



M+D PROPERTIES

DEVELOPMENT • INVESTMENT • MANAGEMENT

DEVELOPING FOR SUCCESS



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OVERVIEW

of M+D PROPERTIES



M+D Properties is a privately-owned, full-service real estate development company that was founded by the Chae brothers. The company focuses on large-scale retail and mixed-use projects in Southern California with a specialization in visionary urban renewal projects.



Founded in 1990 by the Chae brothers who have over 50 years of combined real estate development, investment, and management experience



Past and current projects include 8+ properties (commercial retail, office, hotel, and residential)



Approx. 1.4 million total aggregate SF have been developed to date, with approx. 1 million SF currently under development



Has strong ties to the Latino and Asian communities

M+D Properties

owns and manages
affiliate real estate companies including:



And also manages **full-service**
in-house departments for the following areas:



Leasing



**Development
& Design**



**Marketing &
Public Relations**

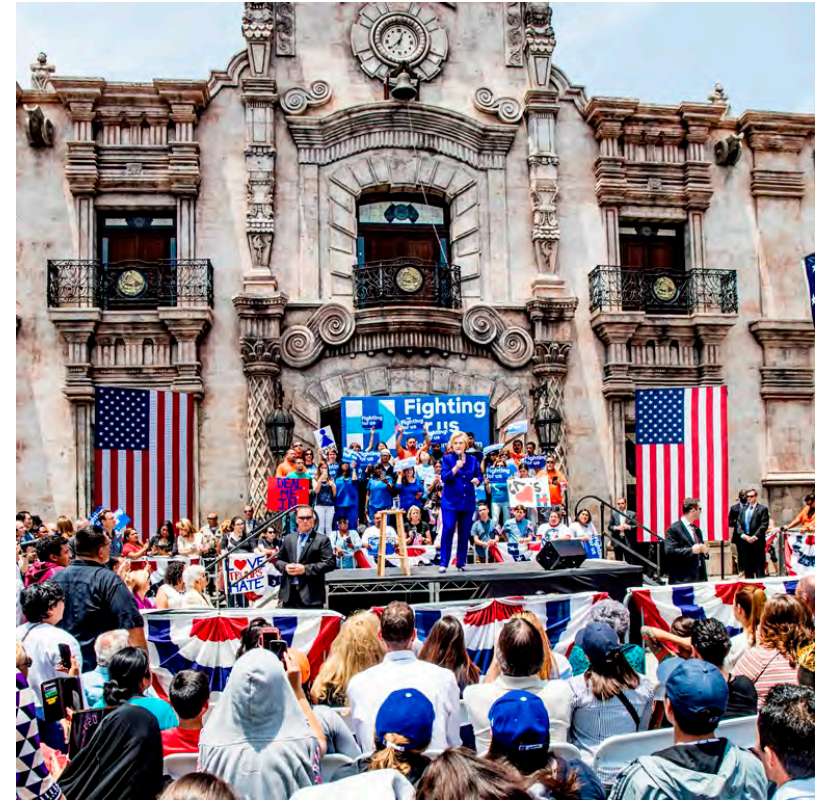


The Chae brothers also own and manage **M&D Regional Center,**
which has raised over \$400 million of EB-5 money since its inception in 2009.

HISTORY

of M+D PROPERTIES

M+D Properties was founded in 1990 by the Chae brothers, who have over 50 years of combined real estate development, investment, and management experience. For over 25 years, M+D Properties has developed and operated commercial properties, focusing mainly on large-scale, income-producing assets in urban areas that are strategically selected based on socioeconomic growth opportunities. More recently, M+D Properties has expanded its portfolio to develop not only commercial projects, but also office, hotel, and residential properties. To date, M+D Properties has developed approximately 1.4 million total aggregate square feet, with approximately 1 million square feet currently under development.



Former Presidential candidate Hillary Clinton campaigning at Plaza Mexico in June 2016

1990 founded
in the year

50⁺ years of real
estate experience

1.4 million
total aggregate
square feet
developed to date

1 million square feet
currently under
development



One West Green (completed 2014)

M+D Properties has a proven track record with a number of projects including Plaza Mexico (Lynwood, California), the largest upscale shopping center in the United States that specially targets the Hispanic population, and One West Green (Pasadena, California), a 65,000 square foot, mixed-use development located on one of the most desirable corners in historic Old Town Pasadena.

