

美信金融安心计划系列产品

／安心计划2期／

SOUND VIEW DRIVE, GREENWICH

康涅狄格州现代叠加式别墅

/ 美信安心计划系列 /



6-9%固定收益：收益性

6-12个月：流动性

1万美金：起投金额

追求稳定收益的投资人：适合人群

100-500万美金：单期资产规模

安心计划系列

是美信金融为适应中国投资者喜好设计的定期定息型小额美元理财产品让您轻松赚取高于银

行存款利息的美元收益。安心计划的底层资产为美信金融严格筛选的优质海外固定收益资产，如高质量海外个人信贷、中小企业信贷、优质项目抵押债、知名企业债券等。客户资金将直接进入独立第三方机构为美信每期产品单独设立的专项资金监管账户，在通过SEC合规审核后投入资产端，使您拥有高安全性，高独立性的投资保障。

目前，**美信金融**

是市场上唯一一家真正做到普惠金融的海外资产配置平台，填补了国内普通投资人海外配资渠道的空白。任何一个有美元账户的客户都可以在美信网站自行完成投资，得到快速、安全、诚信、风险低、回报稳定的全球化理财和投资机会。投资人只需注册美信投资账户后可以自行选择产品并完成全部投资流程，整个过程最短只需要3分钟。



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/ 安心计划2期 /

美信金融第二期美元投资产品 / 安心计划2期 / 正式上线

机会

超短投资期：九个月还本还息

收益固定：预计年化7%收益，季度配息

优质资产：高信誉北美家族开发商Belpointe的优质项目Beacon Hill II期债权投资

回报

起投额：\$10,000

投资类型：债权投资

投资周期：9个月

结算货币：美元

投资总额：\$1,000,000



投资本金	\$10,000
第一季度派息	\$175
第二季度派息	\$175
第三季度派息	\$175
总派息	\$525
总息率	5.25% (绝对)
7% (年化)	
到期还本	\$10,000
基金管理费用	2.093% (绝对)

产品优势

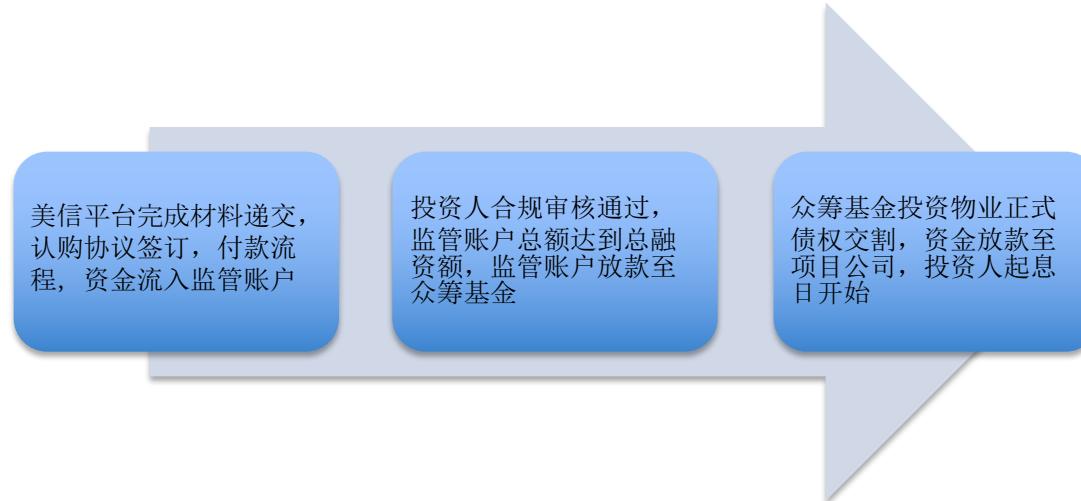
抵押担保：项目大股东公司JZ Investments资产担保，价值150万土地第一顺位抵押

