

**MADISON
WESTLEAD**

**MADISON WESTLEAD
CAPITAL CORP.**

May30th, 2013

Marion Yoshino
Economic Development manager
City of Des Moines
21630 11th Ave. S.
Des Moines, WA 90198

Qualification for Developing of Waterfront Property at the Marina

Dear Marion,

Madison Westlead Capital Corp. is pleased to present the statement of qualification for developing of city of Des Moines waterfront property at the marina.

The three principal managers of Madison Westlead Capital Corp. and the local partner have extensive experience of real estate development, financing, sales and property management We believe that we are capable of developing the waterfront property at marina.

We appreciate the opportunity to present this statement of qualification and look forward to working as a team to make this project happen. Please do not hesitate to call me if you have any questions.

Sincerely,



Edward Young
Local Partner
Madison Westlead Capital Corp.

RECEIVED

MAY 31 2013

4/10/13
FWS

CITY OF DES MOINES
CITY CLERK

**STATEMENT OF CAPABILITIES
FOR
MADISON WESTLEAD CAPITAL CORP.**

Madison Westlead Capital Corp. (MWC) is a California corporation. The company is a joint venture enterprise made up of a development company, Madison Realty Advisors, LLC, a California limited liability company (and its several affiliated and related companies) (MRA) and a finance and equity real estate venture company, Westlead Capital, Inc., a Taiwan company (WCI). The joint venture company is based in Pasadena, California.

MWC is relying on the strong development experience of MWC as well as the successful capital formation experience of WCI.

The principal manager of WCI is Raymond Ku, owns controlling interest in WCI. The operations of WCI are based in Taipei with four branch offices in mainland China. For more than 10 years, Mr. Ku and his company have been coordinating the obtaining of capital invest in US real estate and business ventures through the EB-5 visa program.

The local partner in the Seattle area for the project is Edward Young. He has more than 30 years of extensive real estate development and construction in Puget Sound area of Seattle. A detailed resume for Mr. Young is attached.

The two principal developers and managers of MWC are Gary Langendoen and Luke McCarthy. They both have more than 30 years experience in the acquisition, development, financing, sale and management of a variety of properties. These developments include resorts in Maui as well as the Island of Hawaii; student housing properties in Texas, Iowa, Florida, North Carolina and Indiana; senior housing projects in Michigan, Ohio, Illinois and California; apartments in California, Ohio, Arizona and Texas; shopping centers in California; marina in Arizona; hotels in Texas, California, Hawaii, and New Mexico; self storage properties in Texas, Tennessee, Nevada and California.

**RESUME
OF
LUKE V. McCARTHY**

LMCCARTHY@KJMLAW.COM

For the past 35 years, Luke McCarthy has been a corporate attorney, specializing in tax, securities and real estate law. He is a member of the State Bar of California. In addition, he is a CPA in the state of California. In 1971, he earned a BS degree in finance and accounting from California Polytechnic University. In 1974 he received his JD law degree at the University of Santa Clara, School of Law.

In addition to his law practice, he has organized and managed three property management and real estate development companies, all based in Southern California. These companies have organized, sponsored and managed investment entities on behalf of third party investors. Currently along with Gary Langendoen, he co-manages Madison Realty Advisors, LLC and the various affiliated companies. He also controls and manages First Equity Properties, LLC, a property management company based in Columbus, Ohio.

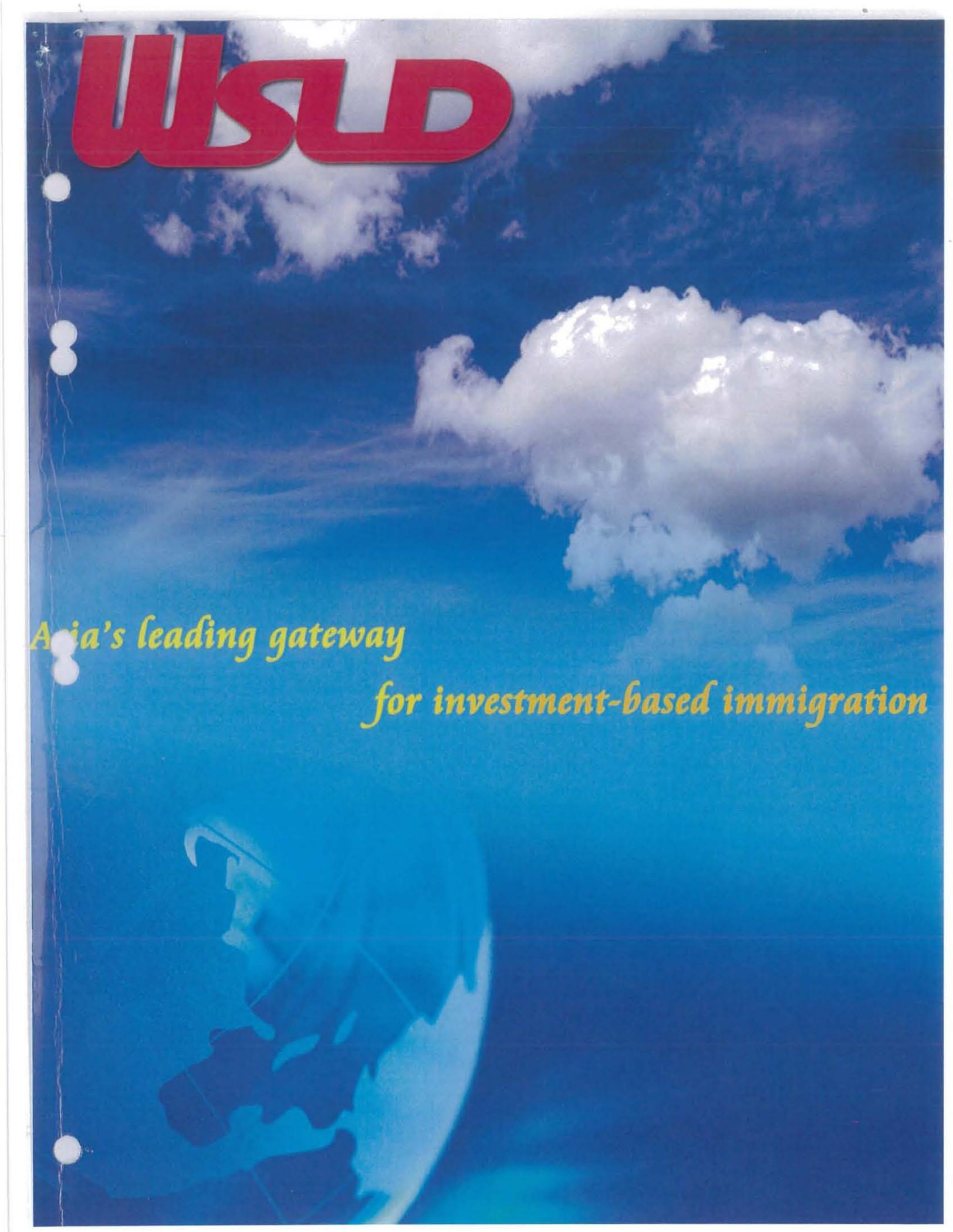
Examples of his commercial developments include: development of a \$15M hotel known as Conestoga at Disneyland (Anaheim, California); \$24M condominium hotel development known as Sands of Kahana, Maui, Hawaii; \$22M condominium hotel development known as Kanaloa at Kona, on the Island of Hawaii; \$20M development of senior assisted living facility known as Arbors Senior Assisted Living; \$9M development of senior assisted living facility in Punta Gorda, Florida; \$6M development of senior assisted living facility in Claremont, California; \$25M development of 1350 bed student housing property at North Carolina State; \$7M development of mixed use property known as Riverside Commerce Park including a self storage facility in Victorville, California; \$7M self storage facility development known as Desert Caliente Self Storage.

Gary Langendoen, Senior Managing Director

Mr. Langendoen has served as Senior Managing Director of the General Partner since March 2010 and has over 35 years of diversified national real estate experience actively involved in over \$3 billion of real estate transactions. Since November 2007, Mr. Langendoen has owned and operated CSL Realty, LLC, a California limited liability company operating as a real estate brokerage firm. He has the valuable experience of being a real estate investor, lender, and property manager with the wisdom learned from successfully maneuvering various real estate cycles. Previously Mr. Langendoen was Vice President of property management for a subsidiary of Wilshire Mortgage/Glendale Federal Savings where he managed apartments in several states including condominium conversions and property rehabilitations. He was also Senior Vice President of a public REIT responsible for the management of commercial properties in southern California and he was Vice President of property acquisitions at Cal Fed Investments MLP fund. As Senior Vice-President for Heron Financial, he acquired, financed and performed due diligence on REO and troubled apartments from lenders. Mr. Langendoen was also President of an investment company that acquired, managed, and financed approximately 8,000 apartment units nationwide.

Mr. Langendoen is a licensed real estate broker in California and he earned the Certified Property Manager ("CPM") designation from the Institute of Real Estate Management ("IREM"). He earned a BBA from The University of Texas and an MBA from Pepperdine University. He is a past president of the Los Angeles chapter of IREM. He authored the IREM Article of the Year, titled: "The Growing Field of Asset Management" and coauthored an IREM textbook on apartment management.

WISD



Asia's leading gateway

for investment-based immigration

EB-5 BOOT CAMP

SAN DIEGO EB-5 BOOT CAMP



VIP SPEAKERS AND GUESTS

Mr. Raymond Ku, Chairman, Westlead Group of Companies



Mr. Ku has over 20 years of experience in immigration business. He is the founder of the Westlead group of companies ("Westlead"). Since 1988, the companies specialize in assisting applicants with immigration processing, overseas career building, overseas investing, overseas real estate consulting and education planning. To date, Westlead has more than 100 agents around the world. Our headquarter is in Taipei and we have other offices in China and Singapore, we provide full services to agents and clients. Over the years, Westlead has promoted many successful immigration investment programs in the Asian market and maintains a strong relationship with immigration government authorities.

