

YAMASHIRO
Health Retreat
By PRIMIOF

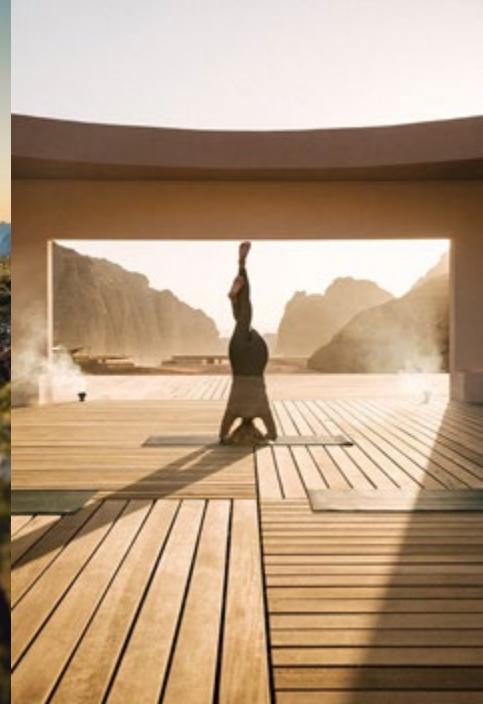
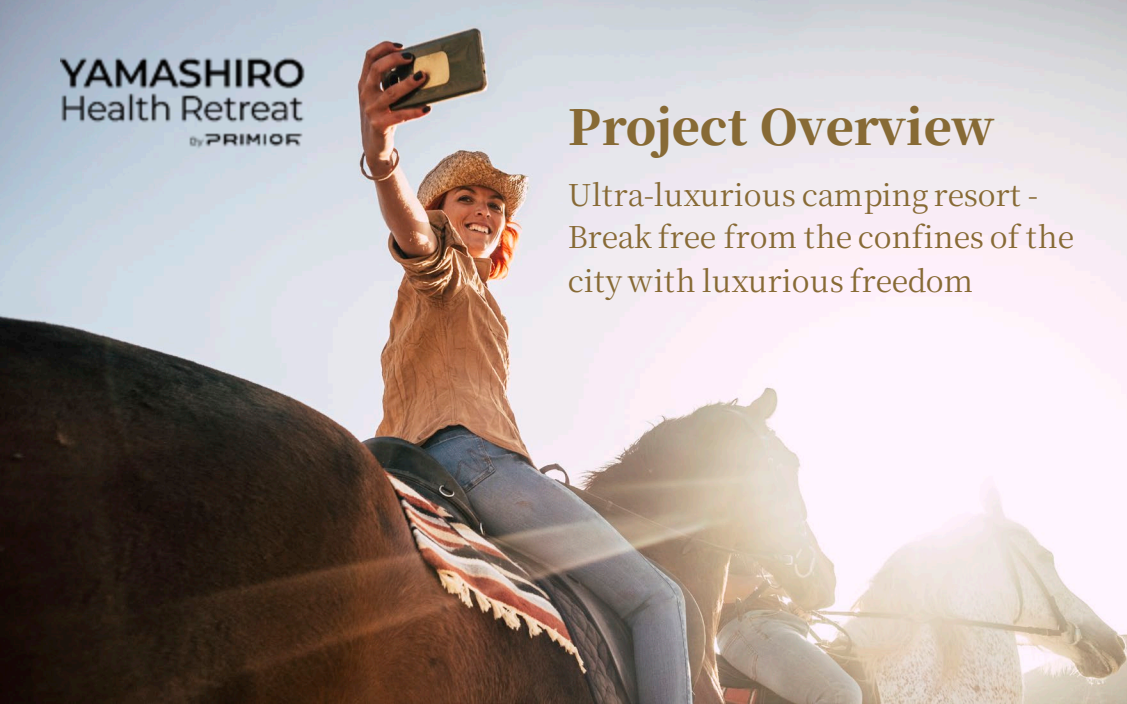
That's right!
Mt. Baldy
LUXURY CAMPING
SKI RESORT



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Project Overview

Ultra-luxurious camping resort -
Break free from the confines of the
city with luxurious freedom



Employment
generated by the
project exceeds 370+
families.
Project investors
require employment
within 100

The heart of Los Angeles National Forest Park:

