


THE  
SHOPS  
-AT-  
VIETNAM  
TOWN



THE LARGEST VIETNAMESE PLAZA  
— IN —  
CALIFORNIA





# THE SHOPS —AT— *Vietnam Town*

THE LARGEST VIETNAMESE PLAZA  
IN CALIFORNIA

Vietnam Town consists of 256 privately owned business properties (commercial condominiums) and is the only development of its kind in the area. At Vietnam Town, an entrepreneur with a business or company can own its real estate, often for much less than renting a comparable property.

California real estate grows in value, and all of the appreciation and tax benefits of real estate ownership go to the Vietnam Town's Buyer, not their landlord.

Located in the City of San Jose, the capital of Silicon Valley, the Shops at Vietnam Town is perfectly positioned to be the Bay Area premier shopping destination. For business owners and users, it is a place inspired by the spirit of the community and the energy of Silicon Valley, with the combination of shopping, dining, working and recreation all in one locale. For investors, this is the golden opportunity.

SILICON VALLEY'S  
*hottest* RETAIL SHOPS



# WELCOME TO THE NEW SHOPPING *destination*



SAN JOSE STATE  
UNIVERSITY

DOWNTOWN  
SAN JOSE

WALMART



GRAND CENTURY  
MALL

STORY ROAD

I-280 FREEWAY

STORY ROAD

McLAUGHLIN AVE

McLAUGHLIN AVE

# OWN A PIECE OF *Vietnam Town*

## DEVELOPMENT FEATURES

The Shops at Vietnam Town is located in the Heart of Little Saigon - San Jose, California. Phase II includes a spacious four-level parking structure along with five new buildings, bringing the total leasable area to 300,000 square feet.

## ADDRESS

909-999 Story Road, San Jose, CA 95122, USA

## SITE AREA

19.59 Acres

## USE

Commercial Condominiums - Professional Office, Retail and Restaurants

## TOTAL NUMBER OF BUILDINGS

9 (with 3 two-story buildings)

## TOTAL NUMBER OF UNITS

256 Commercial Condo Properties

## AVERAGE UNIT SIZE (SF)

One large anchor unit of ±36,000 SF; all other units average 1,000 SF

## TOTAL SELLABLE/ LEASABLE AREA

±299,740 SF

## PARKING

Approximately 1,342 spaces, including a new 550-space parking structure

## DELIVERY

Units/Condos delivered by Land Owner as "Cold-Shell" with a single restroom

Phase II includes an anchor building ideal for a supermarket chain, along with restaurants, offices and many more retail opportunities. The four-level parking structure with approximately 550 parking stalls will serve the many patrons and businesses with ample parking options.



Artist conceptual rendering. See back cover for disclaimer.



BLDG H

BLDG G

BLDG J

BLDG A

BLDG C

BLDG B

# 1<sup>st</sup> VIETNAM TOWN IN *North America*



◆ OWN ◆

◆ INVEST ◆

◆ WORK ◆



Artist conceptual rendering. See back cover for disclaimer.