Westlead currently represents, on average, about 200 families from Taiwan per year, and around 800 from China. Westlead is heavily involved in Canadian and Singapore fund, we are Royal Bank of Canada's Central of Influence and Mr. Ku is one of four Board of Directors who represent Fortune Technology Fund in Singapore. Since 1992, Westlead has promoted more than a dozen investment-based programs for immigration to the United States (EB-5), including the Geneva Ridge hotel-condominium project in Lake Geneva, Wisconsin and the Holiday Inn in Imperial City, California. More recently, we have promoted projects including real estate development and gold mining in the State of Idaho, two assisted living center projects, one in Peachtree City, Atlanta and another in Punta Gorda, Florida, lastly we have a Westin hotel and medical center real estate development project in Fushing, NY. All of these successful projects have earned Westlead a strong reputation in the Chinese market. Westlink Capital, Inc is affiliated with Westlead Capital, Inc forming specifically for the purpose of raising EB-5 capital. Topics: EB-5 Project Marketing in Asia and China

LOS ANGELES EB-5 INVESTMENT BOOT CAMP



VIP SPEAKERS, PANELISTS AND SPECIAL GUESTS

Mr. Raymond Ku, Chairman of Westlead Group of Companies (Taiwan/China)

Mr. Ku has over 20 years of experience in immigration business. He is the founder of the Westlead group of companies ("Westlead"). Since 1988, the companies specialize in assisting applicants with immigration processing, overseas career building, overseas investing, overseas real estate consulting and education planning. To date, Westlead has more than 100 agents around the world. Our headquarter is in Taipei and we have other offices in China and Singapore, we provide full services to agents and clients. Over the years, Westlead has promoted many successful immigration investment programs in the Asian market and maintains a strong relationship with immigration government authorities. Westlead currently represents, on average, about 200 families from Taiwan per year, and around 800 from China. Westlead is heavily involved in Canadian and Singapore fund, we are Royal Bank of Canada's Central of Influence and Mr. Ku is one of four Board of Directors who represent Fortune Technology Fund in Singapore. Since 1992, Westlead has promoted more than a dozen investment-based programs for immigration to the United States (EB-5), including the Geneva Ridge hotel-condominium project in Lake Geneva, Wisconsin and the Holiday Inn in Imperial City, California. More recently, we have promoted projects including real estate development and gold mining in the State of Idaho, two assisted living center projects, one in Peachtree City, Atlanta and another in Punta Gorda, Florida, lastly we have a Westin hotel and medical center real estate development project in Fushing, NY. All of these successful projects have earned Westlead a strong reputation in the Chinese market. Westlink Capital, Inc is affiliated with Westlead Capital, Inc forming specifically for the purpose of raising EB-5 capital. Topics: EB-5 Project Marketing in Asia and China

Mr. Vince Lalonde, Westlead Group of Companies

Mr. Lalonde has been living and working in Asia for over 10 years, during which time he has been active in the design, creation and marketing of numerous investment-based immigration projects in multiple jurisdictions including Canada, the US, New Zealand and Singapore. Through Westlead, Vince has provided immigration and investment services to hundreds of immigrant investors from across Asia, with a focus on the Chinese, Taiwanese and Vietnamese markets. Vince is also the designated Center of Influence (COI) for the Royal Bank of Canada's (RBC's) Immigrant Investor Program in Asia. Before joining Westlead, Vince worked with PricewaterhouseCoopers, Taipei in the Tax & Legal Services Department where he was actively involved in a number of large multinational mergers and acquisitions. He has also worked at the Canadian Department of Justice and a well-known downtown

PAST EVENTS



Over the past 21 years, Westlead has helped countless families migrate overseas, and most of these immigrants have been destined for Canada. In that regard, Westlead has successfully raised over \$800 million for Canadian immigration funds, including Federal and Quebec Investor Programs. We currently have agreements with several of Canada's major banks, including TD Bank, HSBC and CIBC, for the promotion and sale of their investment funds in China.

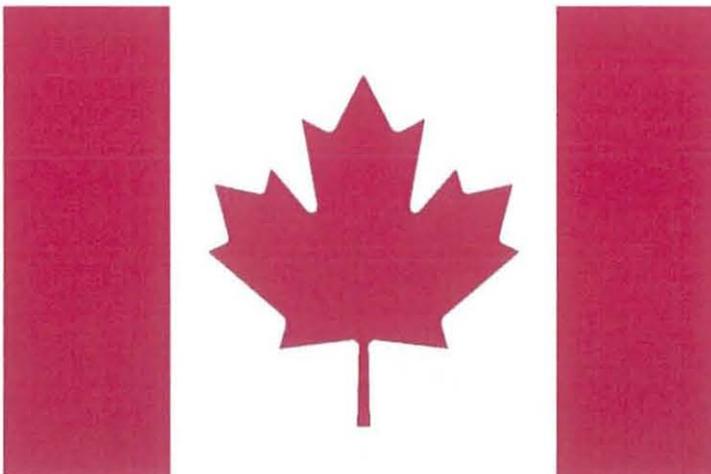
Westlead is especially proud to announce that we have signed a COI agreement with the Royal Bank of Canada, the largest bank in Canada and fifth-largest in all of North America, to work together in the promotion and operation of RBC's Federal immigrant investor program. RBC's services for new immigrants are second-to-none in Canada, and we are therefore especially delighted to partner with RBC. Features of our FIIP program include:

- No additional charge for Canadian lawyer to sign the 5476. But if you prefer to use a different representative, that's ok. We can just do the financing.
- Most clients can still switch funds, even if they have already signed the IA. If you are not sure, we can confirm for you.
- Reminder: Canada's No. 1 Bank does not deal with agents directly. If you want to use them for financing, you have to go through their COI (Westlead).
- We offer a special commission for all financings.

- Contact us when you receive the investment letters for your clients so that we can help them arrange financing through Canada's Number one Bank.

Westlead has also been a leader in the Provincial Nominee Programs. In 2001, Westlead was the first company to promote Canada's PEI provincial nominee program (PEI PNP) in Asia, and successfully petitioned the PEI government to amend the application requirements for this program. Since 2005, Westlead has invited PEI, New Brunswick, Saskatchewan and Manitoba immigration officers to visit Asia many times for joint promotion and development of their programs with Westlead. We are still the market leaders in the PNP programs, with a focus on programs such as the Manitoba Business PNP and Saskatchewan Entrepreneur PNP

We also provide crucial legal support to our agents through our in-house legal counsel Vincent Lalonde, who is permanently stationed in China and is a practicing B.C. (Canada) lawyer with many years of experience in corporate and immigration law. We also have a team of foreign-educated paralegals who are able to provide high-quality service to our agents and their clients in China.



Canada Business Immigrant Program

certificate, they are not included in the federal application, either. If you do not inform us and provide supporting documents when the family status changes, it causes delays in processing at the visa office because they have to contact the province to get the new family member added to the application.

Examples include any changes to your client's family status, i.e. death, birth or marriage, for which it is very important that you advise us immediately, so that we can inform the province and the visa office. Upon issuance of the visa, please let us know when you intend to relocate to Prince Edward Island.

If we are not acting as your client's authorized representative for the Federal portion of the PNP application, you should remind your authorized representative to inform the Provincial authorities of all key developments, such as the date your clients receive their medical forms, the date the visas are issued etc. Failure to do so could result in your permanent residency being refused or revoked.

For births we need an updated APR and 5406

forms (for all applicable family members), copy of birth certificate, copy of passport, a photo, or good copy of a photo, and any country specific documents.

Westlead Supports Client Landing in Saskatchewan

Due to the ever-increasing numbers of Saskatchewan Nominees landing in the Province, Westlead is pleased to announce the provision of additional assistance in business setup in Saskatchewan. We can help your clients source and participate in exciting business opportunities in the province. These business opportunities in Saskatchewan will allow clients to receive a refund of their C\$75,000 and provide a win-win-win scenario for the province, your clients and you (the immigration consultant). If you have clients who are planning on landing in Saskatchewan soon, please feel free to contact one of our representatives in China and we can provide you with more information about our business opportunities and how they can benefit you. Thanks for your continued support!

UNITED STATES

Since 1988, Westlead has promoted more than a dozen investment-based programs for immigration to the United States (EB-5), including a Holiday Inn in Murfreesboro, Tennessee, the Crenshaw County Hospital in Luverne, Alabama and the Geneva Ridge hotel-condominium project in Lake Geneva, Wisconsin. More recently, we have promoted projects including a brand new riverside casino in Natchez, Mississippi, the ARC Holiday Inn in Imperial City, California, and the Idaho State Regional Center focused on real estate development and gold mining in the State of Idaho. All of these successful projects have earned Westlead a strong reputation in the Chinese market.

Westlead's professional team devotes substantial efforts to seeking investment programs that are safe and reliable. To date, with over \$650 Millions of total EB-5 investment accumulated over time, the return rate on all our investment projects has reached 98%.

Westlead has recently sought out several new and exciting investment projects throughout the United States in connecting with the local government authorities. For the Geneva Ridge hotel-condominium project in Lake Geneva, Wisconsin, Westlead has received great support



from the Metropolitan Milwaukee Association of Commerce. Westlead has also teamed up with the government of the State of Idaho to roll out the Idaho State Regional Center, which has proven to be one of the most anticipated and exciting EB-5 regional center projects in recent years.

Besides promoting EB-5 investment projects, Westlead provides crucial legal support to agents and applicants through our preferred U.S. immigration lawyer Jason Blatt, who is permanently stationed in China and is a practicing attorney licensed in the State of

Florida with extensive experience in immigration and international corporate law. Mr. Blatt is a fluent speaker of Mandarin Chinese and has published ground-breaking academic research on Chinese immigration to the United States.

As always, we are confident that our EB-5 projects are the safest and most profitable on the market. We welcome you to contact our team for more information on the latest projects.

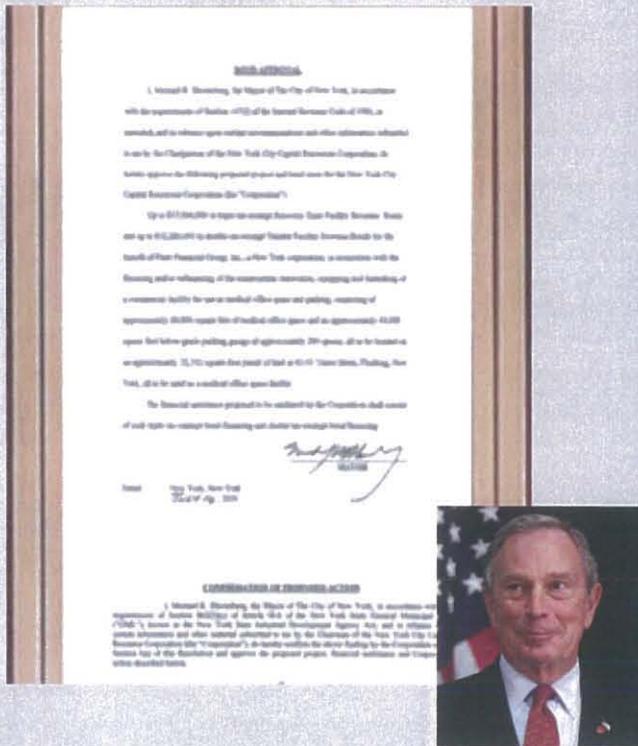


FNYMRC Westin Project Flusing, NY

Federal NY Metropolitan Regional Center

Bond Approval From Mayor Bloomberg

www.Eb5toUSA3.com



FNYMRC Local News Report

NYDAILYNEWS.COM (12/16/2009)
Flushing's North Queens Medical Center gets \$17 million for development
 "The city has allocated \$17 million in Recovery Zone Early Bonds - part of the federal stimulus package - to the North Queens Medical Center, officials said Tuesday."

