



**大洛杉矶棕榈泉HYATT五星度假酒店**  
南加州人著名度假圣地 好莱坞明星的后花园

# 棕榈泉PalmSprings介绍

- 棕榈泉(Palm Springs)为美国西岸著名的渡假胜地,位于西岸大城市洛杉矶以东约111英哩的寇区拉谷(Coachella Valley),人口约有四万人.因为棕榈泉终年气温暖和,因此也吸引许多高龄人口前来此地享受退休生活.
- 棕榈泉内有许多休闲活动给前来渡假的游客做选择,有许多高尔夫球场,渡假村,温泉,骑马和登山步道.主要景点包括莫顿植物园(Moorten Botanical Garden and Cactarium),棕榈泉空中缆车(Palm Springs Aerial Tramway),圣哈仙多山(San Jacinto Mountains)以及沙漠动物园(Living Desert Zoo and Gardens).另外在Palm Canyon Dr.上也有许多餐厅和商店街提供喜爱逛街的游客.
- PalmSprings棕榈泉的代表象征是风车和缆车,最著名的活动是高尔夫球,PGAWest职业高球赛就是在这里举办,有超过100个高尔夫球场在这个区域,有不少著名的高尔夫球旅馆。此外,这一带的网球活动也享有盛名,每年PacificLifeOpen网球大赛在Indian WellsTennisGarden球场举行,这是位阶仅次于网球大满贯赛的网球名人赛之一。
- 在高速公路左手边,很有名的Outlets折价中心,一共有紧邻的两个Desert Hills和CabazonOutlets,这里是顶级名牌清仓拍卖的场所,对欧美高级名牌品有兴趣的话,绝对是不可以错过的地方,里头品牌的强度,在美国西岸包括California加州和Nevada内华达州(含Las Vegas)所有的Outlets折价中心中可谓排名第一,拥有许多超高级品牌折价店。折价中心隔壁是规模庞大的MorongoCasino赌场,大洛杉矶地区最著名的赌场,



# 棕榈泉国际电影节 ( Palm Springs International Film Festival )

- 创办于1989年，每年1月份在美国加利福尼亚州棕榈泉举办。电影节由棕榈泉国际电影社团运作，该社团还运作6月份的短片电影节。
- 不少获奥斯卡奖提名的外语片都曾在这里放映。电影节的颁奖典礼有众多知名演员参与出席，如布拉德-皮特、克林特-伊斯特伍德、西恩-潘、达斯汀-霍夫曼、安妮-海瑟薇和莱昂纳多-迪卡普里奥等。



# 棕榈泉国际电影节 ( Palm Springs International Film Festival )

- 棕榈泉国际电影节就像许多其它的电影节一样，是窥探奥斯卡奖得主的风向球第24届棕榈泉影展上好莱坞男明星布莱德利库珀BradleyCooper【帕特的幸福剧本】(Silver Linings Playbook)中精湛呈现精神患者的演出而获得的「棕榈泉男演员成就奖」殊荣。而同在棕榈泉影展称后的则是在【浩劫奇迹】(The Impossible)中饰演遇到海啸侵袭却勇敢不放弃母亲一角的娜欧蜜华兹(Naomi Watts)。除此之外，在【情欲华尔街】(暂译)(Arbitrage)中饰演纠葛于金钱及情欲之间的商场大亨的李察吉尔RichardGere则是得到了「主席奖」(Chairman's Award)。李安导演的少年Pi的奇幻漂流也在棕榈泉影展拿下配乐奖,整个电影节颁奖典礼结束后，紧接着的是在帕克棕榈泉旅馆(Parker Palm Springs)举行庆祝派对。



# 项目内容

- 项目地点在市中心最热闹的Palm Canyon Drive入口,此地点又被称为"市中心的大门"(Gateway to downtown),
- 项目将在总面积4英亩的土地上兴建一栋4层楼高的5星级君悦 ( Hyatt ) 度假酒店,
- 项目将拥有150间渡假屋,会议中心,SPA健身房以及面积29,680平方英尺的商铺与145个停车位
- 项目募集46名投资者
- EB5总投资金额为2,300万美元
- 项目以借款的方式借贷项目方
- 预计将会创造594个就业机会
- 工程期为16 ~ 18个月
- 预估5年后项目将价值8,660万美元