# THE SHOPS AT VIETNAM TOWN



◆ SHOP ◆

◆ DINE ◆

◆ PLAY ◆

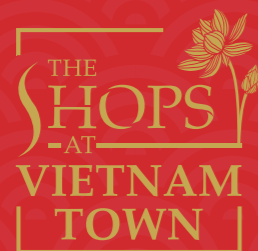


# PRIDE

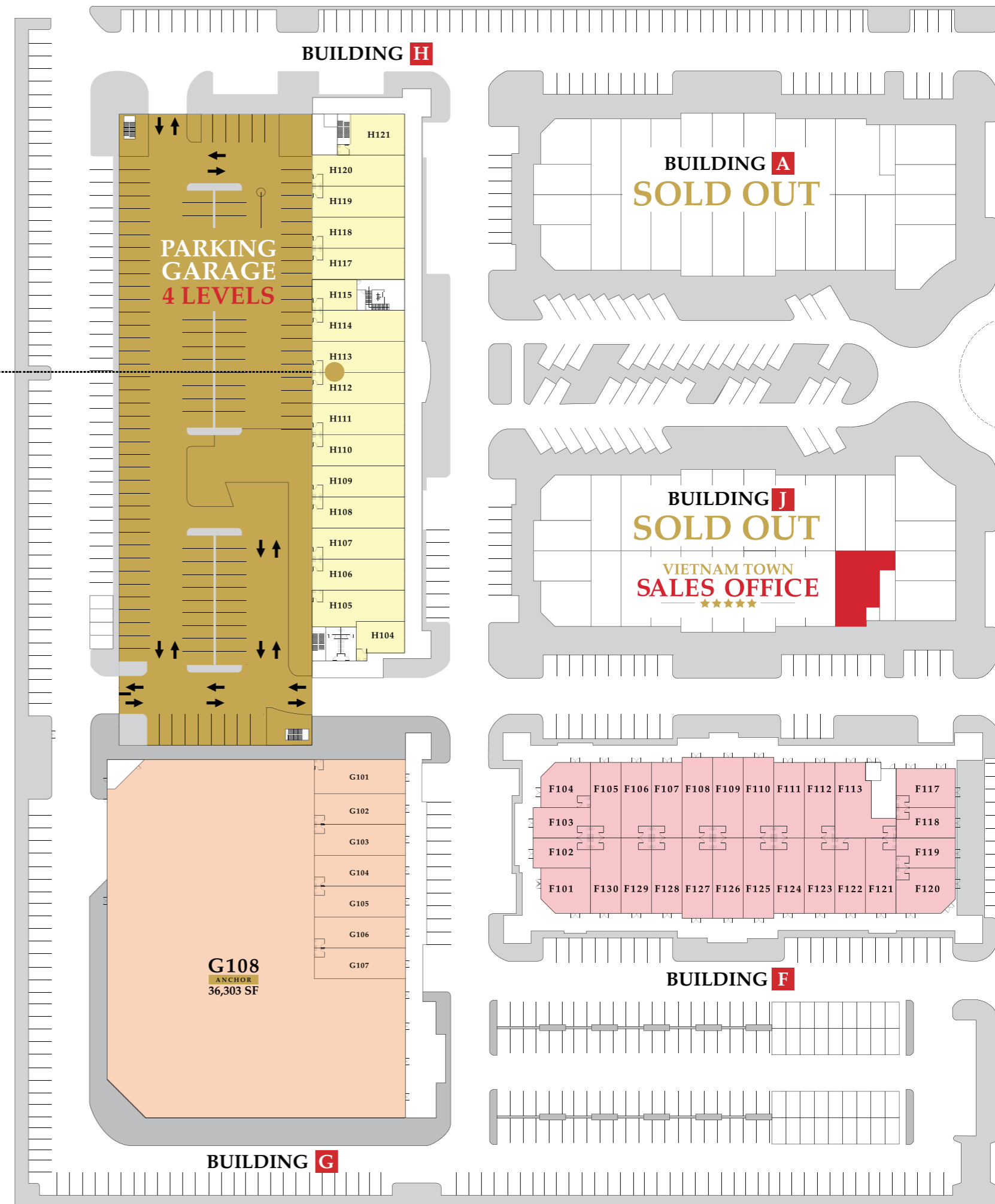
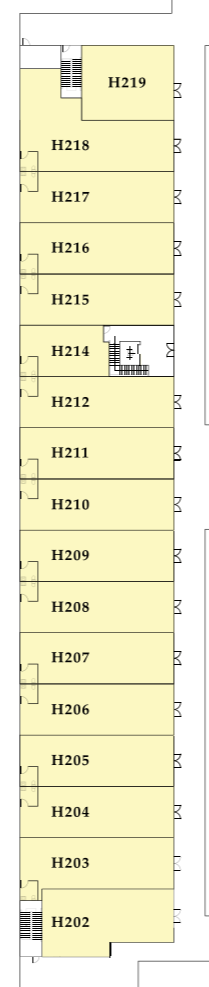
OF *Ownership*

“Buying real estate is not only the  
**BEST WAY**  
It is the quickest way  
the *&*  
the **SAFEST WAY**  
but the only way to become wealthy