专款专用：客户资金直接进入第三方监管账户，之后直接交予开发商用于开发项目

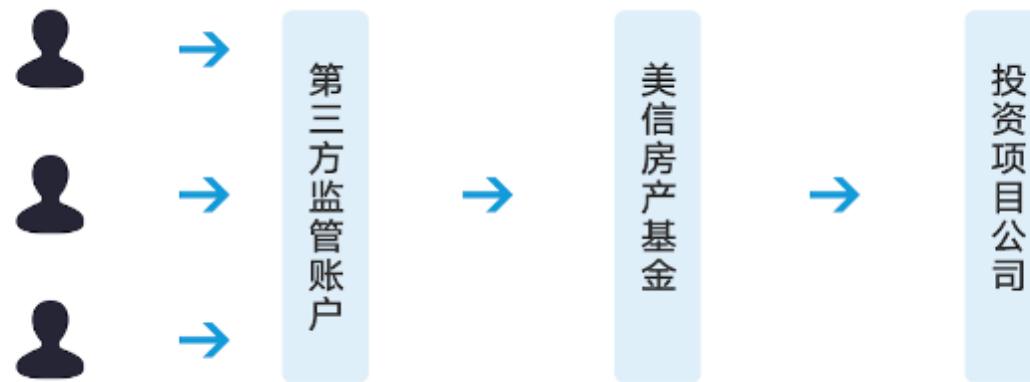
互联网化：客户线上完成产品购买流程，一键购买，轻松高效

/ 资金流程图 /

■ 投资步骤



■ 资金走向



/ 项目概览 /



- 安心计划2期的投资底层资产为康涅狄格州格林威治地产开发项目Beacon Hill II期的夹层债，并且由项目股东资产担保，并附加其位于格林威治区的另一块价值150万的土地作为第一顺位抵押。
- Beacon Hill I期在当地有良好的口碑，开发商Belpointe为当地知名家族开发商。
- 详情可查看项目销售官网：<http://www.beaconhill2ofgreenwich.com/>
- Beacon Hill II期的项目为九套现代叠加式别墅。地址为：62-68 Sound View Drive, Greenwich, Connecticut 06830。
- 项目已完成设计和前期审批，并已于2015年12月正式动工，于今年第一季度开始预售，预计2017年2月份清盘完工与业主正式交割，并还付安心2期基金的本金投资。

/ 土地抵押信息 /

Greenwich Accounting & Tax Services, LLC
125 Greenwich Avenue, Suite 3
Greenwich, CT 06830-5527
P: (203)629-3300

To whom it may concern:

From: Adam Snitkoff, Esq.
Greenwich Accounting & Tax Services
Re: JZ Investments Inc
Real Estate Holdings
Date: April 26, 2016

As the accounting and tax advisors to JZ Investments Inc, we have been asked to detail some of the real estate holdings held by JZ Investments Inc.

Based upon information supplied, JZ Investments Inc, currently owns 3 lots of land located in Greenwich, Connecticut. These lots are located at:

- 596 North Street, Greenwich, CT 06830
- 598 North Street, Greenwich, CT 06830
- 600 North Street, Greenwich, CT 06830

Per closing statements supplied by JZ Investments Inc, these lots were purchased in whole in an arms-length transaction on June 22, 2015. The basis for these 3 lots, in whole, is \$4,600,000. These lots are owned in fee by warranty deed.

