurious and comfortable bedrooms to feel the privilege of living in a residence in Los Angeles.

1+0 Flat Plan - 445 sf



1+0 Apartment Images

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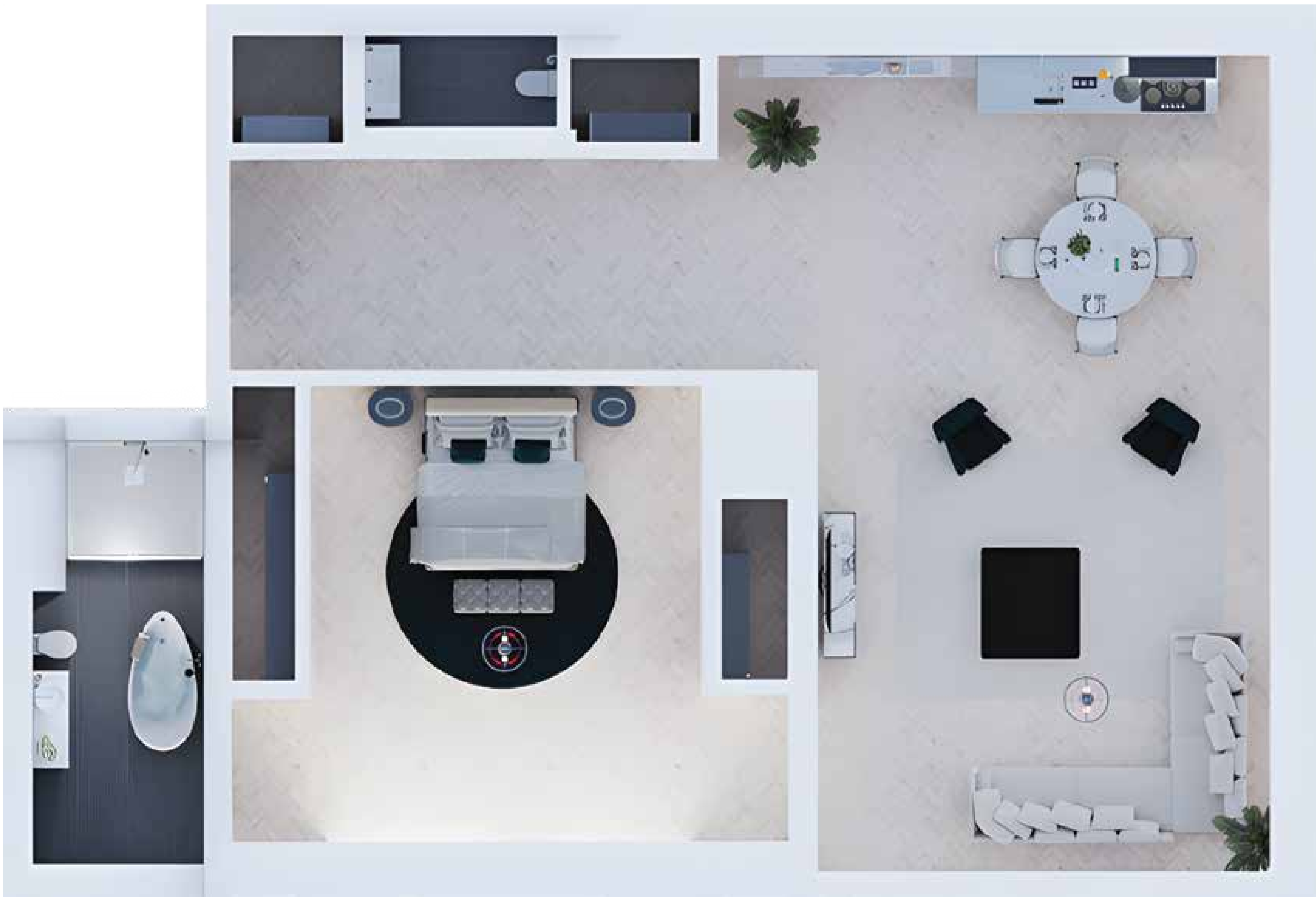
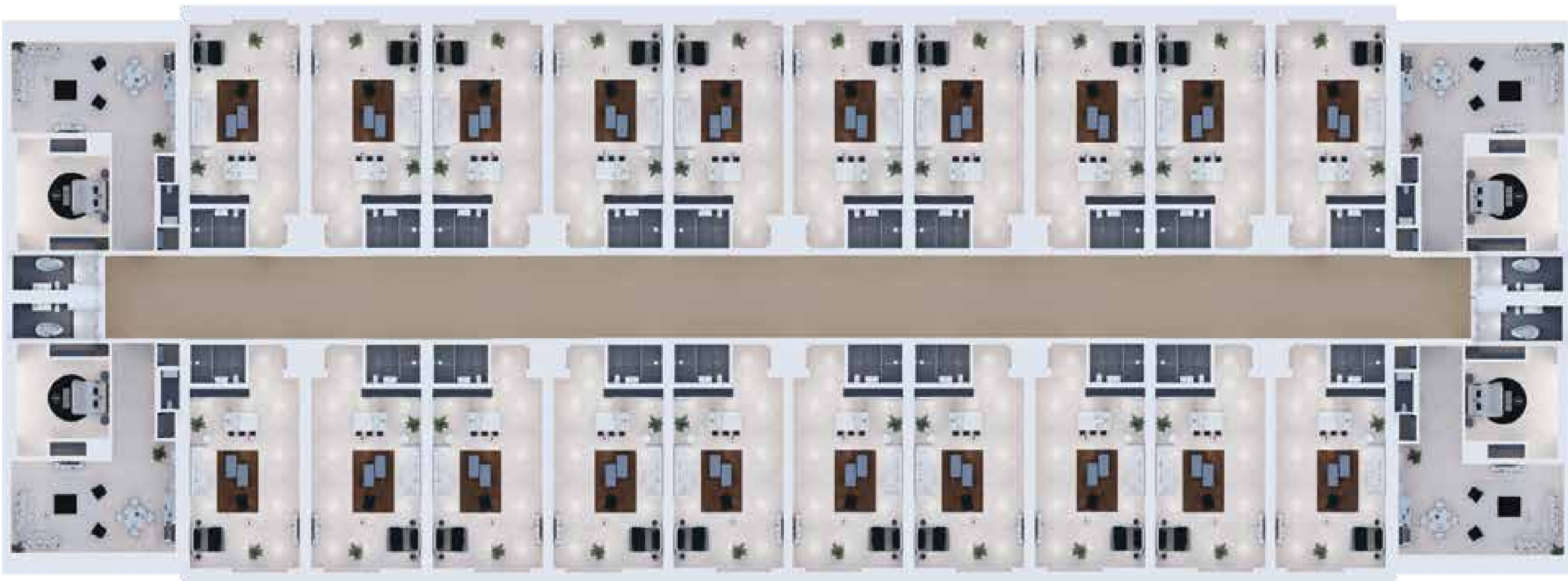
1+1 Flat Plan - 550 sf