CITY ROOM BLOG-NYTIMES.COM (11/09/2009)
Five Development Projects to Receive Stimulus Money
 "Up to \$17 million in bonds will be issued on behalf of Fleet Financial Group, which plans to build a North Queens Medical Center on 30,000 square-foot treatment facility with a parking garage on Union Street in Flushing."

PRESS ROOM-NEW YORK CITY ECONOMIC DEVELOPMENT CORP (12/15/2009)
NYC Capital resource corporation approves Recovery Zone Bond assistance for two medical-related facilities

"In Flushing, Queens, Fleet Financial Group plans to use up to \$17 million in Recovery Zone bonds to develop an approximately 80,000-square-foot, state-of-the-art medical office building to be known as the North Queens Medical Center. The facility, to be located at 1-31 Union Street in Queens, will include a 200-space, 65,000-square-foot, below-grade public parking garage. The developer is seeking a LEED certification for the environmentally sustainable project and currently occupying 50,000 square foot in the project to physicians, dentists and other medical professionals. In addition, several local associates have expressed interest in about 100,000 square foot of space. Fleet Financial is a real estate and asset management company with diversified portfolio that consists of multiunit residential and mixed-use commercial properties in Queens."

News > Top Stories
Groundbreaking for Flushing's tallest tower

By BOB DODA
 bobdoda@queenscourier.com
 Wednesday, April 27, 2009 5:01 AM EDT
 Like Be the first of your friends to like this
 Tweet Print E-mail Comments

Guided by the sounds of thumping drums and a traditional Japanese dragon dance, political and financial leaders from around the borough and city descended upon the site of what will become the tallest building in Flushing - the North Queens Medical Center. The 100,000 square foot, state-of-the-art glass tower - which will stand at 42-31 Union Street - will be LEED-certified and generate 1,200 jobs as well as serve the growing healthcare needs of the flourishing Flushing population. A groundbreaking ceremony was held on Tuesday, April 26.

"It's a very exciting moment," said Congressman Gary Ackerman. "We are all very pleased with the progress that has been made here. It's going to inject a tremendous amount of jobs to our community at a very critical time. It's going to provide a medical service to an expanding community, the most diverse community in the entire United States of America."



Gold Mine Program -Phase II

News Reports on Idaho Gold Hill Mine Project

Video Link---<http://www.eb5src.com/blackhawk-video.html>

The screenshot shows the iStockAnalyst website with a navigation bar at the top. The main content area features a headline: "Idaho trade mission gives Chinese investors federal program offers foreigners a chance to bring their money to America". Below the headline, there is a sub-headline: "Stay ahead of the market. Sign up for our newsletter". The article text begins with "The Idaho State Department of Commerce..." and discusses the EB-5 program. On the right side, there is a sidebar with a "BIGGER IS BETTER" banner and social media links for Facebook, LinkedIn, and Twitter.

The screenshot shows the Chinadaily US Edition website. The main headline is "EB-5 program: Treat or trick for Chinese investors". The article text starts with "WASHINGTON — Brian Dickson, an administrator in Idaho's Department of Commerce, is studying Chinese investors to the state through the EB-5 regional center pilot project in the United States". The article discusses the benefits and challenges of the program, including the requirement for investors to create jobs and the potential for fraud. On the right side, there is a sidebar with a "Latest News" section and a "CHINA DAILY" logo.

The screenshot shows the Idaho Statesman.com website. The main headline is "Inward Foreign Direct Investment". The article text begins with "IDaho has an extraordinary and growing role in global business. It can provide a host of new markets and marketing channels, top regional production facilities, access to new technologies, products, skills and know-how". The article discusses the benefits of FDI for Idaho and the state's efforts to attract investment. On the right side, there is a sidebar with a "Become a Partner" banner and a "Quick Links" section.

The screenshot shows the Idaho Statesman.com website. The main headline is "Chinese investments in an Idaho gold mine just one way the state hopes to revive its economy". The article text begins with "Can a dramatic Taiwanese investment in the controversial Russian immigration North Idaho couple who own a gold town help revive the state's economy? Dunsmuir is counting". The article discusses the investment in the Blackhawk gold mine and the state's hopes for economic recovery. On the right side, there is a sidebar with a "CLICK FOR LOCAL DEALS & ADVERTISING SPECIALS" banner and a "SAVE UP TO 46%" banner.

MAJESTIC HOTEL & Dominion Apartment Dallas, Texas

MAJESTIC HOTEL & Dominion Apartment Dallas, Texas

Is backed by New York Stock Exchange-traded public company, TCI (NYSE:TCI)

TCI is investing its own money in all projects, subordinate to investors' positions

TCI offers to purchase investors' positions at end of 5 years at fair market value if requested by investor

Mercer Crossing development is in geographic center of Dallas-Fort Worth area and surrounded by top transportation

NTRC's job verification IMPLAN model approved by USCIS

NTRC's affiliates have been successfully active in EB-5's since the mid 1990's

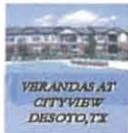
NTRC's host cities' officials support its EB-5 program development



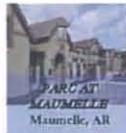
Dominion Apt.



MAJESTIC HOTEL



VERANDAS AT CITYVIEW DESOTO, TX



PARC AT MAUBELLE Maunelle, AR



LEGENDS ON EL PASO EL PASO, TX



THE GREENBRIDGE AT CITY PARK HOUSTON, TX



Piccadilly Inn Express Fresno, CA



City Suites Hotel Chicago, IL



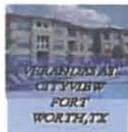
Wilbros Hotel Chicago, IL



Piccadilly Inn Shaw Fresno, CA



The Peninsula New York, NY
与香格里拉酒店同系列



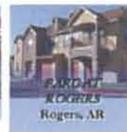
VERANDAS AT CITYVIEW FORT WORTH, TX



Legends Ridge, SAN ANTONIO, TX



BLUE RIDGE APARTMENTS Midland, TX



PARC AT ROGERS Rogers, AR



Williamsburg Hospitality House Williamsburg VA



Best Western Oceanfront Virginia, VA



Coast East Inn Central Denver, CO

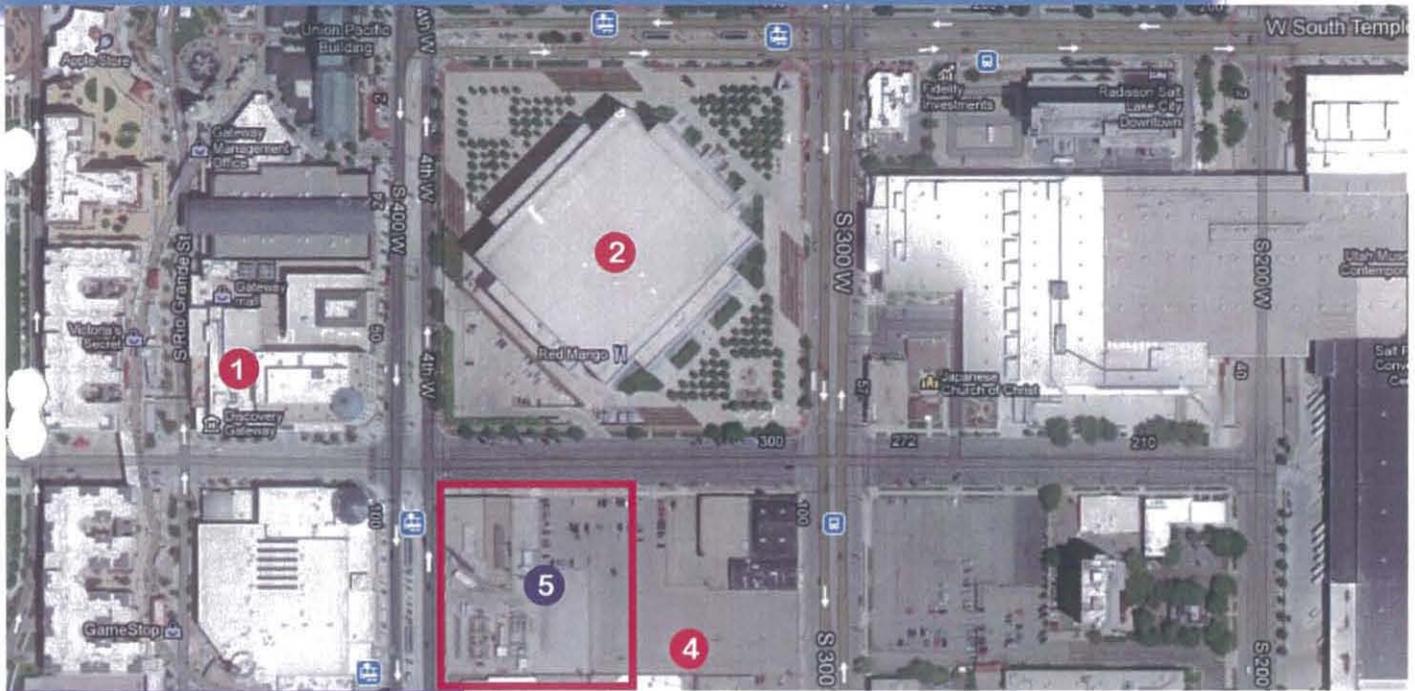


Piccadilly Inn Airport Fresno, CA

TCI and relevant corporations have successfully developed and owned over 301 condominium buildings.

TCI has successfully developed over 100 hotel projects

Utah Salt Lake Marriott Project



1. The Gateway Mall



2. Energy Solutions Arena



3. SALT PALACE CONVENTION CENTER



4. Hyatt hotel

Executive Summary

The Mountain States Center for Foreign Investment (MSC) and PEG Development are offering foreign investors a chance to invest in the Union Station Hotel project located in Salt Lake City, Utah. As an approved Regional Center in the United States of America, MSC has made it possible for twenty (20) qualified foreign investors to invest in the EB-5 program who will enjoy the security of the Marriott brand. The project will include the Marriott Courtyard, parking structure and a mix of professional office and retail shop space. The project is already underway and construction is scheduled to begin in the summer of 2012. MSC is currently accepting qualified EB-5 investors for the Union Station Marriott Courtyard.