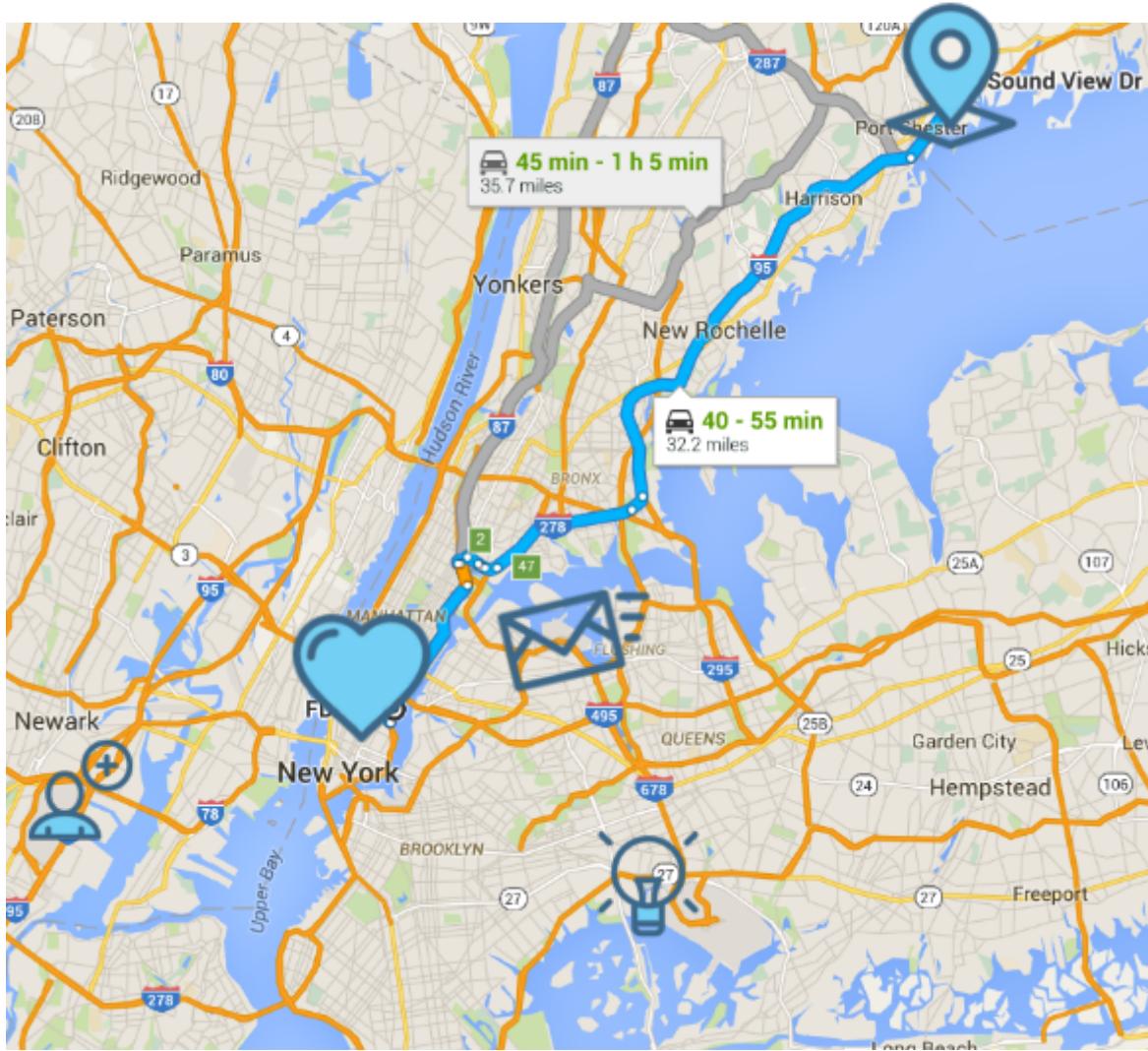
Based upon published information available through local real estate brokers, as of March 31, 2016, the median listing price for homes in Greenwich is \$2,492,500 or \$618 per square foot. The average sale price of a home being \$3,360,475. Based upon town records, the neighboring lot (592 North Street), similar in size, was sold in June, 2013 for \$1,650,000.

If any questions exists to the above, please feel free to contact me.

Adam Snitkoff

- 安心计划2期债权由项目公司80%大股东投资方JZ Investments公司提供资产担保。
- 并附加格林威治区一块土地(地址: 598 North Street, Greenwich, CT, 06830)作为第一顺位抵押, 若项目担保公司若还款出现延迟, 则此抵押价值为150%贷款金额的土地将被清算并全款还给投资人, 土地贷款人信息(即安心计划2期项目公司Sound View Drive LLC)在投资交割后在土地产权报告中体现。
- 经第三方会计事务所核查, 开发商抵押的土地为居住用地, 面积不低于2亩, 市场价值约为150万美元。

/ 项目位置及交通 /



项目位置



曼哈顿中城
车程40分钟



拉瓜迪亚机场
车程30分钟



肯尼迪机场
车程35分钟



纽瓦克机场
车程50分钟

项目地址步行6分钟即到**Metro North**火车站，乘坐火车约1小时即到曼哈顿中央车站，火车每半小时一班，极为便利

/ 项目位置俯瞰 /



项目位于格林威治区中心地带，步行距离至东海湾，遥望长岛。

/ 项目环境 /

格林威治位于康涅狄格州的最南端，与纽约州接壤，拥有迷人的海岸线和茂密的植被，是一个拥有独特风情的小镇，被人们亲切的称为居住的天堂。格林威治方圆48平方英里的土地上，有超过1000亩的公园，35个网球场，2个室内溜冰场，14个公共游艇码头和18个高尔夫球场等等。格林威治是全美最富有的城镇之一，其多个社区被著名媒体Business Insider选入美国最富有的25个社区之列，其中格林威治Round Hill街区的家庭平均年收入达到了54万美元。格林威治也曾被CNN媒体评为美国最佳居住的100个社区中的第一位，很多纽约的对冲基金经理与公司高管定居于此。安心2期项目坐落于格林威治心脏地带的小山丘上，绿岸与碧水交融的景色给人无限的遐想。项目距离最近火车站仅6分钟步行路程，距离曼哈顿仅有30英里，该住宅项目无疑是众多纽约白领安家置业的最佳之选。