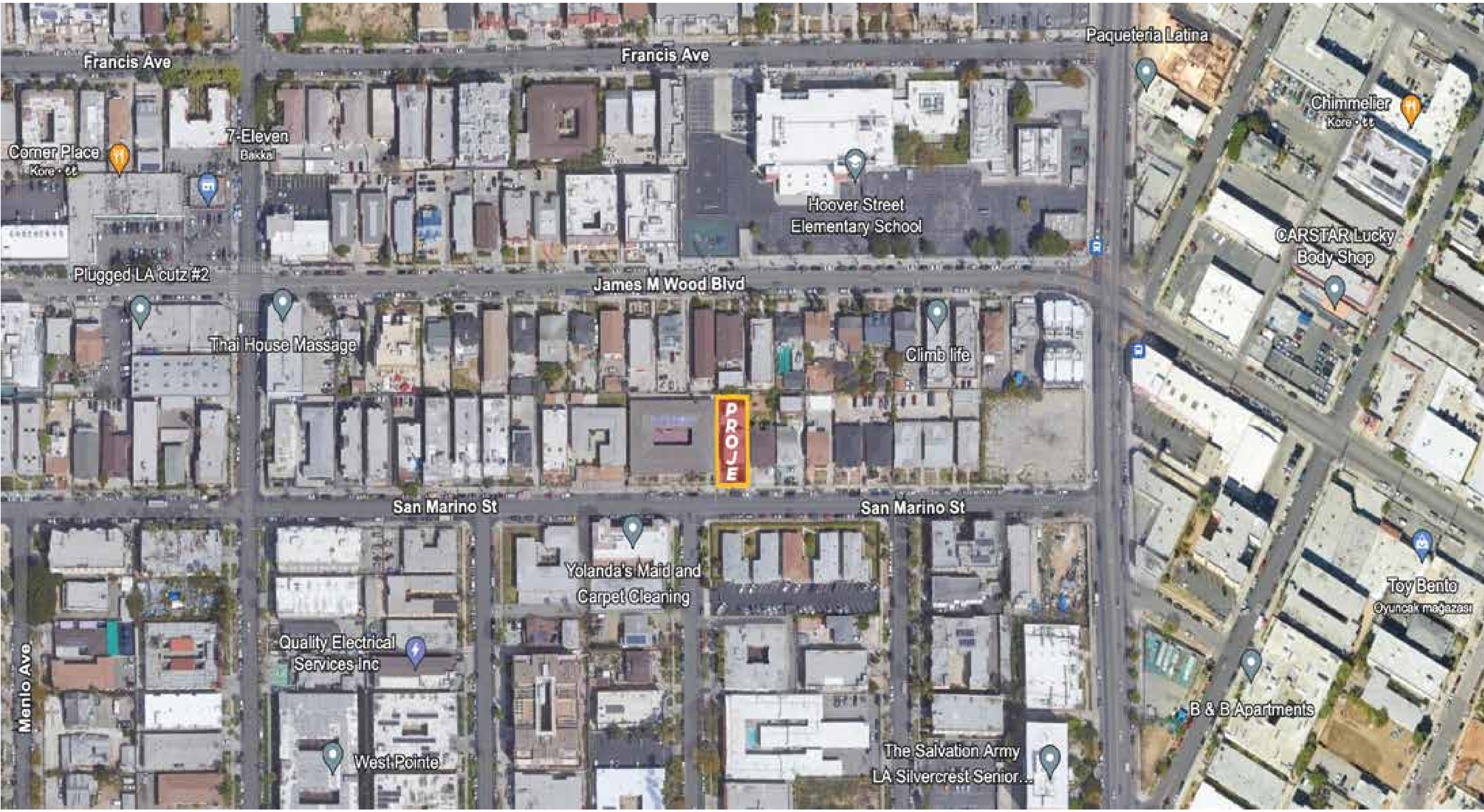


1+1 Apartment Images

Floor Plan



Project Location



Education

There are countless schools in Los Angeles. Especially UCLA, one of the best universities in the world, is located here and attracts students from all over the world. We can provide Turkish students with certificate programs at UCLA.

DESIGNATED PUBLIC SCHOOLS