As part of this investment, qualified foreign investors have the ability to apply for permanent U.S. residence through the EB-5 visa program. MSC has been authorized by the U. S. Government as a regional center to operate in the hospitality and resort sectors. Investors can anticipate the total investment period to be approximately 5 years. This will allow investors sufficient time to complete all of the necessary requirements established by the United States Government to obtain permanent residence.

- Marriott Hotel, the development under this program, is the joint-construction with Marriott International, Inc. and it will take up the space of 3.26 acres and be built with 170 guest rooms.
- Marriott International, Inc. has registered the license to start the program and US\$25,000 is pre-paid for the construction.
- The program is anticipated to recruit 20 investors are planned to a funds of US\$10,000,000.
- Only 35% of the total investment fund is from EB-5 investors.
- The investment period will take five years.
- Center of the program is Mountain States Center.
- The third-party guarantee is will be offered to the investments to ensure their investment funds. 529 anticipated employment opportunities will be created.
- The construction is anticipated to be done within 18-24 months and takes a 5-year investment period.
- Each investment will be granted with 0.5% return.

5. Marriott



Crowne Plaza & Indigo Hotel Project

Stage I: Indigo Hotel

Developer dedicates to the construction, development and operation of this hotel which has ten floors and contains 88 rooms. Area of the hotel has been estimated to be 36,000 square foot (surface area: 27,563 square foot). It is going to be named as Indigo Hotel. Hotel will have a bar, restaurant, rooftop bar and any other classic facilities that an Indigo Hotel would have.

Stage II: Crowne Plaza Hotel

Developer intends to construct, develop and operate an all-directional service hotel which has eleven floors and contains 224 rooms. Area of the hotel is 106,500 square foot. It is going to be named as Crowne Plaza Hotel. Hotel will have the 120-seat restaurant and lounge, a beer garden, a 72-seat rooftop lounge and other classic facilities which can provide the all-directional living services.



Excellent Location

Hotel is located on the center area of Long Island City, in which usually refers to the north of 40th Avenue, west of 23rd Avenue, south of 47th Street and east of Skillman Avenue. The core area of Long Island City is currently in the developing stage and has the outstanding business, residence and retail.

Hotel is located on the corner of Crescent Street and 43rd Avenue and is nearby the 59th Street (a heavy-traffic as well as dual-level bridge). 20,000,000 vehicles per year travelling through this bridge will clearly see the hotel's sign. The said hotel is also located on the crossover of Long Island Expressway (LIE) and the east/west Interstate 278, which is also known as Brooklyn-Queens Expressway. In addition, there has eight subway stations which are only two blocks away from the hotel and only need ten minutes to reach.



Regional Center Letter



A Crowne Plaza



B Indigo Hotel



C Jet Blue



John F. Kennedy International Airport



La Guardia Airport



E United Nations Federal Credit Union



D CITI Bank

Other EB-5 Investment Projects



*Georgia Atlanta
Peachtree Senior
Living Facility*



*Florida Punta
Gorda
Assisted Living
Facility*



*Utah Salt Lake
Marriott Project*



*California Palm
Springs HYATT
Resort Project*

Certifications



The Better Business Bureau



Certified Public Accountant



IREM: Institute of Real Estate Management



Real Estate Investment Securities Association (REISA)

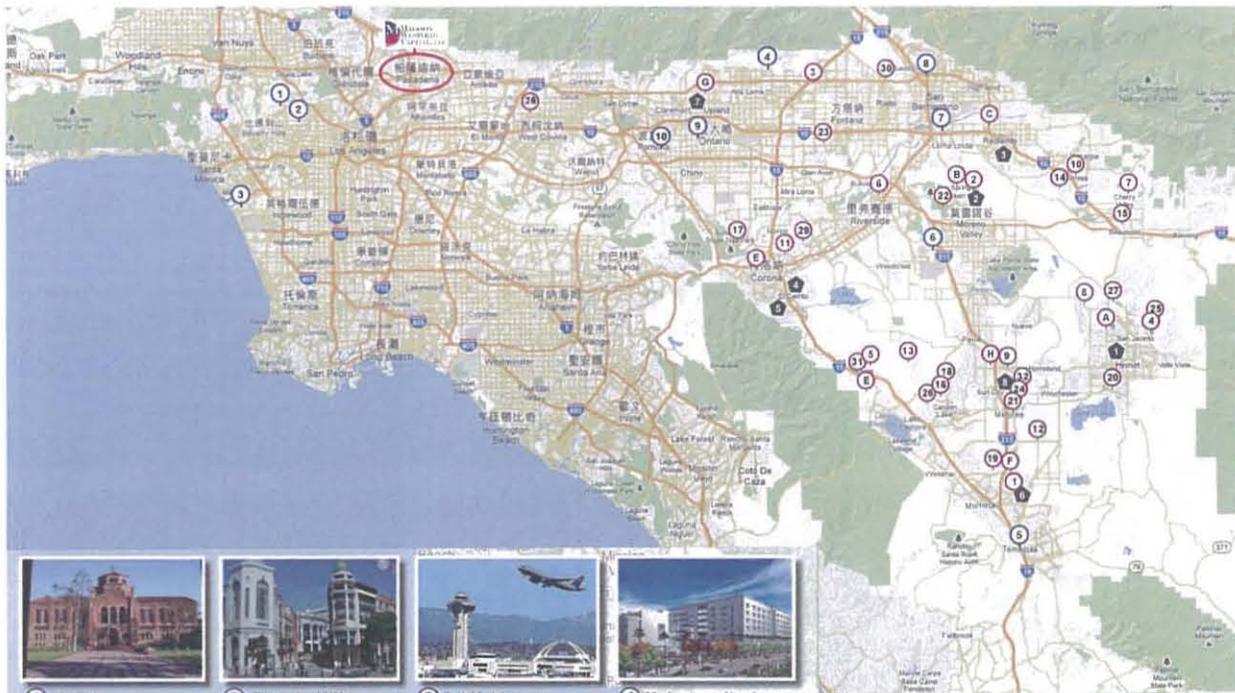


The State Bar of California



California Department of Real Estate License (DRE)

Property own by Madison



1 UCLA



2 Beverly Hills



3 LAX Airport



4 Kaiser medical center



5 Abbott



6 UC Riverside



7 University of Redlands



8 CSU San Bernardino



9 Ontario Airport



10 大华超市

Property own by Madison



4 房间 & 2 卫浴
4 Room & 2 Baths

25871 Fore Drive, Hemet, CA 92544
室内大小 Size(sf):1,510
总站地面积 Lot size(sf):6,098
租金收益 Monthly Rental Rate:\$ 1,200
每年租金总收益
Estimated Annual Rental Rev:\$14,400
状态 Status: 已出租 Rented
建议售价 Rented:\$160,000
估计租金年回报 Est Rent Gross Ann
Return 9.0%



3 房间 & 2.5 卫浴
3 Room & 2.5 Baths

33702 Mistflower Court, Lake Elsinore, CA 92532
室内大小 Size(sf):1,712
总站地面积 Lot size (sf):4,356
租金收益 Monthly Rental Rate:\$1,550
每年租金总收益
Estimated Annual Rental Rev:\$18,600
状态 Status: 已出租 Rented
建议售价 Sales Price:\$190,000
估计租金年回报 Est Rent Gross Ann
Return 9.8%



4 房间 & 2.5 卫浴
4 Room & 2.25 Baths

2209 El Capitan Dr., Riverside, CA 92506
室内大小 Size(sf):1,993
总站地面积 Lot size (sf):(sf):2,614
租金收益 Rental Amount: \$1,850
每年租金总收益 Estimated Annual Rental Rev:\$ 22,200
状态 Status: 待租 Listed for Rent
建议售价 Sales Price:\$325,000
估计租金年回报 Est Rent Gross Ann
Return 6.8%



5 房间 & 2.75 卫浴
5 Room & 2.75 Baths

1124 Sandpiper Dr., Beaumont, CA 92223
室内大小 Size(sf):2,618
总站地面积 Lot size(sf):7,405
租金收益 Monthly Rental Rate:\$ 1,650
每年租金总收益 Estimated Annual Rental Rev:\$19,800
状态 Status: 待租 Listed for Rent
建议售价 Sales Price:\$242,000
估计租金年回报 Est Rent Gross Ann
Return 8.3%



4 房间 & 3 卫浴
4 Room & 3 Baths

28586 Brookview Lane, Lake Elsinore, CA 92530
室内大小 Size(sf):2,420
总站地面积 Lot size(sf):6,534
租金收益 Monthly Rental Rate:\$1,550
每年租金总收益
Estimated Annual Rental Rev:\$18,600
状态 Status: 已出租 Rented
建议售价 Sales Price:\$265,000
估计租金年回报 Est Rent Gross Ann
Return 7.0%



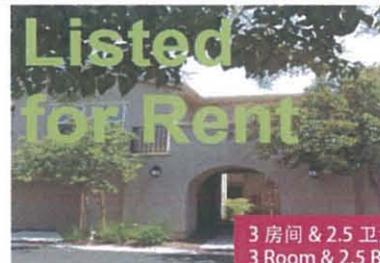
4 房间 & 3 卫浴
4 Room & 3 Baths

594 Reeves Pkwy, San Jacinto, CA 92582
室内大小 Size(sf):3,042
总站地面积 Lot size(sf):7,405
租金收益 Monthly Rental Rate:\$1,450
每年租金总收益
Estimated Annual Rental Rev:\$17,400
状态 Status: 待租 Listed for Rent
建议售价 Sales Price:\$235,000
估计租金年回报 Est Rent Gross Ann
Return 7.4%



3 房间 & 2 卫浴
3 Room & 2 Baths

13415 Tolton Ave, Corona, CA 92879
室内大小 Size(sf):1,038
总站地面积 Lot size(sf):5,662
租金收益 Monthly Rental Rate:\$ 1,500
每年租金总收益 Estimated Annual Rental Rev:\$18,000
状态 Status: 全新设备 Upgrade For Rent
建议售价 Sales Price:\$220,000
估计租金年回报 Est Rent Gross Ann
Return 8.2%



3 房间 & 2.5 卫浴
3 Room & 2.5 Baths

36304 Vincenzo Way Winchester, CA 92596
室内大小 Size(sf):1,550
总站地面积 Lot size(sf): Condo
租金收益 Monthly Rental Rate:\$1,400
每年租金总收益
Estimated Annual Rental Rev:\$16,800
状态 Status: 待租 Listed for Rent
建议售价 Sales Price:\$170,000
估计租金年回报 Est Rent Gross Ann
Return 9.9%