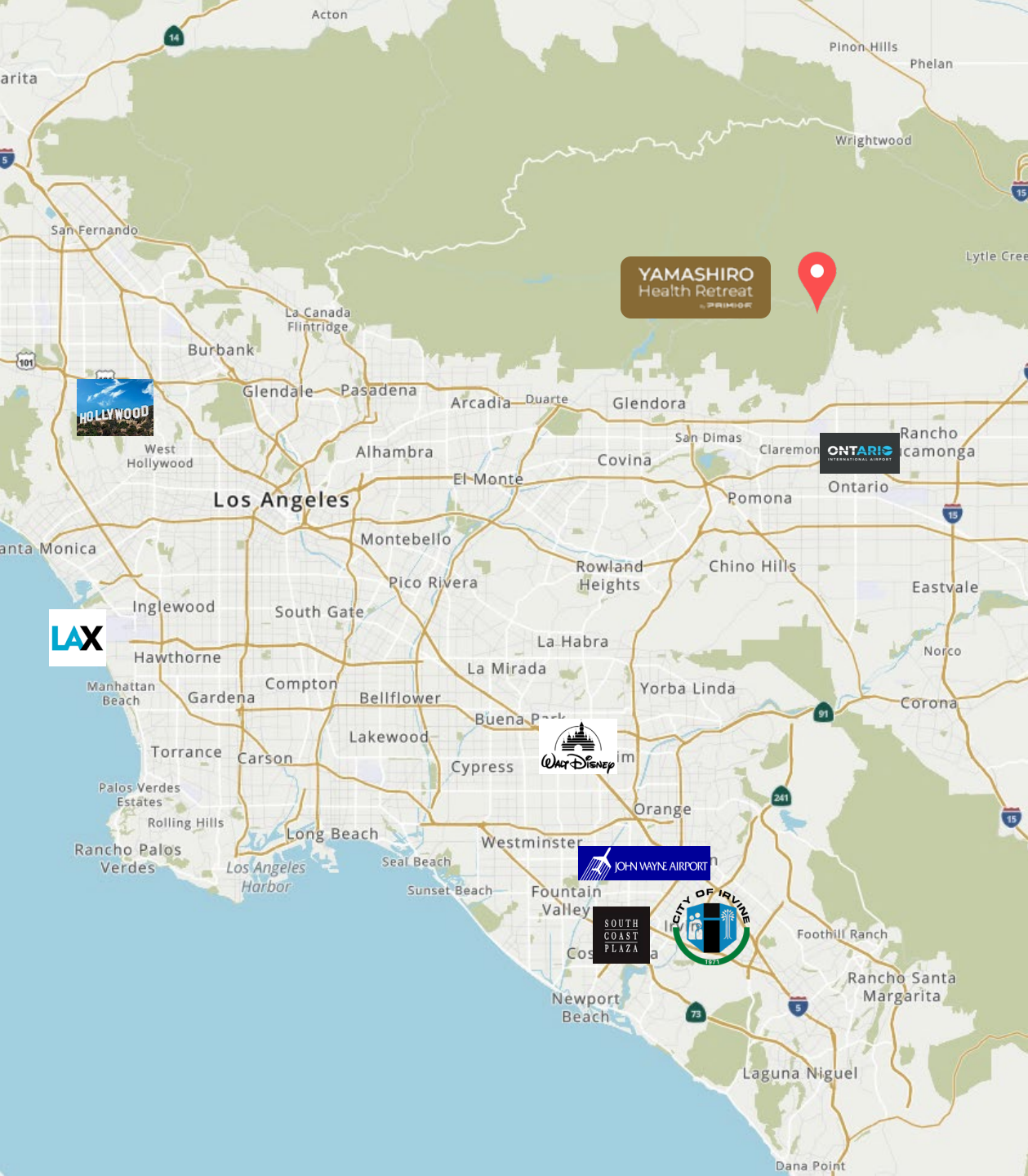
A secret paradise at an elevation of 5000 feet, spanning
187.42 acres of land, the natural gem in the eastern part of
Los Angeles County

100 uniquely styled luxury camping cabins:

Each campsite incorporates thoughtful design concepts,
blending luxury and privacy, aiming to create a distinctive
vacation experience for visitors

Only a step away from the city:

Just a 30-minute drive from downtown Los Angeles,
convenient transportation provides urban residents with an
excellent choice for a quick escape from the hustle and
bustle of the city



Here are some approximate distances and driving times to various landmarks and attractions from the proposed project location:

Disneyland Resort: Approximately 45 miles, with a driving time of 1-1.5 hours.

Downtown Los Angeles: Approximately 37 miles, with a driving time of 1-1.5 hours.