# 项目位置



1 Hyatt度假酒店



2 Spa Resort度假村



3 Palm Springs会展中心



4 Palm Springs美术馆



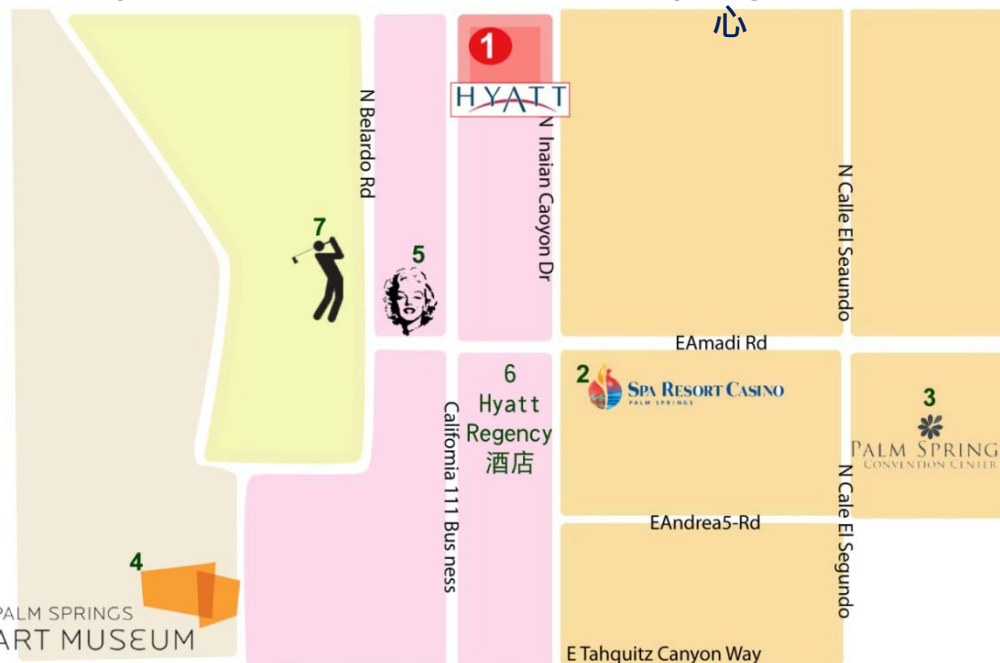
5 玛丽莲梦路巨型雕像



棕榈泉空中缆车



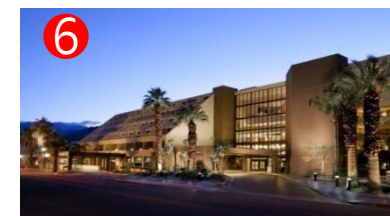
棕榈泉星光大道



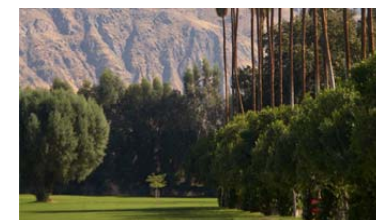
Morongo Casino赌场



Outlets折价中心



6 Hyatt Regency酒店

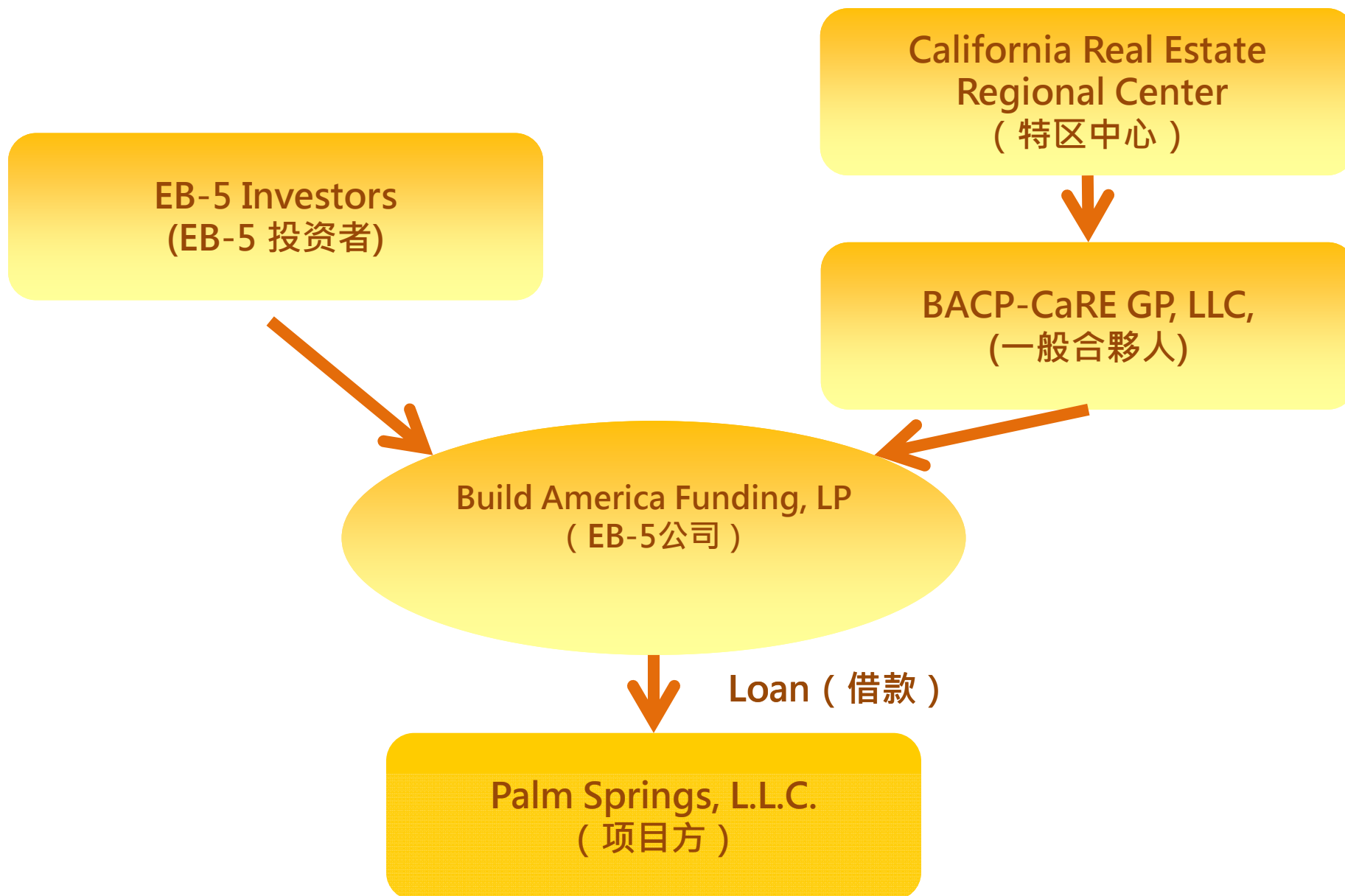


O' Donnell高球场



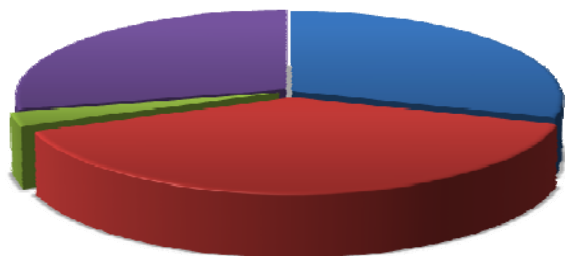
麦卡伦表演艺术剧院

# 投资结构表

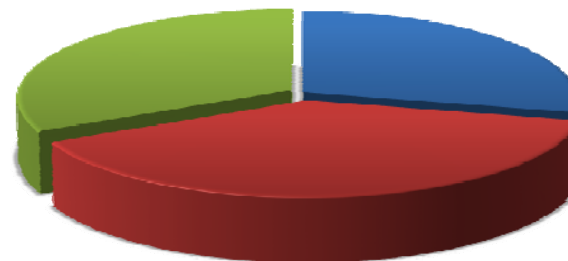


# 资金来源与资金运用

## 7,700万建设预算 资金结构图



- EB-5投资款(2,300万美元)
- 银行贷款(3,000万美元)
- 政府资金(200万美金)
- 自有资金(2,200万美金)



- 土地和前期开发(2,200万美元)
- 建筑费用(3,000万美元)
- 软式开销(2,500万美金)



# 评估报告书

**PKF** 依照世界前10大国际会计师楼PKF所作出来的评估报告,项目在5年后预估价值为8,660万,届时,项目将以销售或银行融资反还EB-5投资款项

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## Port Lawrence Hotel Palm Springs Stabilized Value Conclusion