5 房间 & 4.5 卫浴
5 Room & 4.5 Baths

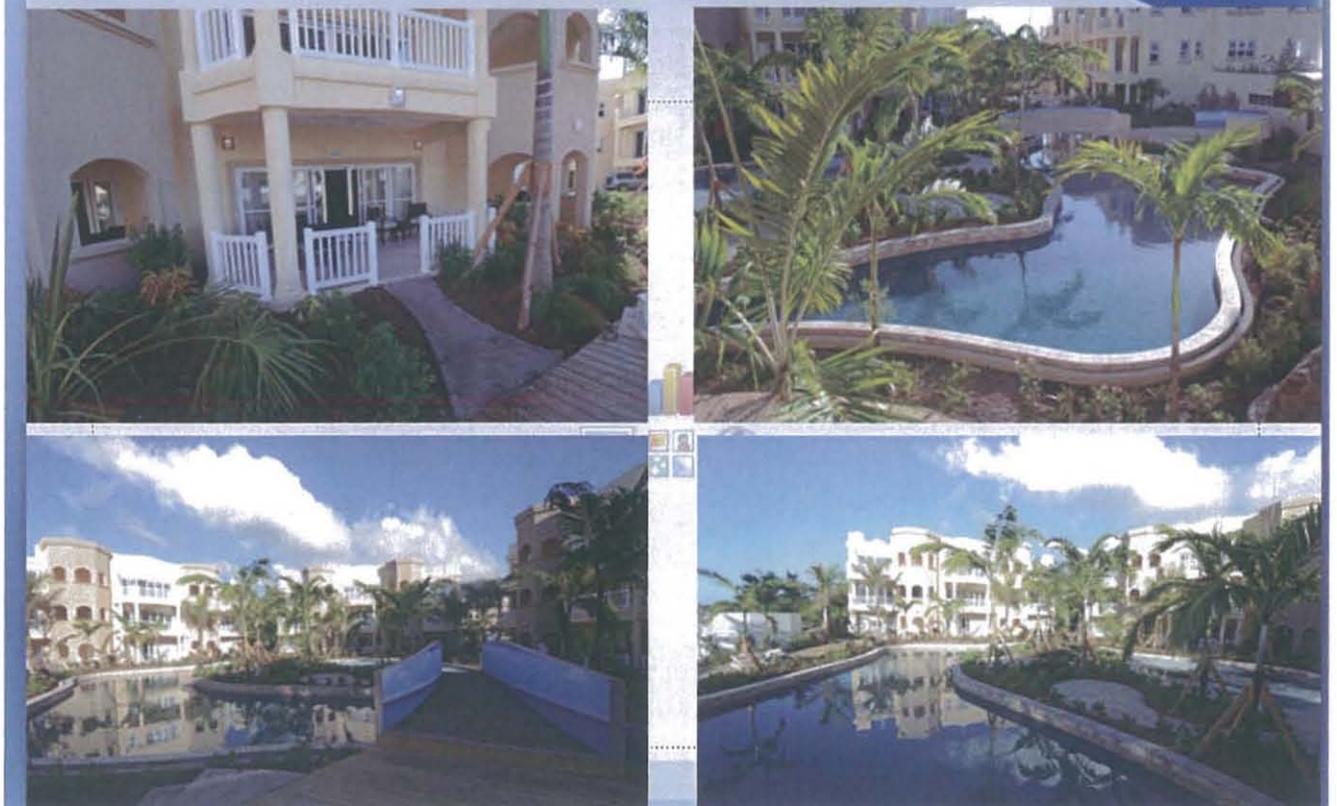
1262 Jackson Ct, Beaumont, CA 92223
室内大小 Size(sf):4,116
总站地面积 Lot size(sf):9,147
租金收益 Monthly Rental Rate:\$2,000
每年租金总收益
Estimated Annual Rental Rev:\$24,000
状态 Status: 全新设备 Upgrade For Rent
建议售价 Sales Price:\$305,000
估计租金年回报 Est Rent Gross Ann
Return 7.9%

St. Kitts and Nevis Citizenship by Investment

Other projects



Picture (newly-completed)



Singapore Fortune Technology Fund

Listed Portfolio



台积电, 美纽约与伦敦上市



中芯国际, 美纽约与香港上市



立隆电子, 台证交所上市



已获香港联交所批准上市



联华电子, 美纽约上市



展讯通信, 美纳斯达克上市



已获香港联交所批准上市



国硕科技, 台证交所上市



友旺科技, 台证交所上市



新证交所上市



禹代半導體, 美纳斯达克上市



新日光能源科技, 台证交所上市



龙旗控股, 新证交所上市



美纳斯达克上市



美纳斯达克上市



達虹科技, 台证交所上市



瑞轩科技, 台证交所上市



建基, 台证交所上市



聚积科技, 台证交所上市



已获香港联交所批准上市



联合科技, 新证交所上市



研華科技, 台证交所上市



烟台欧华庄园, 吉隆坡证交所上市

Investment Projects Recently

| Investment Date | Listed in | Company | Industry | Products/Services |
|-----------------|-----------|---|------------------------------------|--|
| 9/28/2010 | Singapore | Yamada Green resources Ltd  | Agriculture | Fresh shiitake mushrooms and processed food products |
| 9/27/2010 | Malaysia | China Ouhua Winery Holdings Limited  | F&B | Red and white wine |
| 6/9/2010 | Taiwan | EON Silicon Solution Inc  | Semiconductor | Nor-flash memory IC chips |
| 5/16/2011 | Taiwan | Kingcan Holdings  | Wholesale and manufacturing | Tinplate printing |
| 4/20/2011 | Singapore | Premiere Eastern Energy Pte. Ltd. | Petrochemical Natural Gas Industry | Petrochemical products |
| 2/18/2011 | Singapore | Biomers Pte Ltd  | Care Industry | Nano medical devices |

Westlead Capital Inc Taipei Headquarter, Taiwan



Idaho State held a press conference in Beijing



Dallas Mayor Dwayne Caraway



Governor of IDAHO C.L. Butch Otter



Lt. Governor of Montana



Picture with Mayor of Des Moines, Washington



Idaho State held a press conference in Taipei, 2013



resident Johnson Toribiong of Palau



Sponsored Miss Vancouver Chinatown Pageant



Sponsored Lion Bell of Vancouver



Mayor Meridian, Idahoan, Tammy de Weerd



Sponsored the Canadian National Basketball Team from 1995, and the Canadian National Basketball Team won 19th tournament championship.



Sponsored China Gate of Vancouver



The Canadian National Basketball Team has won three straight tournament championship from 1994 to 1996.

Introduction of Westlead Capital Inc.



info@westleadcap.com

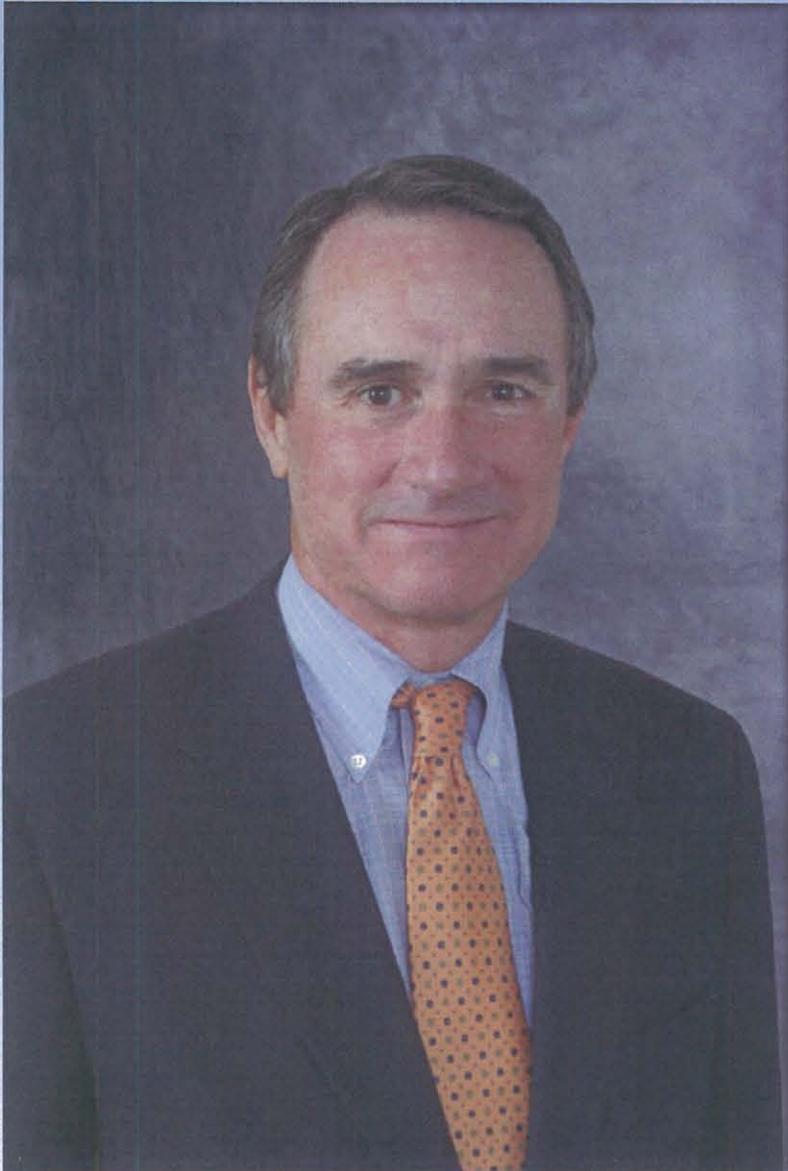
www.Westleadcap.com



Madison Westlead Introduces:
LA Foreclosure Homes Investment



Team Member: Luke McCarthy



- 30 years of syndication structuring
- Purchased and managed \$3 Billion of properties
- President or Partner of companies for 30 years
- Attorney: Member of the California Bar
- Certified Public Accountant (CPA)
- Speaker nationally on syndications and deal structuring
- BS California State Polytechnic University
- JD Santa Clara University

Certifications



The Better Business Bureau (BBB)



The State Bar of California



California Department of Real Estate License (DRE)



Certified Public Accountant (CPA)



Real Estate Investment Securities Association (REISA)



REM: Institute of Real Estate Management

BBB evaluated Madison as a A+ business



Better Business Bureau®

Los Angeles, Orange, Riverside, and San Bernardino Counties of Southern California

For Consumers For Businesses For Charities & Donors About Us News Contact Us Business Login

Search For: BBB Accredited

Home > Member Directory > Real Estate & Property > Real Estate Businesses > Madison Realty Advisors, LLC

Select Language

BBE BUSINESS REVIEW

Text Size:

Overview

Map view |

1041 20th St, #100, Escondido, CA 92029

Madison Realty Advisors, LLC.