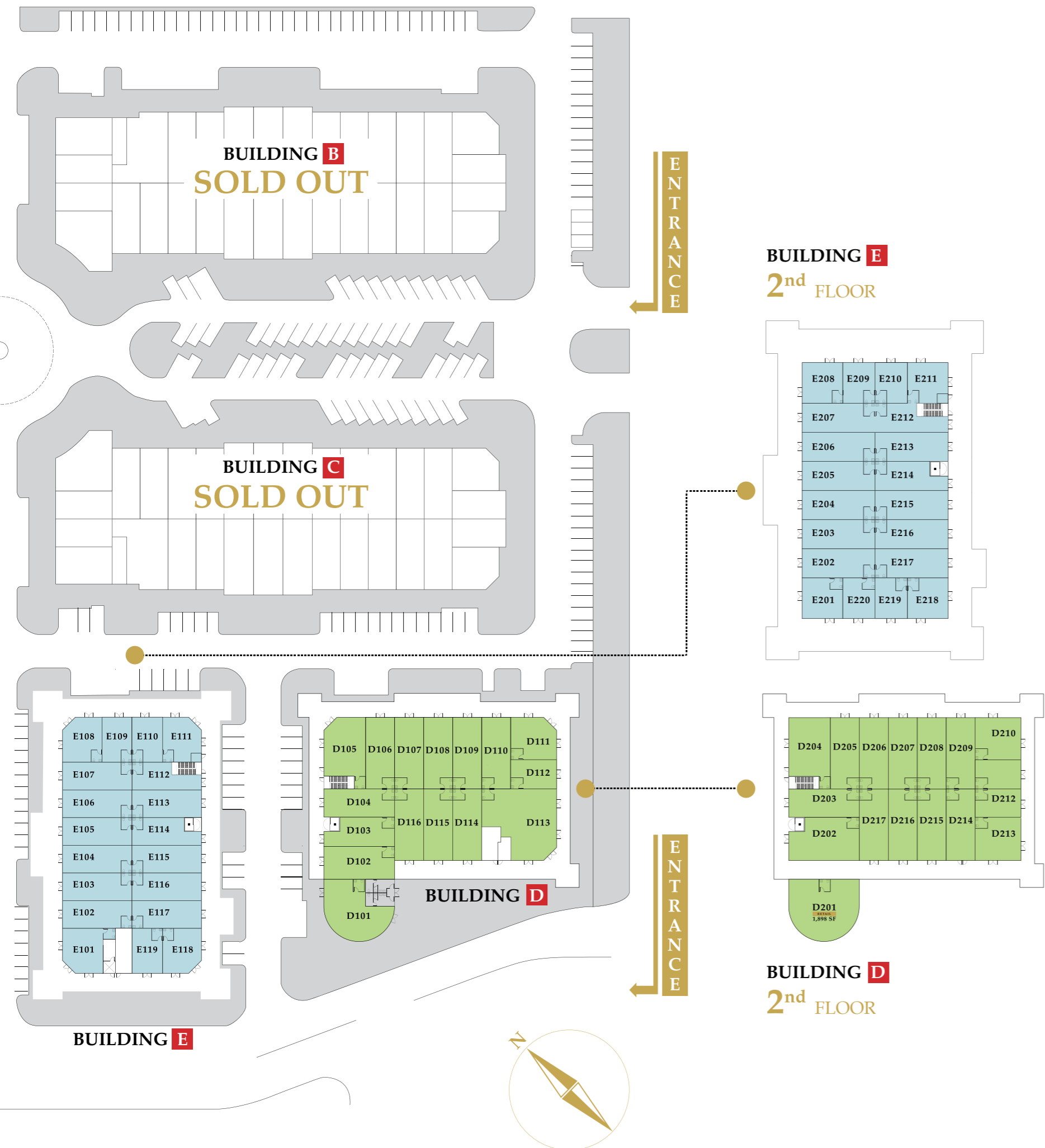
MARSHALL FIELD



**BUILDING H**  
2<sup>nd</sup> FLOOR







S

T

O

R

Y

ROAD

- **BUILDING D**
  - 2 levels
  - 35,138 SQFT
  - 33 Units

- **BUILDING E**
  - 2 levels
  - 34,371 SQFT
  - 39 Unites

- **BUILDING F**
  - 26,896 SQFT
  - 27 Units

- **BUILDING G**
  - 44,898 SQFT
  - 8 Units

- **BUILDING H**
  - 39,553 SQFT
  - 34 Units

- **PARKING GARAGE**
  - 4 levels
  - 550 parking spaces

408.877.9900

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# GLOBAL INNOVATION *Leader*



San Jose is the third largest city by population in California and the tenth in the U.S. It is the seat of Santa Clara County and the largest city within the Bay Area and Northern California. The California Department of Finance estimated the population of the city to be 1,042,094 as of January 1, 2016. San Jose is located approximately 50 miles southeast of San Francisco and has a total area of 180 square miles.