Beverly Hills: Approximately 45 miles, with a driving time of about 1-1.5 hours.

Hollywood Walk of Fame: Approximately 37 miles, with a driving time of 1-1.5 hours.

The Getty Center: Approximately 45 miles, with a driving time of 1-1.5 hours.

Griffith Observatory: Approximately 35 miles, with a driving time of 1-1.5 hours.

Universal Studios Hollywood: Approximately 40 miles, with a driving time of about 1-1.5 hours.

Sequoia National Park: Approximately 200 miles, with a driving time of about 3.5-4 hours.

Yosemite National Park: Approximately 220 miles, with a driving time of about 4-4.5 hours.

Palm Springs: Approximately 90 miles, with a driving time of about 1.5-2 hours.

Big Bear Lake: Approximately 30 miles, with a driving time of 1-1.5 hours.

Santa Monica Pier: Approximately 45 miles, with a driving time of 1-1.5 hours.

Shopping Centers:

Desert Hills Premium Outlets: Approximately 65 miles, with a driving time of about 1.5 to 2 hours.

South Coast Plaza: Approximately 40 miles, with a driving time of 1 to 1.5 hours.

Ontario Mills Outlets: Approximately 20 miles, with a driving time of about 30 minutes to 1 hour.

Citadel Outlets: Approximately 40 miles, with a driving time of 1 to 1.5 hours.

Airports:

Ontario International Airport (ONT): Approximately 20 miles, with a driving time of about 30 minutes to 1 hour.

Los Angeles International Airport (LAX): Approximately 46 miles, with a driving time of 1.5 to 2.5 hours depending on traffic.

John Wayne Airport (SNA): Approximately 44 miles, with a driving time of 1 to 1.5 hours depending on traffic.

Bob Hope Airport (BUR): Approximately 45 miles, with a driving time of 1 to 1.5 hours.

YAMASHIRO Health Retreat

By PRIMIOR

Not every EB-5 project is high-end.
This is a high-end EB-5 investment immigration
project, belonging to your American living circle

VIP RECEPTION

- Full reception upon entering the United States
- VIP services such as enrolling children in schools

FAST PROCESSING

NO
WAITING
PERIOD

NO
INTERMEDIARIES

- Enter the United States at any time.
- The U.S. government recognizes the project as having no waiting period.
- The developer independently holds the EB-5 project

SECURE

PRINCIPAL
REPAYMENT

REPUTABLE
COMPANY

IDENTITY
PROTECTION

- The project guarantees the return of the principal.
- The project developer has invested over 50% of their own funds.
- Completion insurance ensures the smooth completion of the project

Investment Overview

Diversify investments for wealth, provide additional security for family and children, have one more choice, and secure a safe and bright future for the family

EB-5 Project Cost

- Immigrant Investment: \$800,000 USD
- Regional Center Management Fee: \$80,000 USD
- Investment Period: 5 years
- Immigration Lawyer Fee: Approximately \$20,000 USD
- US Immigration Agency Fee: Below \$10,000 USD

Return

- Investment Amount: \$800,000 USD with a guarantee of repayment
- Return on Investment: Green cards for the entire family
- Local living resources in the United States
- High-end immigrant living community
- Investors can choose to hold vacation properties built by the project.



Project Investment		I-131			
Total Project Investment		Age	Application Fee	Biometric Services Fee	Total
Developer's Contribution (w ith a commitment to subordinate payments for investors)		13 and under	\$575	\$ -	\$575
Bank-approved project loans available		14-79	\$575	\$85	\$660
EB-5 project investment		80+	\$575	\$ -	\$575
Quota limit					