Best Neighborhood



Gulf View



/ 项目所需资金及来源 /

Uses of Funds 所需资金	\$\$	% of Total
Acquisition Costs 购地费用	\$ 7,100,000	42%
Engineering & Architectural Costs 前期费用	\$ 265,000	2%
Development Costs 建造开发费	\$ 7,274,500	43%
Financing Costs 贷款费用	\$ 942,250	6%
Indirect Costs 开发间接费	\$ 780,000	5%
Tax & Insurance 税金及保险	\$ 370,000	2%
Additional Contingency 额外不可预见费	\$ 30,375	
Total 总额	\$ 16,762,125	100%

Sources of Funds 资金来源		
Senior Loan 银行建筑贷款	\$ 12,262,125	73%
Mezz Loan 安心计划2期债权投资	\$ 1,000,000	6%
Equity Belpointe& JZ investments 股本投资	\$ 3,500,000	21%
Total	\$ 16,762,125	100%

/ 建造开发费用明细 /

SOFT COSTS		\$322,500.00
LANDSCAPE ARCHITECT		\$ 15,000.00
SITE SURVEY		\$ 10,000.00
PLOT PLAN		\$ 5,000.00
ENGINEERING FEES		\$ 85,000.00
PERMITS		\$ 60,000.00
BANK APPRAISAL(S)		\$ 7,500.00
BANK BUDGET REVIEW & SITE INSPECTIONS		\$ 20,000.00
ATTORNEY FEES		\$ 25,000.00
TITLE INSURANCE		\$ 5,000.00
HOUSE CLEANING		\$ 5,000.00
DUMPSTER		\$ 10,000.00
ON SITE FACILITIES		\$ 15,000.00
MARKETING		\$ 60,000.00

SITE COSTS		\$795,000.00
EXCAVATION		\$ 150,000.00
BACK FILL		\$ 40,000.00
DRYWELLS		\$ 10,000.00
SEPTIC / SEWER HOOKUP		\$ 35,000.00
WELL / CITY WATER HOOKUP		\$ 20,000.00
UTILITIES HOOKUP		\$ 20,000.00
TEMP & FINAL POWER		\$ 15,000.00
LAWN		\$ 10,000.00
LANDSCAPING		\$ 120,000.00
SPRINKLER SYSTEM		\$ 15,000.00
DRIVEWAY & BELGIUM BLOCK		\$ 65,000.00
MASONRY - WALLS		\$ 185,000.00
ELEVATOR		\$ 110,000.00

HARD COSTS		\$5,527,000.00
FOUNDATION MATERIALS		\$ 160,000.00
FOOTINGS/DRAINS		\$ 10,000.00
WATER PROOFING		\$ 35,000.00
STRUCTURAL STEEL		\$ 175,000.00
SLAB MATERIALS		\$ 60,000.00
BUILDING MATERIALS		\$ 290,000.00
FRAMING LABOR		\$ 90,000.00
WINDOWS & SKYLIGHTS		\$ 270,000.00
EXTERIOR DOORS		\$ 45,000.00
ROOF MATERIALS		\$ 80,000.00
ROOF LABOR		\$ 100,000.00
FLASHING		\$ 40,000.00
SIDING (STONE) MATERIALS		\$ 65,000.00
SIDING (STONE) LABOR		\$ 90,000.00
SIDING (WOOD/VINYL) MATERIALS		\$ 40,000.00
SIDING (WOOD/VINYL) LABOR		\$ 30,000.00
EXTERIOR TRIM MATERIALS		\$ 50,000.00
EXTERIOR TRIM LABOR		\$ 65,000.00
HVAC - HEATING & COOLING		\$ 225,000.00
ROUGH PLUMBING MATERIALS		\$ 90,000.00
ROUGH PLUMBING LABOR		\$ 110,000.00
ROUGH ELECTRICAL/WIRING MAT		\$ 80,000.00
ROUGH ELECTRICAL/WIRING LAB		\$ 110,000.00
INSULATION		\$ 100,000.00
DRYWALL & TAPING MATERIALS		\$ 110,000.00
DRYWALL & TAPING LABOR		\$ 30,000.00
HARDWOOD FLOORS		\$ 170,000.00
CARPET/OTHER FLOORS		\$ 20,000.00