## AT THE CENTER OF *Silicon Valley*

The large concentration of high-technology engineering, computer, and microprocessor companies around San Jose has led the area to be famously known as "Silicon Valley," and San Jose has billed itself "the Capital of Silicon Valley." San Jose residents produce more U.S. patents than any other city. Thirty five percent of all venture capital funds in the U.S. are invested in San Jose and Silicon Valley companies. Colleges such as the University of California - Berkeley, University of California - Santa Cruz, San Jose State University, San Francisco State University, California State University, East Bay, Santa Clara University, and Stanford University pump thousands of engineering and computer science graduates into the local economy every year.

In January 2014, Forbes Magazine reported that Careerbliss.com had ranked San Jose-Sunnyvale-Santa Clara metro area as the happiest place to work in the USA. The report cited a large concentration of technology jobs that typically offer a high salary and opportunity for growth, in addition to providing "fun and innovative work environments."



*"Silicon Valley has some of the smartest engineers and technology business people in the world."*

ELON MUSK (TESLA MOTORS)

*"Silicon Valley companies are well represented in this year's Best Places to Work in the Bay Area."*

BIZJOURNALS

*"San Jose, California Metro Area #3 in Best Places to Live Overall Score 7.4 / 10"*

US NEWS



THE HOPS AT VIETNAM TOWN



“90% of all millionaires become so through owning REAL ESTATE

ANDREW CARNEGIE

Artist conceptual rendering. See back cover for disclaimer.

POSITIONED FOR *Prosperity*

THE  
**U**LTIMATE  
 RETAIL  
*experience*



THE  
**SHOPS**  **AT VIETNAM TOWN**



IN THE  
**HEART**  
 OF  
*Little Saigon*

THE SHOPS AT VIETNAM TOWN HAS EMERGED AS THE BAY AREA'S SHOPPING DESTINATION.

Vietnam Town is perfectly located on the heavily traveled Story Road, between Grand Century Mall and Walmart. In 2007, this neighborhood was formally designated by the City of San Jose as "Little Saigon." As the neighborhood with its own progressive spirit and community, the Shops at Vietnam Town serves as the central shopping area for the entire district.

Little Saigon is located just South-East of downtown San Jose, with convenient freeway access to Highway 280, Highway 101, and Highway 680. Abundant with unique stores and restaurants, this is a popular destination for many exciting activities such as shopping, dining, and gathering for special events. The Shops at Vietnam Town is poised for greatness.

Estimated over 100,000\* Vietnamese residents (about 10.6% of the city population), San Jose has more Vietnamese residents than any other city outside of Vietnam. Most Vietnamese-American businesses in San Jose are located within a two square mile area bordered by Highway 280 in the north, Highway 101 in the east, Tully Road in the south, and Senter Road in the west. The Shops at Vietnam Town will set a new standard for the complete lifestyle experience within a dynamic community of life, work and play.

Little Saigon vitality will reverberate throughout the community where entrepreneurs, business owners, investors with high-end operators and retail destinations thrive in harmony amongst the immediate area of strong Vietnamese-Americans. The Shops at Vietnam Town will become the hub of possibilities unlike anything of its kind in California and across the U.S.

\* US Census 2010



*“Real estate investing, even on a very small scale, remains a tried and true means of building an individual’s cash flow and wealth.”*

*ROBERT T. KIYOSAKI*



**BUILD** *Wealth*  
— YOUR

*Price* IS WHAT YOU PAY.  
*Value* IS WHAT YOU GET.

WARREN BUFFET



Artist conceptual rendering. See back cover for disclaimer.

# FEATURES & BENEFITS

*“Real estate cannot be lost or stolen, nor can it be carried away. Purchased with common sense, paid for in full, and managed with reasonable care, it is about the safest investment in the world.”*

FRANKLIN D. ROOSEVELT, U.S. PRESIDENT

- Rare opportunity for a small business owner-operator to secure commercial space in the Heart of Silicon Valley
- Buyers invest only 10% in cash equity and pay loan fees and closing costs. At today's low interest rates, the monthly payment is well below market rents for comparable properties
- Owners of Vietnam Town business properties receive all tax benefits offered to owners of real estate including annual depreciation
- Eliminate the uncertainty of rent increases, so you can plan with confidence
- Opportunity to sell the property, the business, or both - with potential capital gains on both transactions
- Ample parking with a four-level Parking Structure will draw daily crowds
- Property owners may change their merchandise mix and service offerings at any time
- Business flexibility to adapt to emerging shopping trends
- Designated restaurant properties come with gas and grease interceptors
- Major cultural events such as Lunar New Year, Moon Festival and other community events will attract additional shoppers
- The rare opportunity for an investor to acquire ownership in San Jose's ever shrinking developable land
- Pride of ownership in a premier shopping center development
- High potential monthly income producing stream plus capital gain from appreciation of the property
- A prime strategic location in the Heart of Little Saigon  
Retail vacancy rates are at historic lows, while demand is high
- Bank financing is available for qualified investors at low interest rates
- Intelligent diversification strategy for a real estate portfolio