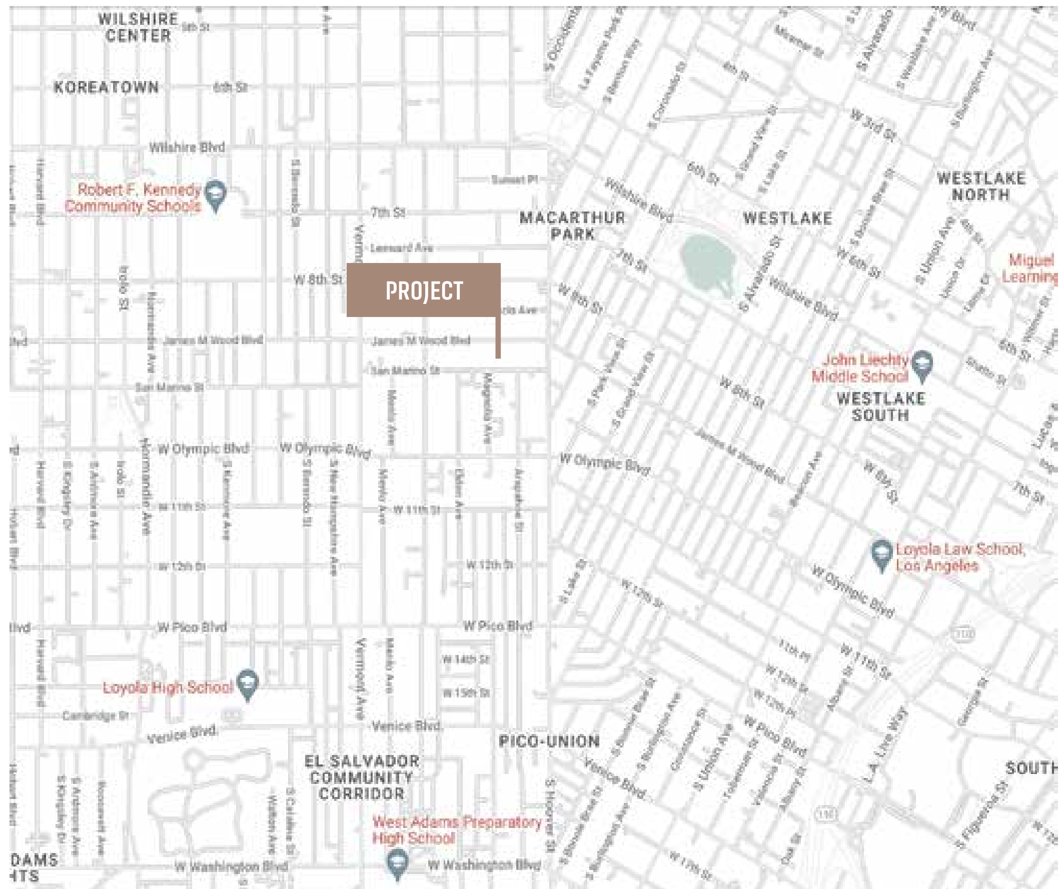
- Hoover Street Elementary School
  2726 Francis Avenue Los Angeles, CA 90005
  GreatSchools: 7/10*
- Berendo Middle School
  1157 South Berendo Street Los Angeles, CA 90006
  GreatSchools: 5/10*
- Rfk Community Schools-Los Angeles High School Of The Arts
  701 South Catalina Street Los Angeles, CA 90005
  GreatSchools: 4/10*