M+D Properties' projects have been honored by many organizations including the Urban Land Institute and the State of California. In addition, M+D Properties has been covered by publications such as the LA Times, Los Angeles Business Journal, LA Magazine, and KCET.

M+D PROPERTIES **LEADERSHIP**

M+D Properties was co-founded in 1990 by Donald Chae and Min Chae. Donald and Min each have over 25 years of experience in real estate investment, development, and management with an emphasis on the large-scale redevelopment of blighted areas. Having partnered with numerous public and private entities to revitalize low-income communities in Southern California, the Chae brothers' projects have drawn attention from the international community of developers, urban planners, and architects for their groundbreaking approach to real estate development.

M+D Properties' first major project, Plaza Mexico, is an excellent example of the Chae brothers' vision at work. When the Chae brothers first began developing the Plaza Mexico concept in 1988, Lynwood was an under-developed, low-income city. Where other developers only found reasons to exit the city, the Chae brothers found a tremendous opportunity. From their vision, Plaza Mexico, a 48 acre lifestyle center, was born. Plaza Mexico provides an upscale shopping experience, featuring colonial architecture, lush landscaping, large fountains and open plazas.





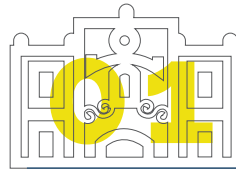
Plaza Mexico (completed 2000)

Because of the unique, upscale shopping environment and authentic Mexican cultural experience that it offers, Plaza Mexico draws patrons from all over the greater Los Angeles, San Bernardino, Riverside and Orange Counties. Plaza Mexico is currently one of the most successful retail projects in Southern California and is home to tenants such as Food 4 Less, Children's Place, Skechers, La Curacao, Planet Fitness, and Chuck E. Cheese's.

Part of the Chae brothers' vision comes in part from their perspective on the immigrant experience in Southern California. As immigrants themselves, the Chae brothers are part of the multicultural landscape of Southern California that makes it one of the most vibrant areas in the world.

Plaza Mexico embodies this multicultural experience, by combining the traditional Hispanic shopping experience of marketplaces with the American shopping center, and incorporates a mixture of both American and Hispanic retailers. The integration of cultural authenticity into their real estate development projects, as well as the ability to identify successful development opportunities in underdeveloped areas, is what ultimately sets the Chae brothers apart from the typical developer.

PORTFOLIO OVERVIEW



Plaza Mexico



Plaza Mexico Residences

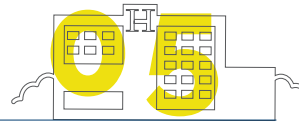


The Source Retail



The Source Office

The Source Hotel



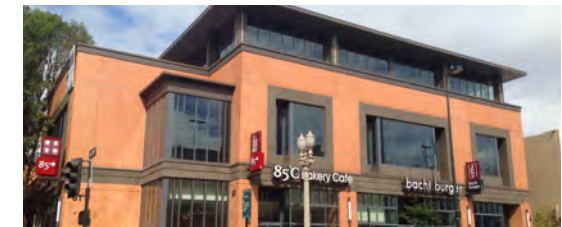
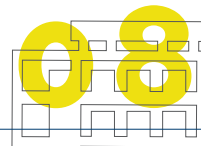
The Source Residential



The Source Tower and Residences



One West Green



01

PLAZA MEXICO

LYNWOOD, CA



400,000
leasable square feet



Completed in the year



Has over **200** tenants including

- Chuck E. Cheese
- Verizon Wireless
- Skechers



Has maintained over **90%**
occupancy even through recession periods

Currently over **94%** occupancy



Largest single taxpayer
in the City of Lynwood



Managed and owned by
M+D Properties





Plaza Mexico is an experiential, events-oriented plaza that serve as the central hub of Mexican culture all over Southern California.