(626) 790-8700
1457 East Foothill Blvd., Suite 200, Escondido, CA 92027
<http://www.madisonrealty.com>



On a scale of A+ to F
BBB is proud to see
this business has earned
this rating.

QUICK LINKS

[Home](#) [About Us](#)

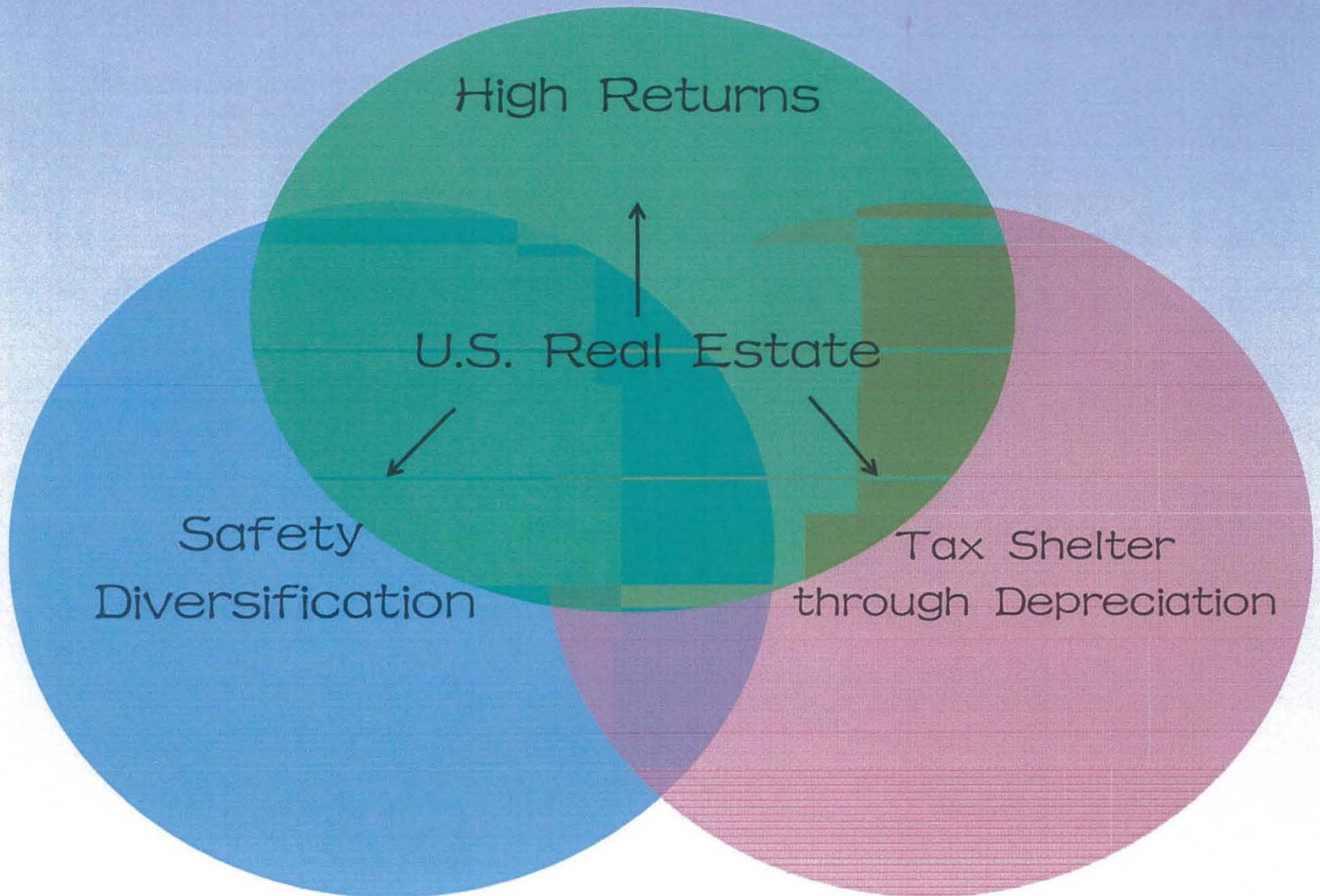
CUSTOMER REVIEWS

Click here to access local public reviews and opinions regarding this business.

FEEDBACK

[RECOMMEND](#)

Why Invest in U.S. Real Estate?



Successful operating steps



BULK SALE: A 20-25% discount will be given by bank For a \$2M purchase

Step 1:

Annual Income

Invest \$2 million and form a LLC. The annual return from rents and sales is app. 20%. 7% preferred dividends shall be allocated to investors.

Step 2:

Reinvest

Reinvest excess cash flow & financing in purchasing more properties

Step 3:

Exit

100% original investment to be taken by investor after property is sold.

Distribution of PROFITS:

75% to Investors

25% to Sponsors



3312 Banyon Circle, Lake Elsinore, California 92530
5 Bedrooms / 4 Bathrooms / 3,125 sq. ft. / 7,841 sq. ft lot
Built in 2005

Purchased for \$230,454
Rented for \$2,000 /month
Est. Gross Yearly Income: \$24,000
Market Value \$240,000
Peak Market Price: \$543,000



Purchase Price: \$176,400

SOLD: \$230,000

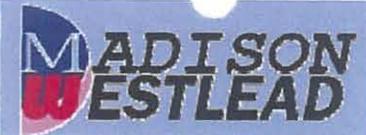
Peak Market Price: \$520,000

16783 Colt Way, Moreno Valley, California 92555
5 Bedrooms / 3 Bathrooms / 2,803 sq. ft. / 7,840 sq. ft lot
Built in 2004

Cash Flowing Homes for Purchase



Simple steps with a 15 day time-frame to own



Purchase agreement filled and signed, then e-mailed to Madison Westlead (Seller).

Agreement signed by MW and sent to buyer as well as Escrow to open Escrow.

Escrow contacts buyer and seller with Escrow instructions.

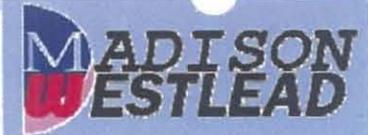
Buyer wires full amount into an escrow account

All seller 's disclosure documents are to be sent to the buyer to sign. Buyer then signs disclosure document and Escrow document, and these signed documents are then forwarded to seller and Escrow.

Once Escrow company receives the money and all signed documents, Escrow will register the deed under buyer's name. The deed will be officially recorded in the county record office.

Sign management contract to receive monthly rental

Sample Summary Sheet of Homes for Sale (Updated Monthly)



1



4 Rooms & 3 Baths

40184 Tanager Circle Temecula, CA 92591
 Size(sf): 2,178
 Lot size(sf): 6,534
 Monthly Rental Rate: \$ 1,900
 Total Annual Rental Rev: \$ 22,800
 Status: Rented
 Sales Price: \$ 285,000
 Est Rent Gross Annual Return 8.0%

2



4 Rooms & 3 Baths

39500 Via Montalvo, Murrieta, CA 92584
 Size(sf): 2,318
 Lot size(sf): 5,662
 Monthly Rental Rate: \$1,800
 Estimated Annual Rental Rev: \$21,600
 Status: Rented
 Sales Price: \$285,000
 Est Rent Gross Ann Return 7.6%

3



3 Rooms & 2.5 Baths

8075 San Remo Court, Fontana, CA 92336
 Size(sf): 1,934
 Lot size(sf): 4,508
 Monthly Rental Rate: \$ 1,900
 Estimated Annual Rental Rev: \$22,800
 Status: Listed for Rent
 Sales Price: \$290,000
 Est Rent Gross Ann Return 7.9%

4



4 Rooms & 2 Baths

29449 Pineleaf St. Menifee, CA 92584
 Size(sf): 2,335
 Lot size(sf): 8,276
 Monthly Rental Rate: \$1,825
 Estimated Annual Rental Rev: \$21,900
 Status: Rented
 Sales Price: \$285,000
 Est Rent Gross Ann Return 7.7%

5



4 Room & 2.5 Baths

11276 Picard Pl. Beaumont, CA 92223
 Size(sf): 2,663
 Lot size(sf): 5,662
 Monthly Rental Rate: \$1,650
 Estimated Annual Rental Rev: \$19,800
 Status: Rented
 Sales Price: \$240,000
 Est Rent Gross Ann Return 8.3%

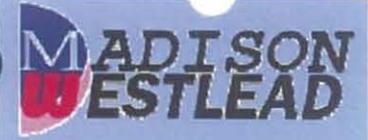
6



4 Rooms & 3.5 Baths

53194 Odyssey St. Lake Elsinore, CA 92532
 Size(sf): 3,613
 Lot size(sf): 7,405
 Monthly Rental Rate: \$1,800
 Estimated Annual Rental Rev: \$21,600
 Status: Rented
 Sales Price: \$300,000
 Est Rent Gross Ann Return 7.2%

The front fee for purchasing cash flowing homes (one-off fee)



| Expenditures | Estimated fees | Point of payment |
|-----------------|--|-----------------------|
| Sale price | Based on actual price agreement | Transaction completed |
| Transaction Fee | <ul style="list-style-type: none"> • Escrow Processing fee \$600-1200 • Home Inspection Fee \$300-400 • Fire Hazard Insurance \$600-1000 • Property Transfer Tax \$300-600 Registering Fee \$80-100 About 0.5 %-1 % of purchase price | Escrow closed |
| Commission | Seller pays | Transaction completed |

3-day L.A. real-estate property survey expedition:



Due diligence for 3 days' expedition is \$_____, inc. airport & hotel pick-up, car rental, interpreting, tour-guide, lunch and insurance.

Schedule

Day one: Madison company-cash flow house-local elementary school

Day two: Cash flow house-local elementary school

Day three: designated tours

Customized schedule available

US\$60 per single trip if airport pick-up requested

LOCAL PARTNER

EDWARD YOUNG
edskyoung@gmail.com

QUALIFICATION

30 years plus of extensive experience of real Estate Development and Construction Management in Commercial project, hotel, multifamily, condominium, residential, mixed used and golf course community master plan development project.

PROFESSIONAL EXPERIENCE

PRESNET- As the General Manager / Project Manager for Eaglemont Golf course Community Master Plan Development project in Mount Vernon, WA, duties include managing the entire operation of 18 holes golf course and development of 800 units composed of single family homes, golf villa, condominium and commercial properties.