PRIVATE SCHOOLS

Private Schools operating as educational alternatives to Los Angeles USD and located within 5 miles of the property:

- Rise Kohyang High
- Alliance Ted K. Tajima High
- Alliance Judy Ivie Burton Technology Academy High School
- Ednovate - Brio College Prep
- USC Hybrid High College Prep

*GreatSchools is a national nonprofit organization. The GreatSchools rankings are a simple tool that helps you compare schools in a state based on test scores and other available data, such as student academic progress and college readiness.



02 MARKET ANALYSIS

Los Angeles Housing Market Analysis

Developed by YDY Construction Inc. in the heart of Los Angeles, this project draws attention with the numerous advantages it offers to its investors and residents.

This project offers attractive economic opportunities for investors. The Los Angeles real estate market has shown steady growth in recent years. According to 2023 data, housing prices in Los Angeles have increased by 8% annually. In this context, it is considered a very reasonable estimate that the houses offered by YDY Construction Inc. will increase in value by 60%-100% in 10 years. In addition, there is an E-2 visa opportunity for investors. According to U.S. Immigration and Citizenship Services (USCIS) data, E-2 visa applications have increased by 20% in the last five years, which is an indication of the interest of foreign investors in America. In YDY Construction Inc. projects, investors who want to are offered a 10-year guaranteed rental income. This income provides an average annual return of 5-6%, which is higher than many other investment vehicles.

According to data from the US Real Estate Investors Association (AREI), rental income in Los Angeles has increased by 4% in the last five years. The E2 visa opportunity offers an extra advantage for foreign investors, which makes the project attractive for international investors as well.

LOS ANGELES

	Room	Garage	List Price	Build Area	Avg. $/sf	Bath	Lot Area	Build Date
1	4	1	$1,388,000	2,695	$515	2	-	1925
2	4	2	$1,112,000	2,500	$445	2	-	1935
3	3	2	$1,177,000	2,183	$539	2	-	2018

LOS ANGELES

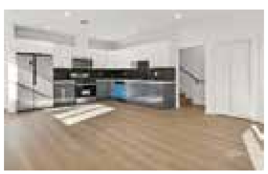
	Room	Garage	List Price	Build Area	Avg. $/sf	Bath	Lot Area	Build Date
4	3	2	$799,000	1,440	$555	3	-	2008
5	1	1	$1,495,000	2,850	$525	1	-	1950
6	2	2	$699,000	1,270	$550	2	-	2009

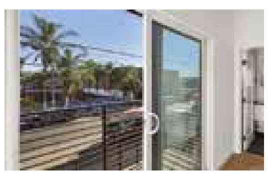
The map below shows the locations of the dataset featured on the page and the data can be used to triangulate extremely strong values for old and new homes around the property.

New Housing Projects - Los Angeles

By taking advantage of the constantly evolving dynamics of the region, the Los Angeles Housing Project offers its investors not only a living space but also a valuable investment opportunity.