2014 World Cup viewing party (Mexico vs Brazil) at Plaza Mexico in June 2014



Hosts over 12 major events each year including Cinco de Mayo & Dia de los Muertos that draw over 10,000 attendees per event



Multiple US municipalities have reached out to M+D Properties to replicate Plaza Mexico in their cities



Fiestas Patrias at Plaza Mexico in November 2016



Former President Mexico Vicente Fox
at Plaza Mexico in June 2016



Many distinguished politicians and celebrities have visited Plaza Mexico, including Former President of Mexico Vicente Fox and Former US Secretary Hillary Clinton



Honored by organizations & municipalities such as the Urban Land Institute & State of California as well as media publications such as the Los Angeles Times, KCET, and Los Angeles Business Journal



Previous and current media partners include Univision, Telemundo, TV Azteca, and ESPN

02

PLAZA MEXICO RESIDENCES

LYNWOOD, CA

Designed by world-renowned architects, Legorreta+Legorreta, Plaza Mexico Residences is the 1st phase of the approximately \$750 million Plaza Mexico master plan. Plaza Mexico Residences will meet the unmet demand for new apartment buildings in South Los Angeles, which is currently attracting billions of dollars of investments and development whilst undergoing a cultural renaissance.



Bird's eye view from Beechwood Ave and Fernwood Ave intersection



Proposed Program

- **348** residential units
- **29,000** SF of retail space
- **700** parking stalls



Status

In development



Architects

Legorreta+Legorreta
&
Nadel Architects



Construction Management

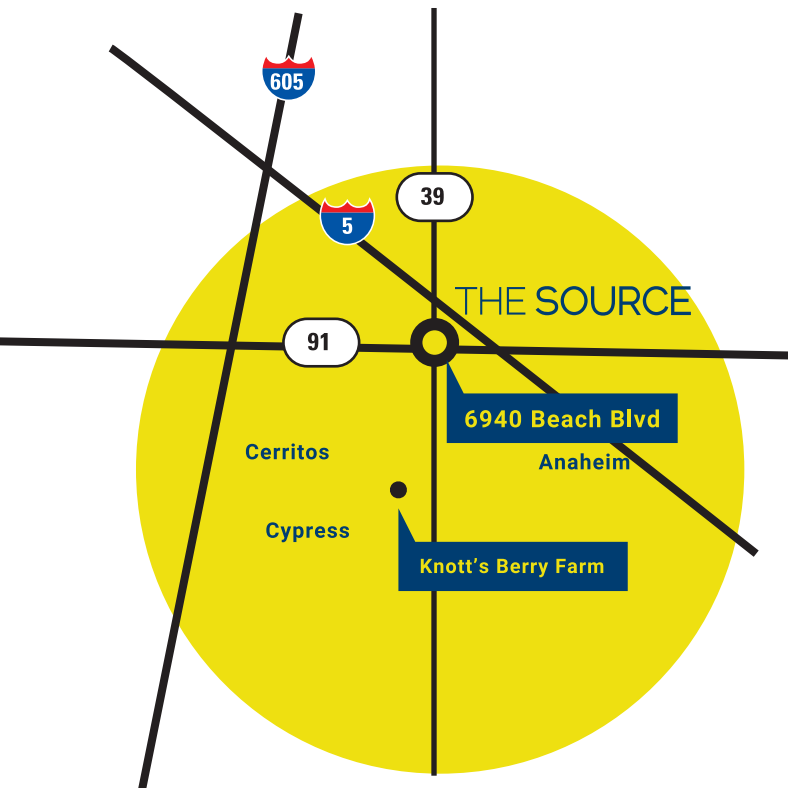
Greenland
Construction Service



03

THE SOURCE RETAIL

BUENA PARK, CA



The Source is a newly built, 600,000 square foot commercial retail development located in Buena Park, California. As Southern California's newest lifestyle and entertainment destination, The Source offers a unique, innovative dining and entertainment experience that is unprecedented in Southern California. The Source will also showcase state-of-the-art technologies including Times Square-esque LED's located at the pedestrian entrance of The Source.



400,000
leasable
square feet

Completed
in the year
2016

Architect:
NBBJ

Construction
Management:
Swinerton Builders

Managed and
owned by:
M+D Properties



The Source hosts a myriad of multicultural events on property, including World of Dance Live, KROQ Locals Only Concert Series, Kidchella, and the U.S. Chapter of the Miss Korea pageant. The Source is poised to become an international destination that will be sought out by tourists and locals alike.