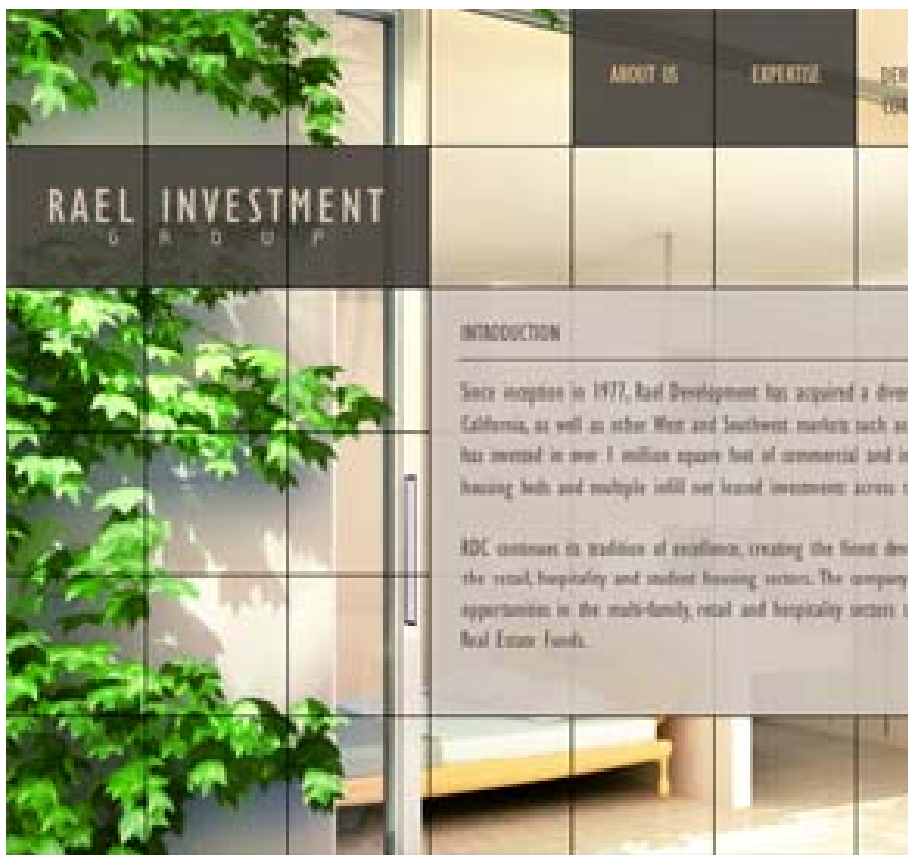
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Year of Stabilization	2018
Stabilized NOI before Property Taxes & TOT Rebate	\$6,917,000
Stabilized Capitalization Rate	8.25%
Effective Levy Rate	1.10%
Combined Cap Rate	9.35%
Value Before TOT Rebate	\$73,978,610
Present Value of Remaining TOT Rebate	\$12,640,940
Value (Rounded) as of January 1, 2018	\$86,600,000

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# 开发管理团队

Rael Development Corporation 成立于1977年,拥有超过35年的房地产开发经验,在南加州,奥立冈州,华盛顿州,俄克拉何马州以及德州均有开发/投资超过100万平方英尺的商业用地及超过1,000间公寓和学生宿舍。



# 美国总统与中华人民共和国主席在棕榈泉会面

## Thorny issues, opportunity for President Obama, Xi Jinping at summit

Jun. 1, 2013 | 4 Comments | Jun. 1, 2013

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President Barack Obama shakes hands with then-Chinese Vice President Xi Jinping during a meeting in the Oval Office of the White House on Feb. 14, 2012. / SAUL LOEB/AFP/Getty Images

Written by **Jim James** *The Desert Sun*

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**RANCHO MIRAGE** — Prickly subjects including Chinese cyberespionage, North Korea's nuclear program and bitter disputes over Asian islands will present challenges to President Barack Obama and Chinese President Xi Jinping when they meet in Rancho Mirage on Friday seeking to build on a relationship that is both complex and crucial for both nations.

The meeting, Obama's first with Xi since the Chinese president took office in March, will give the presidents a rare opportunity to share views in an informal setting among the desert gardens of Sunnylands, the Annenberg estate that has hosted seven other American leaders from Dwight D. Eisenhower to George W. Bush. The two-day talks will allow Obama and Xi to get to know each other better, air their lists of concerns and look for more avenues of cooperation in trade, investment and diplomacy.

Much is riding on the interconnectedness of the world's two biggest economies, and Obama will likely try to strike a balance between standing up for U.S. interests and cultivating ties to China as its global influence grows.

**(MORE: Read all of our coverage — and view photo galleries and videos — related to the presidential summit between Barack Obama and Xi Jinping)**

China's burgeoning middle class is now estimated at more than 300 million people, about the same size as the total U.S. population. China's foreign investments are rapidly increasing and projected to skyrocket in the coming decade.