Investor's capital investment, legal, USCIS, and other fees		High-end service offerings:	
EB-5 Capital Investment	\$800,000	Airport pickup upon first arrival in the United States	Included
Regional Center Investment Management and Other Fees	\$80,000	Tw o weeks of luxury hotel accommodation	Included
Capital investment return	\$800,000	Assistance in renting a residence w ith the support of a personal assistant	Included
Investment return period	5 years	Real estate agent assistance for property purchase	Included
Regional Center company legal fees	included	School advisory services for two children	Included
Applicant's legal fees (investors may hire their ow n attorney)	\$20,000-\$25,000	One comprehensive health screening, including five types of cancer tests	Included
USCIS filing fee for I-526E, Temporary Green Card application	\$3,675	Private assistant to facilitate enrollment in nearby public or private schools for students	Included, tuition fees are additional
I-526E Investor's Immigration Intent Request Application Fee	\$1,000	Exclusive assistance for purchasing a car, including chauffeured visits to authorized dealerships	Included, excluding the car purchase amount
Incidental expenses (courier, notary fees, etc.)	\$200	California driving school instruction	Included, covers the cost of driving school for two individuals
Document translation fees	Varies depending on individual circumstances	Chauffeured transportation for obtaining a California driver's license	Included
I-485 Application for Permanent Residence Registration Fee	\$1,225 per adult and child, \$1,140 per person aged 79 and above	Personal assistant support for purchasing local health insurance in the United States	Included
DS260 application fee at foreign consulate	\$345/person	Full support and guidance during visits to maternity centers	Included
Green Card production fee	\$220/person	Personal bodyguard	Fee based on time
I-765 Application for Employment Authorization Fee	\$410/person	Assistance in purchasing luxury cars	Included assistant search fees, excluding the car purchase amount
I-131 Reentry Permit Application Fee (if needed)	around \$575/person*	Assistance in purchasing luxury watches	Included assistant search fees, excluding the cost of w atches
I-829 Application for Permanent Green Card Fee	\$3,750	Personal coordination w ith brands for luxury goods shopping events	Included assistant search fees, excluding luxury goods purchase costs
USCIS fingerprint collection fee	\$85/person	Personal assistant support for purchasing a private yacht	Included assistant search fees, excluding the yacht purchase amount
		Personal assistant support for purchasing a private aircraft	Included assistant search fees, excluding luxury goods purchase costs

Note that all filing fees are subject to possible changes; refer to the fees applicable at the time of submission

Project Advantages

		Yamashiro Retreat	Most other projects
Architectural advantages.	Direct investment by investors in the developer.	Yes	No
	The project is directly managed by the project party.	Yes	No
	Transparency of the project.	High	Low
	Difficulty in holding accountable.	Low	High
	Efficiency of processing.	High The project, regional center, and handling agent are integrated into one, eliminating any risk of passing the buck.	All parties shifting responsibility back and forth.
Project advantages.	Advantages of project location.	The project is located in Southern California and is one-of-a-kind.	Sparse population in rural areas
	Advantages of the development team.	Over 3 billion in development experience.	Most are in the range of 0-100 million
	Advantages in project employment.	Employment opportunities exceed 66% of the quota.	Exceeding 0-20%

PRIMIOR GROUP

Primior Group is a leading investment conglomerate in the United States, involved in investment management across multiple sectors including real estate, private equity, and various asset management services. In the real estate market, Primior is also one of Southern California's largest real estate private equity investment firms, with investments spanning commercial properties, hotels, residential developments, and logistics centers. Established in 2012 and headquartered in Los Angeles, Primior Group manages over \$2 billion in assets through direct investments, partnership investments, and providing consulting services to clients.

- Managed assets exceeding \$2 billion
- Distributed over \$500 million in profit dividends to global investors
- Achieved a net investment return rate of 23.5%+

OUR PARTNERS

CBRE **Deloitte.** **O'Melveny** J.P.Morgan

The development history of Primior Asset Management

2013

Primior established a construction company.

2015

Primior established a real estate development subsidiary.

2016

Primior established investment management and property management subsidiaries.

2017

Primior began to expand into commercial real estate.

2019

Primior acquired Xenergy, an international investment bank operating since 1999.

2021

Primior launched USP™, the first compliant real estate investment platform in the United States, which is now listed.

2022

Primior acquired the Los Angeles International Regional Center (LAIRC™), providing investment immigration services to overseas investors.

2023

Primior introduced PREIT™, a real estate investment trust private equity fund, offering investors secure high-yield financial products.

Examples of past projects

Waldorf Astoria Monarch Beach Resort and Club

This elegant AAA Five Diamond resort is situated on a 150-foot-high seaside cliff, spanning 175 acres and featuring a private beach club. It offers indulgence and inspiration—from coastal culinary experiences to unique seaside activities and adventures.

- Exclusive Emperor's Cove Beach Club
- Waldorf Astoria Spa
- Upscale and casual dining
- Seaside golf



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By PRIMIOR

Not every EB-5 project is high-end. Primior opens the door to your high-end immigrant lifestyle for you and your family.

Simple **3** steps,
may your
American dream
come true

1. Schedule a consultation team to provide detailed answers to your concerns.
2. Sign investment immigration documents and initiate the plan.
3. With the assistance of lawyers, efficiently process the entire set of procedures

Limited to
100
slots



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