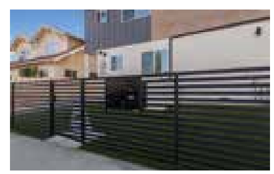
The project stands out with its modern architecture and superior construction quality, and offers Studio and 1+1 apartment options. A 10-year rental agreement guarantee is offered especially for 1+1 apartments. Considering that housing gains an average of 6%-12% annually in the Los Angeles real estate market, the return on investment in this project is quite high. You can earn an average monthly minimum rent of $3100 - $4000 in this project.





1731 S New Hampshire Ave Los Angeles, CA 90006

On Sale
Price: $2,695,000
Building Area: 5,935 sqft
Price / SF: $454
Room: 16
Bath: 16
Garage: -
Lot Area: -



1629 S New Hampshire Ave, Los Angeles, CA 90006

On Sale
Price: $3,249,000
Building Area: 7,861
Price /SF: $418
Room : 19
Bath: 18
Garage: -
Lot Area: -

Featured Sales

The three selected sales comparisons summarized on this page represent updated and turnkey remodeled homes in the immediate vicinity of the Los Angeles project.

Despite being built in the 1940s and 1950s, these homes are selling at a 30-50% premium to resale trends, more closely representing what new homes will sell for.

1330 Menlo Ave, Los Angeles, CA 90006

Sold Date: May, 2024
Price: $800,000
Building Area (SF): 2,128
Price / SF: $380
Room : 3
Bath: 3
Garage: 2
Lot Area (SF): -
Build Date: 1955

914 E 19th St Los Angeles, CA 90006

Sold Date: April, 2022
Price: $1,152,000
Building Area (SF): 3,068
Price / SF: $415
Room: 6
Bath: 4
Garage: -
Lot Area (SF): 8,121
Buildl Date: 1960

1717 S Bonnie Brae St, Los Angeles, CA 90006

Sold Date: December, 2022
Price: $900,000
Building Ares (SF): 2,936
Price / SF: $350
Room: 6
Bath: 6
Garage: -
Lot Area (SF): 6,383
Build Date: 1962

Market Analysis




	900 W OLYMPIC BLVD LOS ANGELES, CA 90015	2939 LEEWARD AVE LOS ANGELES, CA 90005	3785 WILSHIRE BLVD LOS ANGELES, CA 90010	517 S WILSON PL LOS ANGELES, CA 90020
SUBMARKET	South Park	Macarthur Park	Sanford	Briarcroft
BUILD DATE	2010	2020	2009	2012
ROOMS	3	3	3	3
OPENING DATE	2010	2020	2009	2012
BUILDING AREA	2,530 Sqft	1,648 Sqft	1,700 Sqft	1,920 Sqft
LOT AREA	N/A	N/A	N/A	8,272 Sqft
GARAGE	2	2	2	2
AVERAGE PRICE	$2,990,000	$1,180,000	$1,399,000	$1,050,000
AVERAGE PRICE / SF	$1,182	$716	$823	$547
HOMEOWNERS ASSOCIATION	$3,914 / Monthly	$410 / Year	$1,206 / Year	$272 / Year
TAXES WITHOUT EXEMPTION	$25,947 / 2023	N/A	$15,254 / 2023	$9,019/2020
TAX RATE	2,44%	N/A	2,90%	2,99%

Market Analysis - New Houses




	2311 EFFIE ST LOS ANGELES, CA 90026	1420 N MOHAWK ST LOS ANGELES, CA 90026	3876 ROXTON AVE LOS ANGELES, CA 90009	1659 BRUCE CT LOS ANGELES, CA 90026
SUBMARKET	Silver Lake	Silver Lake	Cienega	Echo Park
BUILD DATE	2024	2024	2024	2024
ROOMS	4	4	5	4
OPENING DATE	2024	2024	2024	2024
BUILDING AREA	3,351 Sqft	2,881 Sqft	2,505 Sqft	2,235 Sqft
LOT AREA	7,565 Sqft	1,382 Sqft	5,395 Sqft	3,223 Sqft
GARAGE	2	2	2	2
AVERAGE PRICE	$2,999,900	$1,699,000	$1,790,000	$2,449,000
AVERAGE PRICE / SF	$895	$590	$715	$1,096
HOMEOWNERS ASSOCIATION	N/A	$190 / Months	N/A	N/A
TAXES WITHOUT EXEMPTION	N/A	N/A	N/A	N/A
TAX RATE	N/A	N/A	N/A	N/A

Whats Nearby?