Xi has begun touting a new slogan for the country's collective aspirations: the "Chinese Dream." He has also called for a new sort of

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www.mydesert.com/article/20130601/NEWS03/306010038/Thorny-issues-opportunity-President-Obama-Xi-Jinping-summit

Walter H. and Leonore Annenberg's Sunnylands estate in Rancho Mirage. / Richard Lui/The Desert Sun

economic impact

- Sunnylands ready for intimate Obama-Xi talks
- VIDEO: Summit at Sunnylands preview from David Dreier and Geoffrey Cowan
- Sunnylands returns to center stage
- Obama to meet with president of China at Sunnylands

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PHOTO GALLERIES

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# 员工人数报告书

**Table A. Summary of Revenue and Employment Estimates**

Activity	Revenue Million \$	RIMS II Final Demand Mult	Total Number of New Jobs
Construction *	30.861	6.9856	215.6
Purchases of FF&E *	6.420	6.9856	44.8
Architect & Engineering Svcs *	4.404	6.3634	28.0
Hotels (a)	19.872	15.4071	306.1
Total these 4 categories	61.743		594.5

\* indirect and induced jobs only  
All figures calculated from unrounded numbers  
(a) Includes hotel employees in food and beverage service and spa

**预计创造594个机会**

# 支持信



## City of Palm Springs

Stephen P. Pougnet, Mayor

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Tel: (760) 323-8200 • Fax: (760) 323-8282 • Web: www.palmspringsca.gov

June 1, 2011

### 市长支持信

Mr. Lawrence Rael, President  
Rael Development Corporation  
2415 Campus Drive, Suite 140  
Irvine, CA 92612

RE: Support for Rael Development Corporation – Mixed Use Project Downtown Palm Springs.

TO WHOM IT MAY CONCERN:

As the Mayor of the great City of Palm Springs, I am submitting this letter of support for Rael Development Corporation in its efforts to promote its Palm Springs mixed use hotel project at Palm Canyon Drive and Alejo Road, Palm Springs, California.

The hotel and mixed use project is located in one of the City's most prime and strategic locations, and is regarded as the Northern Gateway into our City. The development of this project will serve as a landmark project in our Downtown area, and provides immense benefits for our City, its residents and visitors who travel here from all parts of the world.

Over the past six years we have worked closely with the Raels and they have proven that they are people of great integrity who are competent, diligent, and do business in a quality manner.

Palm Springs, though an independent City, is located in Riverside County, which is one of the fastest growing counties in California. Our city, like others in the County, has experienced severe economic contraction in recent years and development such as the Raels are undertaking is vitally needed. Not only will this project ignite much needed redevelopment and job creation in our city, but our downtown business district and convention business will benefit enormously. We wholehearted support this project.

Our City stands ready to provide support and assistance to the Rael development and we extend our best wishes for great success to everyone associated with this significant project.

Sincerely,

Stephen P. Pougnet, Mayor

SPP:mme

COMMITTEE:  
ENERGY AND COMMERCE

SUBCOMMITTEES:  
CHAIRMAN, COMMERCE,  
MANUFACTURING AND TRADE  
COMMUNICATIONS AND  
TECHNOLOGY  
ENVIRONMENT AND  
ECONOMY



Mary Bono Mack  
Congress of the United States

45th District, California

January 5, 2012

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### 国会议员支持信

Supervisor Cristina Baltaretu  
U.S. Citizenship and Immigration SVC  
California Service Center  
PO Box 30111  
Laguna Niguel, CA 92607-0111

RE: BUILD AMERICA CAPITAL PARTNERS REGIONAL CENTER LLC  
REGIONAL CENTER ID: ID1127650325

Dear Supervisor Baltaretu:

I write to respectfully request your favorable consideration of an application that will help facilitate a project designed to encourage job creation and stimulate economic growth in California's 45<sup>th</sup> Congressional District, which I have the honor of representing in Congress. It has been brought to my attention that the Build America Capital Partners Regional Center LLC (BACPRC) is being developed in conjunction with a pending application under the Regional Center Under the Immigrant Investor Pilot Program.

It is my further understanding that the proposed Regional Center will allow for fundraising through the USCIS EB-5 Visa Program. This funding will then be used to develop a high-end Boutique hotel and retail stores project in downtown Palm Springs, California. Furthermore, BACPRC has included a special Exemplar filing with their application demonstrating the project to be "shovel-ready."

As a Member of Congress who represents the majority of Riverside County, I am well aware of the challenges our citizens face as they continue to look for jobs and struggle to provide for their families. According to the Economic Impact study conducted by BACPRC, this one project will produce over one thousand jobs right here in the 45<sup>th</sup> Congressional District as well as substantially boost our local tourism industry.

For these reasons, I encourage you to give BACPRC your fullest consideration for their pending Regional Center application. If you have any questions or I can provide additional information in support of BACPRC, please contact my Constituent Services Manager, Jon-Marc Blalock, in my Palm Desert District Office.

Sincerely,

MARY BONO MACK  
Member of Congress

Enclosure  
MBM/jmb

# 考察照片