CONTINGENCY	\$630,000.00
CONTINGENCY	\$630,000.00

/ 项目收益 /

	Total	Per Home
单元数 Units	\$ 9	
总可售面积 Net Useable SF (incl. Garage/Storage)	33,194	
可售面积单价 (\$/NSF)	\$ 678	
销售收入 Sales Revenue		
3rd floor	\$ 8,303,664	\$ 2,767,888
2nd floor	\$ 7,103,835	\$ 2,367,945
1st floor	\$ 7,103,835	\$ 2,367,945
总销售收入 Total Revenue	\$ 22,511,334	\$ 2,501,259
总成本 Total Costs	\$ 16,762,125	\$ 1,862,458
净利润 Net Profit	\$ 5,749,209	\$ 638,801

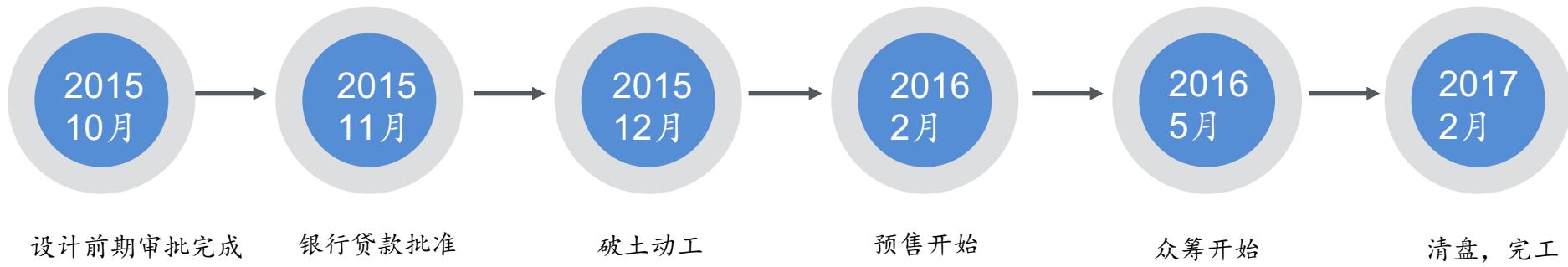
该项目共计9套房产，预售期间已售出2套，成交价分别320万美元和245万美元，已完成预期销售收入的25%

/ Beacon Hill |期售价 /

据3/31/2016年统计，格林威治区域家庭住宅销售中间价（Median Listing Price）单价\$2,492,500; 平均每套单价\$3,360,475。Beacon Hill 1期与2013年完工交房，销售记录如下：

地址	出售价格	面积	每平方英尺价格	成交日期
56 Sound View Dr Unit B Greenwich, CT 06830	\$2,075,000	3592 sf	\$577.67/sf	6/13/2013
40 Sound View Dr Unit B Greenwich, CT 06830	\$2,150,000	3529 sf	\$609.24/sf	5/8/2013
44 Sound View Dr Unit B Greenwich, CT 06830	\$1,875,000	3559 sf	\$526.83/sf	7/11/2012
56 Sound View Dr Unit A Greenwich, CT 06830	\$3,000,000	4033 sf	\$743.86/sf	12/11/2009
40 Sound View Dr Unit A Greenwich, CT 06830	\$3,525,600	3553 sf	\$992.29/sf	5/20/2009
44 Sound View Dr Unit A Greenwich, CT 06830	未透露	4262 sf	N/A	2/9/2014

/ 项目进度 /



/ 工地情况 /



- 为了让每位投资者对投资项目有实时的监控，我们会每月更新施工情况，并将施工现场的照片发给每一位投资人。
- 项目于2015年12月正式动工，目前地产项目在紧张有序的建设中。预计17年2月份清盘完工与业主正式交割。

施工图摄于2016年初

/ 开发商简介 /

- Belpointe的房地产部门专注于纽约州、新泽西州与康涅狄格州的多家庭住宅的地产投资，在购地、开发、建筑管理方面拥有丰富的经验。更多开发商简介请看：<https://belpointe.com/real-estate/>
- 项目的地产开发团队在过去15年一直是康涅狄格州领先的地产开发商。该团队建造了数以千计的公寓，包括在Stamford的几个大型公寓社区。以下是开发商开发过以及正在开发的部分项目：