KROQ Locals Only Sunset Series event at The Source (July 2017)



The Source Live at The Source (February 2018)

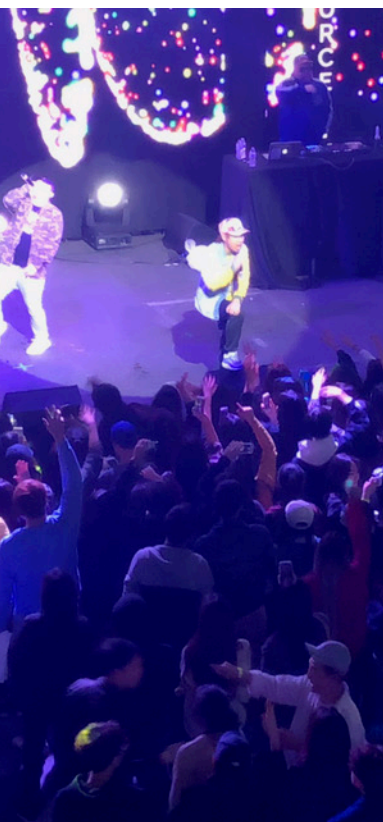
Home to tenants such as CGV Cinemas, La Huasteca Mexican Restaurant, Pandora and Swarovski, The Source will continue to introduce many first-to-market brands to Southern California.



Step Plaza at The Source



CGV Cinemas at The Source



Kidchella event at The Source (April 2017)



In-Sit coffee shop at The Source



04

THE SOURCE OFFICE

BUENA PARK, CA

The Source Office is a seven story, 57,000 square foot, newly built office building located on the same property as The Source Retail. It is one of the few new Class A office developments in North Orange County.

50,000
leasable
square feet

Completed
in the year
2016

Architect:
NBBJ

Construction
Management:
Swinerton Builders

Managed and
owned by:
M+D Properties




Hilton
BUENA PARK

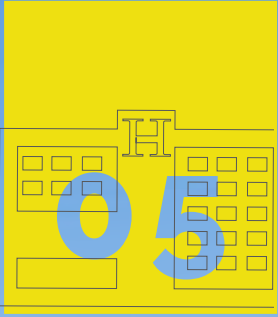

CGV CINEMAS

6940

 **MB PROPERTIES**

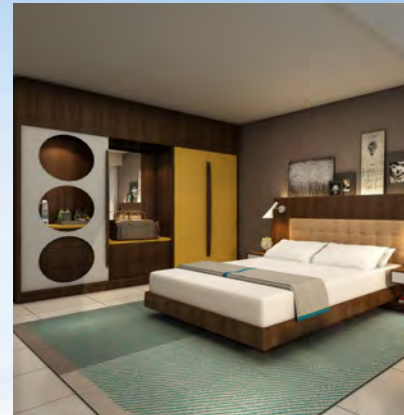
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THE SOURCE HOTEL

BUENA PARK, CA





Proposed Program

- **178** rooms
- Amenities include:



Status

In development



Architect

IROJE Architect



Construction Management

Greenland
Construction Service



Banquet and
conference space



Full-service
restaurant



Fitness
facilities



Rooftop
pool

The Source Hotel is a four star, full-service Hilton hotel development located in Buena Park, California on the same property as The Source Detail. This seven-story building will offer 178 guest rooms, banquet and conference space, fitness facilities, full-service restaurant, and a rooftop pool. The Source Hotel will be operated by Interstate Hotels & Resorts, the largest hotel management company in the United States.



Guest Room



Rooftop Pool



Hotel Restaurant

06

THE SOURCE RESIDENTIAL

BUENA PARK, CA



Proposed Program

- 300 residential units
- 12,000 SF of retail space
- 770 parking stalls
- State-of-the-art amenities



Status

In development



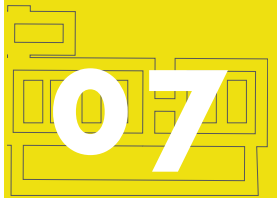
Architect

Morphosis Architect



The Source Residential

is a 16-story residential tower consisting of approximately 300 condominiums units . Located directly adjacent to The Source Retail, The Source Residential will offer state-of-the-art amenities and easy access to the various dining and entertainment options offered by The Source Retail.