# THE GOLDEN Opportunity

The Shops at Vietnam Town is an exceptional opportunity for both business owner-operators and investors to take advantage of San Jose – Silicon Valley’s phenomenal economy. Known as the “Heart of Silicon Valley,” San Jose is home to the booming tech industry and is surrounded by world renowned companies such as Apple, Facebook and Google. San Jose is ranked third on the U.S. News & World Report’s “Best Places to Live.” Advisers have consistently named San Jose - Sunnyvale as the nation’s top market, with the strongest return on investments. With more than 256 commercial units spanning approximately 300,000 square feet of retail space, the Shops at Vietnam Town will quickly become the city’s most exciting shopping destination. For business owner-operators and investors, the Shops at Vietnam Town is a rare opportunity.

“Real Estate is an imperishable asset, ever increasing in

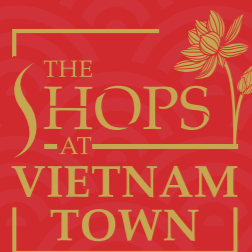
# VALUE

It is the most solid security that human ingenuity had devised. It is the basis of all

# SECURITY

&  
about the only indestructible security

Russel Sage



# Meet OUR TEAM



SingHaiyi Group Ltd. is a fast-growing and well-rounded real estate specialist with unique access to real estate opportunities in Asia and USA.

With our knowledge in real estate development, real estate investment and real estate management, we enjoy multiple income streams through our diversified portfolio of quality residential, commercial and retail assets.

Backed by a visionary and well-connected Board and management team with deep expertise, we have built a robust network and strong partnerships in Singapore, USA and Malaysia. As one of the first Singapore listed companies to build successfully in the USA, our strong local knowledge and solid connections will allow us to capitalize on future opportunities in this exciting market.

Our clear growth strategies for each geography and segment put us in good stead to capitalize on our potential for growth while exploring new opportunities.

### A FAST-GROWING & WELL-ROUNDED REAL ESTATE SPECIALIST

*Backed by a visionary and well-connected Board and management team, we are a fast-growing and well-rounded real estate specialist that has unique exposure to Singapore and US with exciting growth potential.*



GD is a full-service, partner owned commercial real estate firm, comprised of licensed brokers, financial analysts, research professionals, and marketing specialists. With services such as office, industrial, and retail leasing; tenant representation services; acquisition, disposition, and development, our main priority is to help clients strategically solve real estate concerns to allow investors to concentrate on what they do best.

Founded in 2001 by five partners, GD Commercial was created to assist investors with their commercial real estate needs. In 2006, John Luk joined GD Commercial and helped develop Pacific Commons II, a major retail center located in Fremont, California. Since then, GD Commercial has facilitated many development projects, including the new Pacific Pearl Shopping Center in Pleasanton.

“GD does an outstanding job marketing to the Asian community and prospective tenants... GD is one of the hardest working and professional brokerage firms I have worked with in my over 30 years in the commercial real estate development business.”

BRAD BLAKE  
Managing Partner, Brad Blake Properties



We ARE PROUD TO BE IN BUSINESS WITH You



408.877.9900

www.VietnamTownSanJose.com

“Brokers built bridges to Asian retails.

- Silicon Valley / San Jose Business Journal

**HAI T. DANG**  
SENIOR PARTNER

Hai Dang, executive partner, of GD Commercial Real Estate Inc. based in Silicon Valley, California is a 15-year commercial real estate veteran. He has represented large users of office, industrial, and retail in a wide array of real estate transactions. Hai has built a solid foundation of corporate clients through his tenant advisory services. Hai has a successful record in guiding local and national clients with their commercial real estate acquisitions, leases and asset repositions and dispositions.

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**JEFF VO**  
VICE PRESIDENT

Jeff's specialty areas are targeted geographically in the Silicon Valley, predominantly in the Asian market catering to the many demands and requirements of Vietnamese speaking individuals entrepreneurs and investors. Through transacting retail and industrial acquisitions, retail and industrial leasing, and office condo sales and leasing, Jeff continues to bridge the gap between the investment needs of the Asian-American market and the real estate opportunities available locally.

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