项目名称	项目地址	开发时间	项目类型
Avalon Corners	Stamford, CT	1998	Apartments
Avalon Bedford	Stamford, CT	2001	Apts, Redev.
Avalon on Stamford Harbor	Stamford, CT	2001	Apartments
Riverview Landing	Valley Forge, PA	2003	Apartments
Mill River House	Stamford, CT	2004	Condominiums
Adams Mill River House	Stamford, CT	2006	Condominiums
The Metropolitan	Stamford, CT	2007	Luxury Condominiums
Glenview House	Stamford, CT	2009	Apartments
Eastside Commons	Stamford, CT	2009	Condominiums
Beacon Hill of Greenwich	Greenwich, CT	2010	Luxury Townhomes
Waypointe Phase I	Norwalk, CT	2014	Luxury Apts/Retail
The Berkeley	Norwalk, CT	2016	Luxury Apts/Retail
Quincy Lofts	Norwalk, CT	2016	Luxury Apartments
Baypointe	Stamford, CT	2016	Luxury Waterfront Apts

/ 建筑设计团队 /

GRANOFF ARCHITECTS

Granoff Architects 成立于1989年，是一家提供全方位服务的设计公司，致力于为客户提供卓越的设计和客户体验。

Granoff Architects 在康涅狄格州格林威治拥有二十多人的专家团队，其设计广泛覆盖四大领域：住宅建筑设计、商业建筑设计、园林建筑设计以及室内设计。

Granoff Architects 团队的设计理念体现了历史与未来的平衡，既充分包含对过去设计理念的尊重又不乏对未来设计元素的兴奋。这让他们的设计充满着丰富多样的变化，同时又饱含着强大的生命力和最佳的质量。

Granoff Architects 因其独特的家居设计、办公室设计、多住宅房屋设计和景观设计而被广泛熟知。



/ 销售独家代理 /

霍利汉劳伦斯 (**Houlihan Lawrence**)

霍利汉劳伦斯的房地产开发销售部门在设计开发、市场调研和分析、创意营销活动和战略性销售领域具有丰富经验。

霍利汉劳伦斯独家代理格林威治区最高端的住宅开发项目，其特有的营销方式给纽约州、新泽西州和康涅狄格州的开发商们和消费者带来了成功和满意。

125多年来，霍利汉劳伦斯的房地产专家团队一直是纽约市北郊区排名第一的市场领导者。霍利汉劳伦斯拥有最大的区域性和全球性网络，并且在56个国家拥有悠久的国际联系和合作伙伴。霍利汉劳伦斯团队的1200位代理人定期协助国际投资人寻找他们理想的房产。在纽约市北郊区，霍利汉劳伦斯推出和销售该地区最多、最负盛名的房产，无人可及。



/ 设计风格 /



BEACON HILL

OF GREENWICH

RESIDENCE 1 EAST

3 Bedrooms, 3.5 Baths
2,278 Square Feet
Private Terrace 466 SF



All dimensions are approximate and subject to change without notice.

Fireplaces shown are optional.



BEACON HILL

OF GREENWICH

RESIDENCE 1 WEST

3 Bedrooms, 3.5 Baths

2,278 Square Feet

Private Terrace 494 SF



All dimensions are approximate and subject to change without notice.

Fireplaces shown are optional.



BEACON HILL

OF GREENWICH

RESIDENCE 2 EAST

3 Bedrooms, 3.5 Baths

2,278 Square Feet

Private Balcony 273 SF



All dimensions are approximate and subject to change without notice.

Fireplaces shown are optional.



BEACON HILL

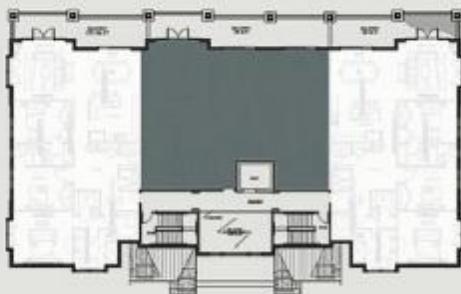
OF GREENWICH

RESIDENCE 2 SOUTH

2 Bedrooms, 2.5 Baths

2,088 Square Feet

Private Balcony 376 SF



All dimensions are approximate and subject to change without notice.

Fireplaces shown are optional.



BEACON HILL

OF GREENWICH

PENTHOUSE 3 EAST

3 Bedrooms, 3.5 Baths

2,278 Square Feet

Private Balcony 273 SF

Rooftop 1,725 SF



All dimensions are approximate and subject to change without notice.

Fireplaces shown are optional.



BEACON HILL

OF GREENWICH

PENTHOUSE 3 WEST

3 Bedrooms, 3.5 Baths

2,278 Square Feet

Private Balcony 257 SF

Rooftop 1,687 SF



All dimensions are approximate and subject to change without notice.

Fireplaces shown are optional.







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