The Los Angeles Housing Project stands out with its modern architecture, strategic location and investment opportunities. This project is an ideal option for those who want to both live and invest. Contact us for more information and to reserve your place in this special housing project. Make a fresh start in Los Angeles and watch your investment gain value.

The project is also very rich in terms of social opportunities. Los Angeles is considered one of the most vibrant and culturally rich cities in the world. The average quality of life index in the city was measured as 78.5 as of 2023. The location of the project draws attention with its proximity to shopping malls, restaurants, parks and cultural event areas. According to the data of the Los Angeles City Planning Department, the residences in this region offer a 15% higher quality of life compared to other regions with similar features. Designed to meet the needs of modern life, this project prioritizes security and comfort. The social opportunities in the project aim to offer residents both a comfortable and enjoyable life.

Banks

- Wilshire State Bank
- OneWest Bank Branch
- Bank of America
- Chase Bank
- Bank of Hope

Parks

- Loren Miller Park
- Harold A. Henry Park
- MacArthur Park Lake
- Liberty Park
- Normandie Recreation Center

Theatre - Cinema - Restaurants

- Boo's Philly Cheesesteaks-Koreatown
- The Prince
- The Prince
- Koreatown Plaza
- City Center on 6th
- Dia Fara Pizza
- Wilshire Ebell Theatre

Healthcare Institutions

- California Hospital Medical Center
- Good Samaritan Hospital
- Patima Medical Group

Why Should I Invest in Los Angeles?

If California were a country rather than a state, it would be a global powerhouse in terms of gross domestic product (GDP). California is known for investing in technology and supporting high household incomes as the largest economy in the US.

California is also known for its talented and diverse workforce. It also provides significant opportunities for businesses to grow by attracting diverse talent from both the US and the world due to the prestigious universities in the state. However, it should also be noted that the workforce in California is highly competitive. This is why employers generally offer higher salaries in this state than in other states.

California is home to millions of small businesses, and these businesses are encouraged because they are vital drivers of the Golden State's economic growth. However, the frequent changes in regulations, which make it difficult to stay in compliance with the state, are a challenge for small businesses in California.

Our state-guaranteed payment programs provide our investors with a steady and reliable income stream while also protecting the value of their investments. These programs help properties generate ongoing rental income so our investors' income is always protected.

GUARANTEED RENTAL INCOME

The properties you own by investing in our project offer rental income ranging from a minimum of $3,100 to $4,000. This creates a stable source of income, especially for long-term investors. In addition, you can further secure the return on your investment with the optional 10-year guaranteed rental income option.

E-2 and EB-5 VISA OPPORTUNITIES

Investments in the project not only provide financial returns, but also provide eligibility for E-2 and EB-5 visas that grant the right to work and live in the USA. With investments of $800K+, you can have an EB-5 visa and Green Card within 6-9 months. Thus, you will have the opportunity to live and work permanently in the USA.

VALUE GROWTH POTENTIAL

The value of properties you purchase increases by an average of 60%-100% over a 10-year period. This means that your initial investment will appreciate significantly over time. Los Angeles' rapidly growing economy and growing population are supporting this appreciation in the housing market.

LONG-TERM TRUST

We offer our investors not only a property but also a future. With the returns you will get from your investment and the visa opportunities offered, Los Angeles Housing Project secures both your today and tomorrow.

Why California?

California has one of the largest economies in the United States and stands out as an attractive destination for investors worldwide. In terms of economic power and diversity, California is the world's fifth largest economy and has a strong presence in various sectors such as technology, entertainment, agriculture, tourism and manufacturing. Silicon Valley is considered the technology center of the world and is home to giant technology companies such as Google, Apple and Facebook. This economic diversity offers investors a wide range of opportunities.

California is known for Stanford University, the University of California (UC) system and other prestigious universities. These universities contribute to the emergence of a quality workforce and innovative ideas, which is a great advantage for investors. In addition, California's mild climate and natural beauties make it an attractive region in terms of quality of life. With its Pacific Ocean coasts, Sierra Nevada mountains, national parks and beaches, it offers an attractive living space for investors and their families.

California, one of America's leading states in entrepreneurship and innovation, is known as the center of start-up culture and innovative technologies with Silicon Valley. Venture capital funds and business incubators provide financial and advisory support to new ventures. This environment creates new business opportunities for investors. California, which also has a very dynamic real estate market, offers great potential for investors, especially in large cities such as Los Angeles, San Francisco and San Diego. Residential and commercial real estate investments attract attention with their high return potential and value increase.