THE SOURCE TOWER & RESIDENCES

BUENA PARK, CA

Located right off the I-5 freeway, The Source Tower & Residences is a 5-story apartment building located in Buena Park, California. The Source Tower & Residences will feature a unique, modern design and will offer, top-of-the-line apartment amenities. As part of the development, a state-of-the-art LED pylon sign will also be erected on the same property.



Proposed Program

- **34** residential units
- **3,000** SF commercial retail
- **90** parking stalls
- State-of-the-art amenities



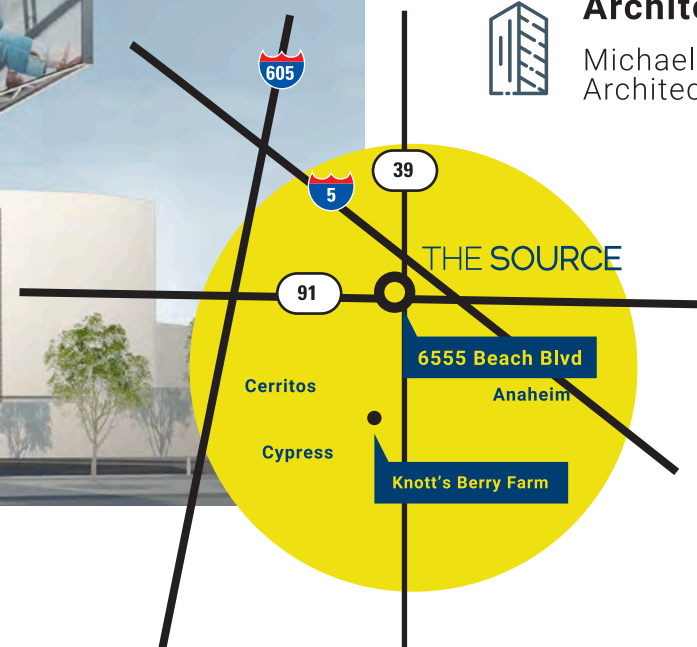
Status

In development



Architect

Michael Maltzan
Architecture



08

ONE WEST GREEN

PASADENA, CA

One West Green is a mixed-use development located at the northwest corner of South Fair Oaks Avenue and Green Street in the historic Old Town Pasadena district in Southern California. Completed in 2014, One West Green is a 65,000 square foot building that hosts retail and dining tenants on the first floor, with office space on top.





50,000
leasable
square feet



Mixed-use development
consisting of
retail and office



Completed
in the year
2014



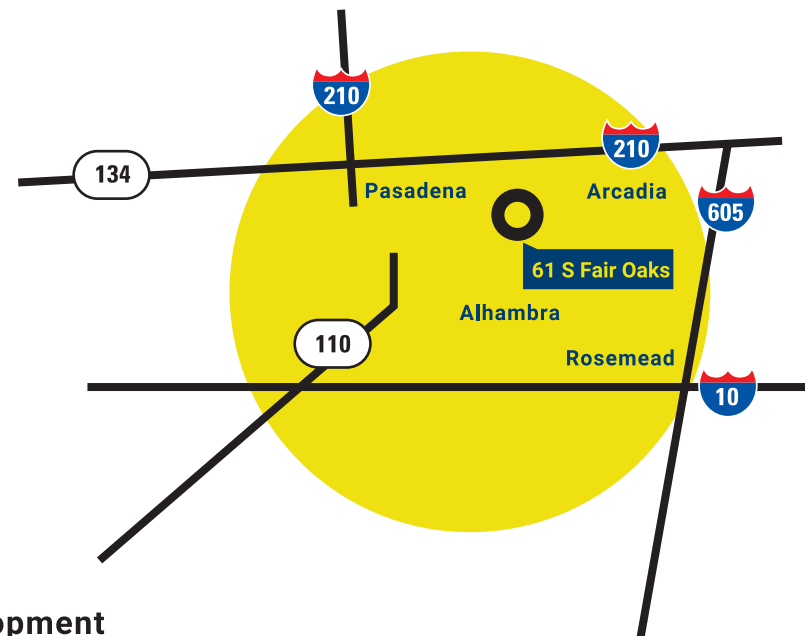
Architect:
Gonzalez Goodale
Architects



Construction
Management:
Greenland Construction
Service



Sold in the year
2015



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