Throughout the 30 years, Edward Young has successfully developed and completed numerous properties in greater Puget Sound area in Washington State as follows:

COMMERCIAL PROJECTS:

Auburn Airport Plaza in Auburn, Washington: 40,000 square feet of Retail and Restaurant
Kent kangley Professional Building in Kent, Washington: 10,000 square feet of office building
Kent Professional Plaza in Kent, Washington: 20,000 square feet of professional office
Comfort Inn in SeaTac, Washington: 120 units hotel and meeting facility
Plaza by the Green- Best Western Hotel and Office, Retail Center in Kent, Washington : Mixed used
HomeCourt all suit Hotel in Kent, Washington: 152 units all suit hotel and meeting facility

RESIDENTIAL AND MULTIFAMILY PROJECTS

Bend of the River Apartment Project in Auburn, Washington: 72 units apartment
East Empire Garden Apartment Project in Federal Way, Washington: 103 units apartment
Meridian Garden Apartment project in Kent Washington: 80 units apartment
Quail Run Apartment Project in Federal Way, Washington: 172 units apartment

EDUCATION

Bachelor degree of Architecture
Fen Chia University, Taichung, Taiwan

LOCAL PROJECTS

THE NORTHWEST'S

MOST NATURAL PLACE

TO LIVE...

PROJECT MANAGER: Edward Young

DESIGN TEAM:

ARCHITECT: Imago de lineo Architecture

GOLF COURSE ARCHITECT: John Steidel

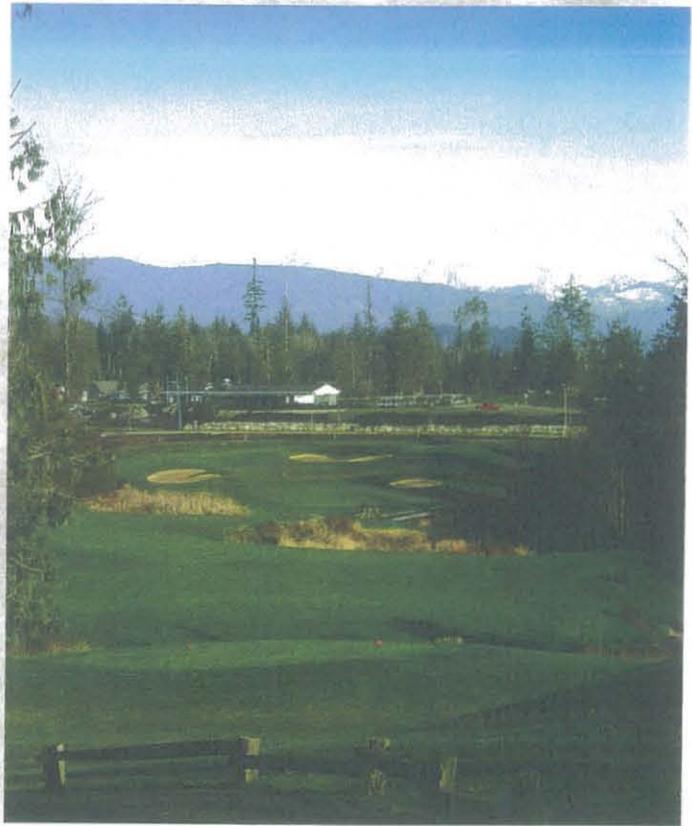
ENGINEERING: WH Pacific Engineering

DEA Engineering

SURVEYING: LBS Engineering

WETLAND CONSULTANT: Wetland Resource

STRUCTURAL ENGINEER: Voelker Engineering



EAGLEMONT
A GOLF COURSE COMMUNITY

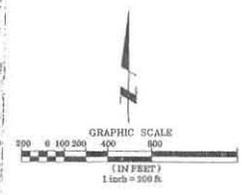
SLA VAN
Golf Course and Residential Development
Mount Vernon, WA

MASTER PLAN

Land Use

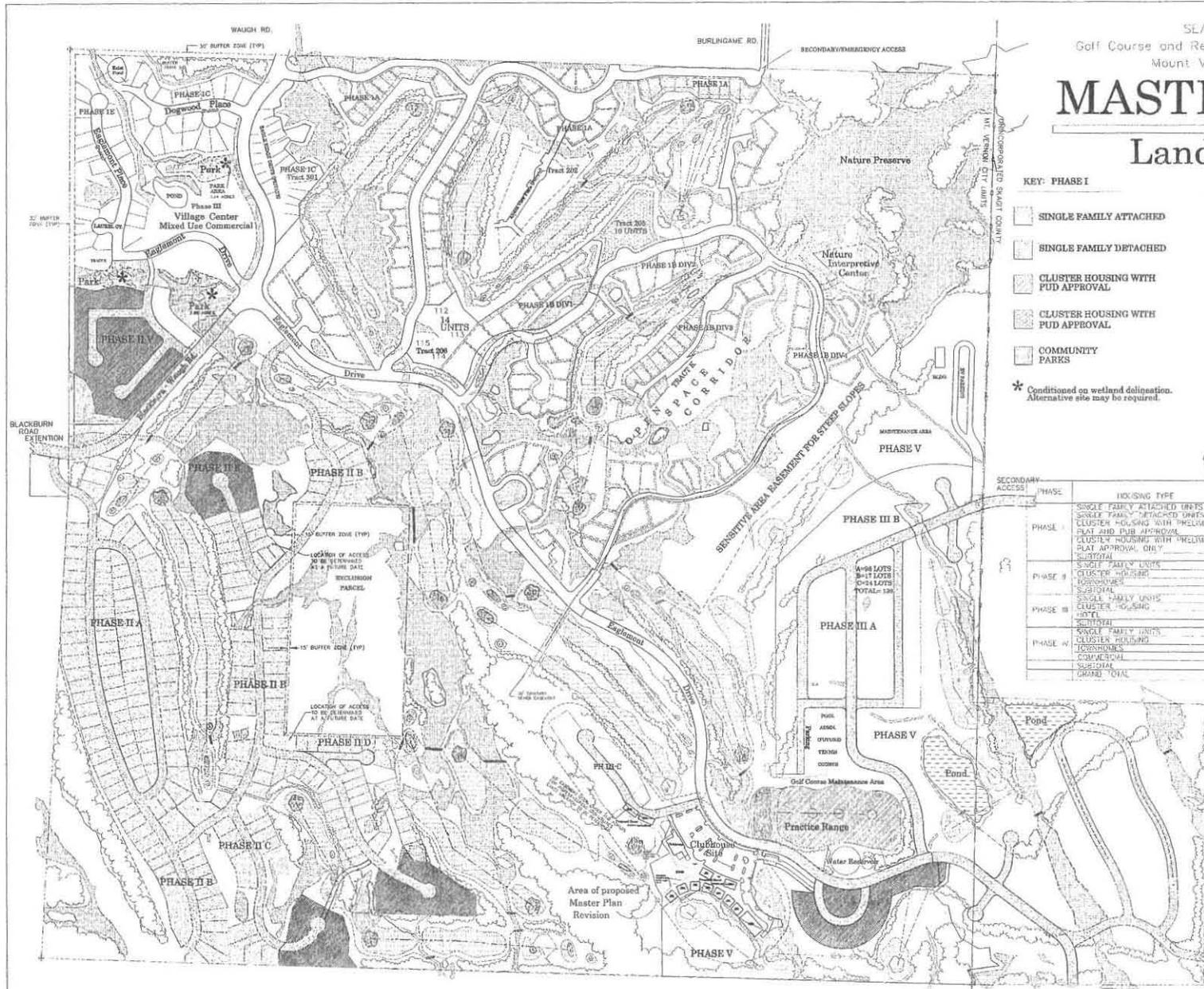
- KEY: PHASE I**
- SINGLE FAMILY ATTACHED
 - SINGLE FAMILY DETACHED
 - CLUSTER HOUSING WITH PUD APPROVAL
 - CLUSTER HOUSING WITH PUD APPROVAL
 - COMMUNITY PARKS
- KEY: PHASES II-IV**
- Single Family Dwellings 3-4 DU/Acre
 - Cluster Housing 5-8 DU/Acre
 - Townhomes 10 DU/Acre
 - Neighborhood & Golf Course Support
 - Proposed Pond
 - Existing Wetland/Open Space
 - Buffers/Open Space
 - Golf Course
- * Conditioned on wetland delineation. Alternative site may be required.

| PHASE | HOUSING TYPE | UNIT COUNT | ACREAGE | DENSITY (DU/ACRE) |
|-----------|---|------------|---------|-------------------|
| PHASE I | SINGLE FAMILY ATTACHED UNITS | 33 | 4.42 | 7.47 |
| | SINGLE FAMILY DETACHED UNITS | 112 | 50.05 | 2.24 |
| | CLUSTER HOUSING WITH "FLEXIBLE" PLAN AND PUD APPROVAL | 33 | 8.12 | 5.39 |
| PHASE II | CLUSTER HOUSING WITH "FLEXIBLE" PLAN APPROVAL ONLY | 58 | 12.37 | 4.69 |
| | SINGLE FAMILY UNITS | 236 | 62.85 | 3.75 |
| PHASE III | CLUSTER HOUSING | 178 | 58.55 | 3.03 |
| | TOWNHOMES | 130 | 21.57 | 6.12 |
| | SUBTOTAL | 208 | 82.82 | 2.52 |
| PHASE IV | SINGLE FAMILY UNITS | 70 | 32.84 | 2.16 |
| | CLUSTER HOUSING | 62 | 9.15 | 6.78 |
| PHASE V | COMMERCIAL | 0 | 0 | 0 |
| | SUBTOTAL | 128 | 43.03 | 2.95 |
| PHASE VI | SINGLE FAMILY UNITS | 15 | 9.55 | 1.57 |
| | CLUSTER HOUSING | 108 | 17.8 | 6.07 |
| PHASE VII | TOWNHOMES | 108 | 13.32 | 8.11 |
| | COMMERCIAL | 0 | 1.84 | 0 |
| SUBTOTAL | | 128 | 28.25 | 4.54 |
| | GRAND TOTAL | 761 | 313.89 | 3.71 |



JOB NO. P-554-028 9-24-02 LANDUSE.DWG

REVISED 3-4-13

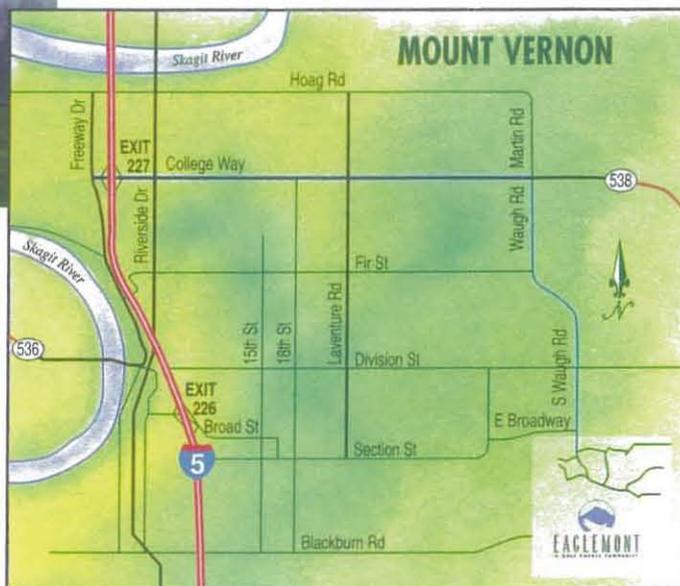




Locals will tell you that Skagit County is all of the beauty of the Pacific Northwest packed into less than 2,500 square miles. The Skagit River, for which it is named, flows from the rocky North Cascade Mountains, meandering down among fields of corn and tulips before finally emptying into Puget Sound. Along the way it is home to a variety of wildlife, from the salmon that spawn in the stream to the snow geese and trumpeter swans who make it their winter home. Skagit County offers an ideal blend of the peacefulness of rural life with the convenience of the region's largest cities nearby.