California, which is also rich in tourism and culture, is a popular destination that hosts millions of tourists annually. It is home to iconic places such as Hollywood, Disneyland and the Golden Gate Bridge, and the state's rich cultural heritage and various events support tourism. With its strong logistics and transportation network, California provides great advantages in terms of trade and distribution. Los Angeles and San Francisco international airports are among the centers of global trade.


Studio Starting Price
$ 449,000
1 BR Starting Price
$ 549,000
Property Gain
%6-15
10 Years Value Increase
%60-100
RIO Earnings
%7-9
Suitable Visa
E-2 Visa

03 OFFER GUIDELINES

Offer Guidelines

OFFERS DUE

Submit offers in writing to:

▲ **M. Daha CAKIR** | +1 (646) 725-7727 | info@ydybuilding.com

PURCHASE PRICE

Please submit all-cash offer, based on a finished lot, pursuant to the definition in this package.

LETTER OF INTENT

The Property shall be removed from the market and the Feasibility Period shall commence upon the execution of a Letter of Intent.

FEASIBILITY PERIOD

Buyer shall have a Feasibility Period of 60 days in which to investigate all aspects of the Property, including the physical condition of the Property. The Feasibility Period shall begin upon the execution of the Letter of Intent.

DEPOSIT

The Initial Deposit shall be equal to two and a half percent (2.5%) of the gross Purchase Price. This Initial Deposit shall be paid at the Commencement of Closing Process and shall be refundable during the Feasibility Period. A second deposit equal to ten percent (10%) of the total Purchase Price shall be deposited prior to Buyer's approval of the Feasibility and shall be applicable to the price of the home and shall be non-refundable.

PROPERTY CONDITION AT CLOSE OF ESCROW

The Property will be delivered "as-is".

CLOSE OF ESCROW

Closing Procedures will occur on or before 15 days after the expiration of the Feasibility period.

OFFER DETAILS

Please submit offer in the form of a Letter of Intent. Bids should identify the proposed Buyer, its principals and/or material aspects of its corporate organization. Buyer's submission should include information regarding Buyer's relevant experience and financial wherewithal, and its intended equity and debt sources for consummating the Transaction. Seller expressly reserves the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice.

"AS-IS" SALE: NO REPRESENTATIONS & WARRANTIES

The Property is being sold "as-is" with no representations or warranties from either the Seller or its Affiliates. The information provided is intended to help a Buyer develop an offer to purchase the Property, but the buyer must not rely on anything other than its own due diligence.

BROKERAGE FEE

The brokerage fees will be paid for by the Seller. No cooperating Brokerage Fee will be paid by the Seller.

BROKERAGE DISCLOSURES

YDY Conctruction Inc. may act as Seller's agent on behalf of more than one potential Buyer for the subject property. Any potential Buyer who requests YDY Conctruction Inc. to submit an offer on their behalf agrees to the foregoing disclosures and accepts the agency relationships described with the other potential Buyers. All offers on real estate in the State of California must be accompanied by a signed version of the Brokerage Disclosure forms. Please request the forms from M. Daha CAKIR (info@ydybuilding.com) and send them back with your offer.

Finished Lot Definition

The term “completed” lot means that all fees have been paid for each lot constituting the Real Estate (excluding building permit fees) and that all work and obligations necessary to obtain a building permit have been completed and implemented, whether the improvements are on or outside the Real Estate. Thus, the Buyer may begin the construction of any residential property on any lot of the Real Estate by paying the ordinary building permit fee. Consistent with the above, a “completed” lot has the following characteristics:

(i) Rated in “Blue Peak” (as defined below), (ii) all storm drainage, curb, gutter, sidewalk and paving improvements (including driveways and aprons to the rear of street curbs) have been constructed and installed, (iii) sewer, water, gas, electric, telephone and cable television lines have been installed and are capable of being connected to the multi-lot building located behind the curb and are immediately in service upon completion of the multi-lot building, (iv) all monuments, screens, privacy and perimeter walls have been installed in accordance with Seller’s plans and specifications and all applicable governmental agency requirements, (v) all biological and environmental mitigation and permit requirements have been met, (vi) all storm water and erosion control permit requirements and mitigation measures are in place and functioning as intended, (vii) all sidewalks, street lights, street signs, lines and water meters and boxes are installed and powered, and all street trees have been planted, (viii) all fees and deductions have been paid (including building permits or other home construction related (excluding permit fees), (ix) parking, open space, common area landscaping, other public amenities, and all other improvements required by government agencies regarding preliminary map approval requirements and final maps have been completed, except that: (a) front and rear yard landscaping and side and rear yard fences (unless such fence is located within the project boundary), (b) fire department plan control and any fire department inspection, (c) meter deposits, mailboxes, and pressure regulators, (d) precision grading and precision grading plans, (e) finish draws, and (f) soil testing, excluding roughly graded lot certification, utility lateral connections, and utilities and streets and driveways.

DEFINITION OF BLUE-TOPPED LOT:

A “blue hill” lot is a lot that is graded in accordance with all rough grading plans (except fine grading) to an accuracy of 0.5’ horizontally for the tops and bottoms of slopes and with pad elevations to an accuracy of 0.1’ vertically, and is approved by all appropriate state agencies. It must have a pad certified for line and grade by a California licensed civil engineer in good standing, and for compaction by a California licensed soil engineer in good standing, and all utilities, utilities, and storm water drainage facilities required for the issuance of a permit for occupancy for all homes to be constructed on the Property must have been completed, brought to the Property, and are ready for service.

Confidentiality & Disclaimer

The information contained in this promotional material ("Brochure") is confidential and is provided solely for the use of a prospective buyer for the purpose of examining any portion of Houston Estates located in the State of Houston, Texas. This information may not be used for any other purpose or made available to any other person without the written permission of YDY Construction Inc. and CAKIR EB5 LLC. This material is based in part on information provided by YDY Construction Inc. ("Seller") and in part on information obtained by CAKIR EB5 LLC. from reasonably reliable sources. Summaries of any documents are not intended to be comprehensive or all-inclusive, but are merely summaries of some of the provisions contained therein. Seller makes no express or implied warranties or representations as to the accuracy or completeness of the information contained herein or as to engineering or environmental issues.

Potential buyers should make their own projections and conclusions without relying on the material contained herein and should conduct their own independent investigations, including engineering and environmental inspections, to determine the condition of the property and the presence of potential hazardous materials on the site.
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Brokerage Disclosure

DISCLOSURE AND CONSENT FOR REPRESENTATION OF MULTIPLE BUYERS OR SELLER

A real estate broker, whether a corporation, partnership or sole proprietorship ("Broker"), may represent more than one buyer or seller if the broker has made a disclosure and the parties have consented to it. This multiple representation may occur through the broker as an individual licensee or through different associate licensees acting on behalf of the Broker. The associate licensees may work in the same or different office locations.

The Broker may be working with many potential buyers at the same time. These potential buyers may be interested in the same properties and may make offers on the same properties. Some of these properties may be listed with the Broker and some may not. The Broker does not restrict or limit any buyer from making offers on any property, regardless of whether other buyers are interested in the same property.

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Buyer and Seller understand that Broker may represent more than one buyer or seller, or even both a buyer and seller in the same transaction.

If Seller is represented by Broker, Seller agrees that Broker may represent potential buyers of Seller's property and permits Broker to act as a dual agent for both Seller and Buyer in such transaction.

If Buyer is represented by Broker, Buyer agrees that Broker may represent sellers of properties Buyer desires to acquire and permits Broker to act as a dual agent for both Buyer and Seller with respect to such property. In the event of dual agency, Seller and Buyer agree to the following conditions: (a) Broker will not disclose to Seller that Buyer is willing to pay a higher price than the price offered without Buyer's prior written approval; (b) Broker shall not disclose to Buyer that Seller is willing to sell the property for less than the listed price without Seller's prior written approval; and (c) Except as provided in (a) and (b) above, a Dual Agent shall be required to disclose to both parties known facts materially affecting the value or desirability of the property.

NOT CONFIDENTIAL OF OFFERS: Buyer is advised that Seller or Listing Agent may disclose the existence, terms or conditions of Buyer's offer unless the parties and their agents have signed a written confidentiality agreement. Whether such information will actually be disclosed will depend on many factors, including current market conditions, current practices in the real estate community, Listing Agent's marketing strategy and Seller's instructions.

Seller and/or Buyer represent that they have read and understand this Disclosure and Consent for Representation of Multiple Buyers or Sellers and that they accept the dual agency possibility described.

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