

The 15th *EB-5* Immigration through Investment Project

TURTLE CREEK

Luxury Apartments

Riverside, California





Turtle Creek Luxury Apartments Amenities (Rendering)

- 1 Community Center
- 2 Pool
- 3 Playground



TURTLE CREEK Luxury Apartments

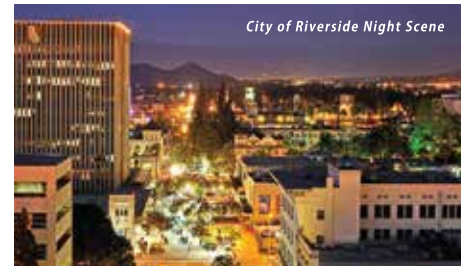
📍 4826 Van Buren Blvd, Riverside, CA 92503

Turtle Creek Apartments is a luxury apartment community located in the commercial district in the city of Riverside, California. Situated within walkable distance to major shopping destinations such as Walmart and international franchises such as McDonald's, along with many retail shops and restaurants, Turtle Creek Apartments covers 4.27 acres with 98 units of apartment homes ranging from one-bedroom, two-bedroom and three-bedroom units (707 sq. ft. to 1,100 sq. ft.). Amenities include a community center with business-friendly facilities, laundry room, fitness center and yoga room, pool, playground and BBQ areas.



City Of Riverside

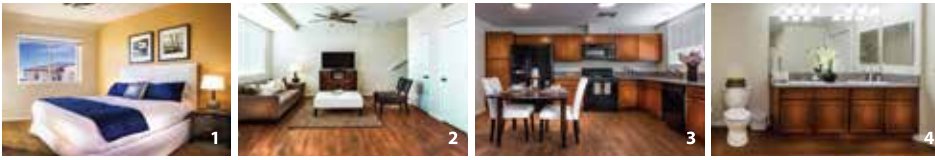
Being the second largest metropolitan region and boasting a population of 4 million people, the counties of Riverside and San Bernardino are jointly known as the Inland Empire. The city of Riverside is located at the junction of these two counties and has the largest population of the county at 300,000 people. It is the 12th largest city in the state of California and the 61st largest in the U.S. The city of Riverside occupies 78 square miles, and is located 60 miles east of Los Angeles.



Surrounding Areas

Incorporated in 1870, the city of Riverside is the birthplace of the California citrus industry. Famous attractions near the project include the Mission Inn as well as many boutique shops, antiques, art galleries and restaurants. Every Saturday the city hosts a farmer's market and once a month there is an art festival at night. In addition, there are many museums including the Riverside Metropolitan Museum, the California Museum of Photography, the California Citrus State Historic Park, etc. Moreover, there are many educational and healthcare facilities, having four institutions of higher learning within 12 miles of the project: UC Riverside, California Baptist University, La Sierra University and Riverside City College.





Turtle Creek Luxury Apartment Interiors
(Renderings)

- 1 Bedroom
- 2 Living Room
- 3 Kitchen
- 4 Bathroom

Floor Plans

TYPE 1

1 Bed & 1 Bath
707 sq. ft. (16 units)



TYPE 2

2 Beds & 1 Bath
880 sq. ft. (42 units)



TYPE 3 2 Beds & 2 Baths / **1000 sq. ft.**
(24 units)



TYPE 4

3 Beds & 2 Baths
1100 sq. ft. (16 units)



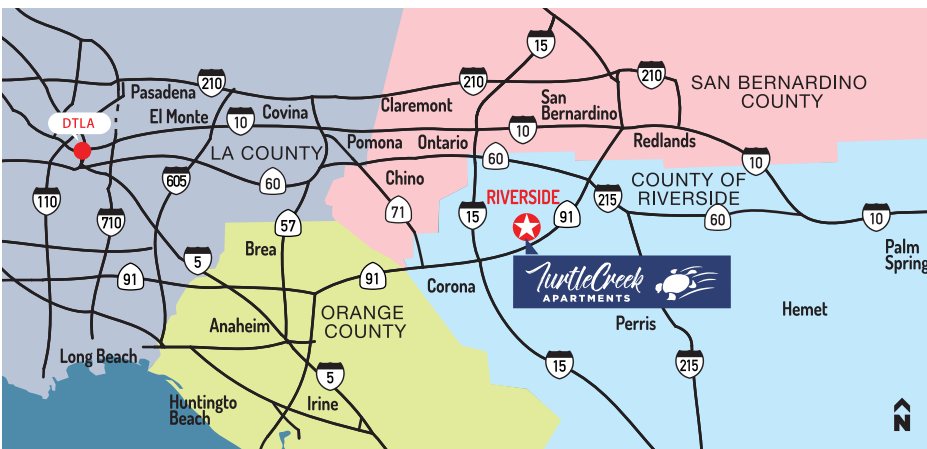
Project Data



Project Highlights

- Turtle Creek Apartments enjoys easy access to major freeways including the 91, 60 and 215 freeways
- The County of Riverside brought in approximately 290,000 new residents in 2017. Within 12 miles of the project there are four major institutions of higher learning, including the University of California, Riverside with a student population of over 50,000
- Turtle Creek Apartments is a gated community protected by professional security company, and offers a plethora of amenities and offers many leisurely activities for the residents

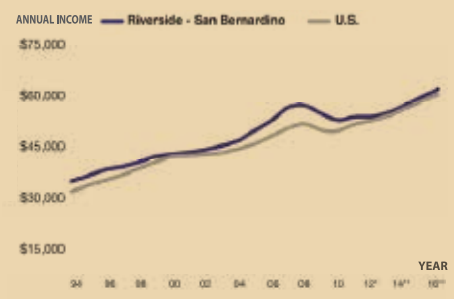
Total Project Cost is \$21,100,000 USD, with \$8,000,000 USD from EB-5 funds. There are 16 available units. Turtle Creek Apartments will create over 220 jobs.



2016 Statistics	City of Riverside
Population	324,722
Population increase since 2010	7%
Median Household Income	\$61,279
Median Home Value	\$317,600
Median Rental Value	\$1,174

SOURCE: CENSUS.GOV/CITY-DATA.COM

MEDIAN HOUSEHOLD INCOME



* Estimate ** Forecast
Source: Metrolink & Metrolink Research Services, Economy.com, U.S. Census Bureau

YK America Regional Center Investment Projects



City of Pomona 72 Acres



City of Delano 45 Acres



City of Delano 77 Acres



City of El Centro 70 Acres



YK America Regional Center is a joint effort between immigration through investment and real estate development aimed at the construction of new communities by attracting national franchises such as Walmart, McDonald's, Hyatt Hotels, and Starbucks Coffee in order to create local employment. YK America has successfully completed 14 immigration projects, and has maintained 100% success rate for both the conditional and the permanent green card approvals.

INFO
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