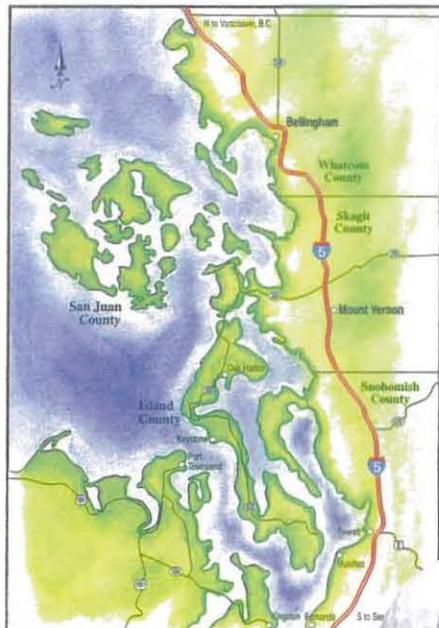


Eaglemont, perched high atop the city of **Mount Vernon**, lies almost midway between Seattle and Vancouver B.C.



Driving Directions

From I-5, take College Way exit (#227) and drive East to Waugh Road. Turn right and follow the signs.



Access to prime Canadian and American commerce, dining, shopping, and entertainment is easily within commuting distance. Of course, Vancouver B.C. and Seattle/Tacoma international airports are also within easy reach. Everett and Bellingham are only 30 minutes away.



Eaglemont Golf Club

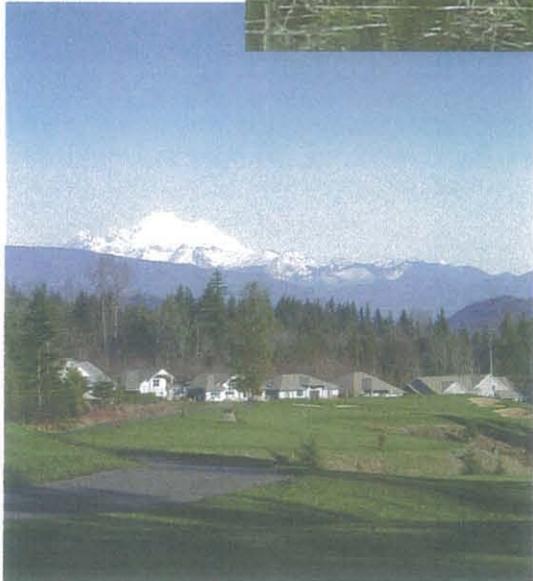
4127 Eaglemont Dr, Mount Vernon, WA 98274
 Pro Shop: 360.424.0800 • Toll Free: 1.800.368.8876 • www.EaglemontGolf.com



AND THE

MOST NATURAL PLACE

TO GOLF.

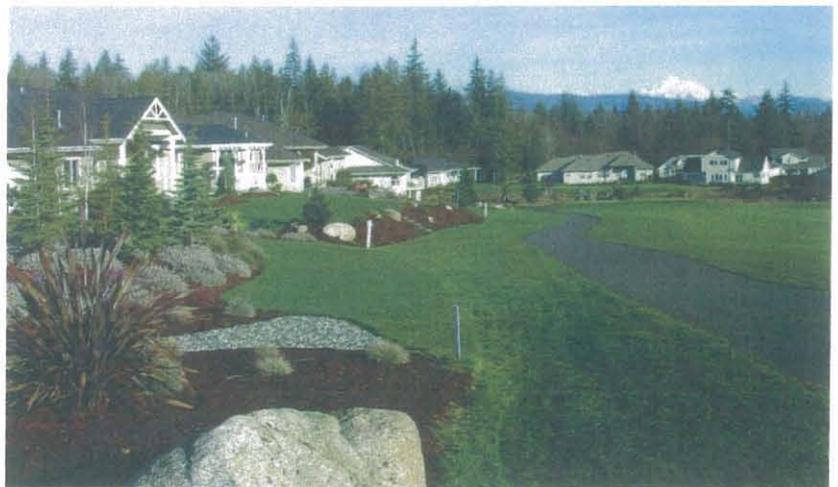


The Eaglemont community plan encompasses 675 acres. Nearly 60% of this acreage is committed to open space. Including the golf course and wetlands, two mini-parks and a five-acre neighborhood park. A beaver pond and natural preserve account for another 30 acres. Winding through the site, an extensive pedestrian and bicycle trail system will allow residents to explore all of Eaglemont's natural beauty.

Nearby schools, health care facilities and shopping centers include:

- Jefferson Elementary School
- Little Mountain Elementary School
- La Venture Middle School
- Mount Baker Middle School
- Mount Vernon High School
- Skagit Valley College
- Historic Oldtown Mount Vernon
- Skagit Valley Hospital
- Cascade Mall
- Prime Outlets at Burlington

In addition, there are three private schools, numerous day-care facilities and preschools.



We currently have sold approximately 140 homes. Home sites range from 8,000 to 17,000 square feet with the "pocket neighborhood" concept that will ensure a unique, uncrowded feeling throughout the Eaglemont community. When completed there will be more than 700 homes.

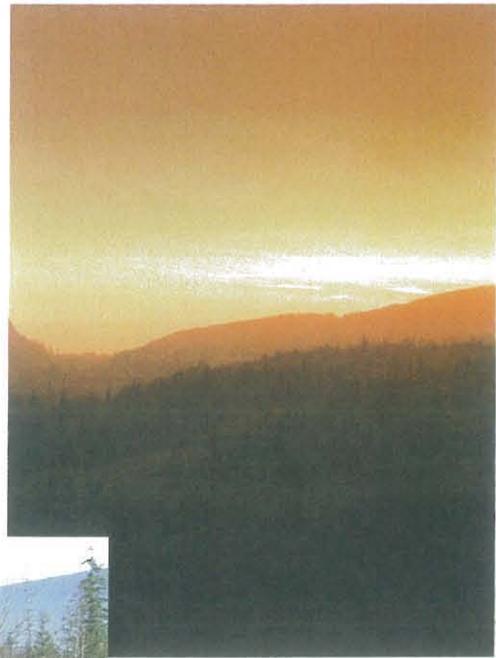
"Once you enter Eaglemont, you feel like you've uncovered a hidden gem!"

– Tom and Susan Smith, 1428 Alpine View Drive
Manager of Shell Puget Sound Refinery



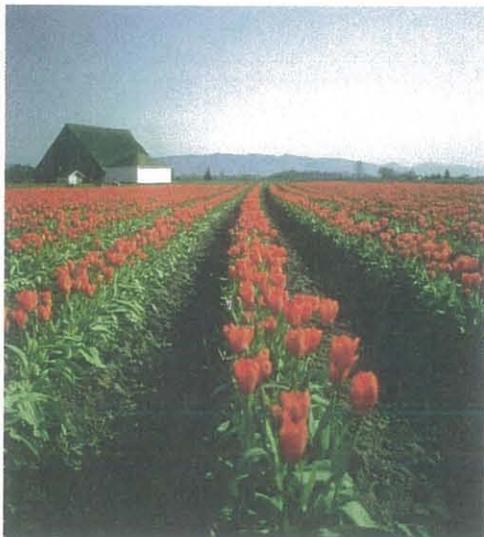
Eaglemont is one of the Northwest's premier golf courses. By making Eaglemont your course you'll enjoy all these great membership advantages:

- Preference for priority tee times.
- Membership includes greens fees.
- Club Tournaments
- 10% discount on all Pro Shop purchases.
- Establish your handicap through the Pacific Northwest Golf Association (PNGA).



18 Hole Yardage/Par 72

- Black – 7,006 yards
- Blue – 6,659 yards
- Gray – 6,354 yards
- White – 5,766 yards
- Red – 5,140 yards



“The friendly neighbors, golf course and related activities, the small community atmosphere, and the necessary services close at hand have more than met our expectations.”

– Toni and Joel Barber, 1403 Alpine View Drive
Retired Seattle Travel Agency Owners

Eaglemont Golf Course Features:

- 18-hole Championship Course
- Driving Range
- 3-5 Tee Placements Per Hole
- Lush, Rolling Greens
- Incredible Views

Future Clubhouse Features

- Tennis Courts
- Banquet Facilities
- Exercise Facility
- Pro Shop





Hole #12



2009

Golf Digest's Top 10 Courses in Washington State

1. Sahalee (Private)
2. Suncadia - Tumble Creek (Private)
3. Aldarra (Private)
4. Royal Oaks (Private)
5. Chambers Bay (Public)
6. TPC Snoqualmie Ridge (Private)
7. Canterwood (Private)
8. Gold Mountain (Public)
- 9. Eaglemont (Public)**
10. Tacoma (Private)

Plaza by the Green – Best Western Hotel and Retail Center (Kent, Washington)



Plaza by the Green- Best Western Hotel and Office, Retail Center in Kent, Washington



Comfort Inn in SeaTac, Washington



Home Court all suit Hotel in Kent, Washington: 152 units all suit hotel and meeting facility



Home Court all suit Hotel in Kent, Washington: 152 units all suit hotel and meeting facility



Kent Professional Plaza in Kent, Washington



Kent Professional Plaza (Kent, Washington)







EAST EMPIRE GARDEN APARTMENTS



BEND OF THE RIVER APARTMENTS

CONSTRUCTED BY YOUNG DEVELOPMENT AND CONSTRUCTION CO. INC.

OWNER : YOUNG DEVELOPMENT AND CONSTRUCTION CO. INC.

ARCHITECT : ED YOUNG

Terrance Heights Apartment Buildings (Mountlake Terrace, Washington)

