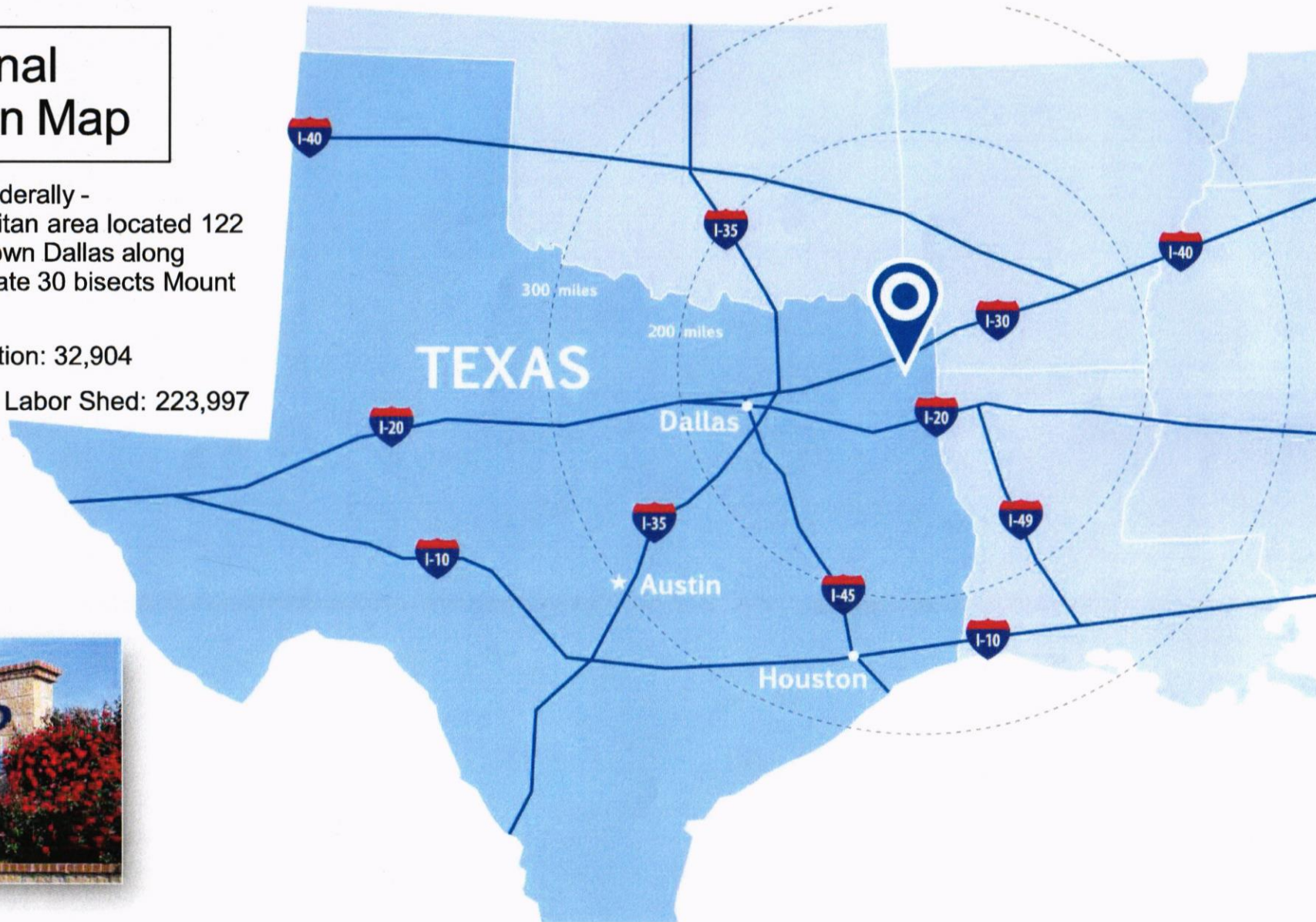


Regional Orientation Map

Titus County is a federally - designated micropolitan area located 122 miles east of Downtown Dallas along Interstate 30. Interstate 30 bisects Mount Pleasant.

Titus County Population: 32,904

60-Minute Drivetime Labor Shed: 223,997





Community Profile

Mount Pleasant & Titus County Dashboard

City Population
16,851

City Daytime Population
24,422

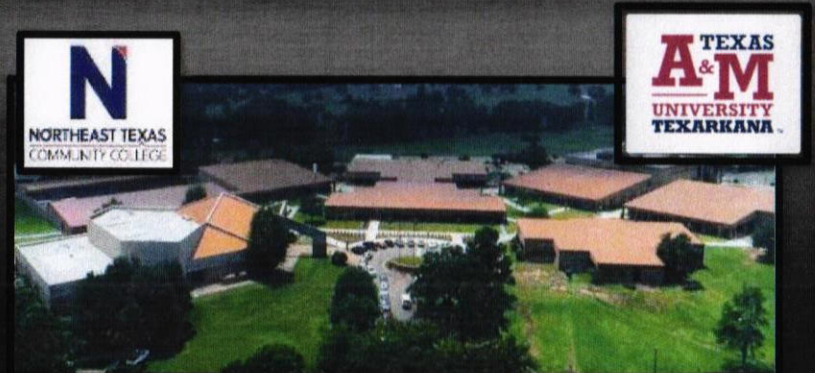
Titus County Population
32,904

Labor Shed Population
(60-Minute Drivetime)
496,671

Retail Trade Area
Population
106,000

Median Wage
\$42,256
Average Wage
\$57,874

COMMUNITY PROFILE & MAJOR EMPLOYERS



Quality of Life



Titus County is a diverse micropolitan community with a strong emphasis on family values and community engagement.

Titus is where employees want to live.



Quality of Life

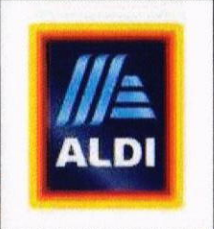
Titus county includes many area lakes and offers a variety of outdoor activities and entertainment.

Mount Pleasant, TX is a Main Street City



Retail Trade Area Population: 106,000

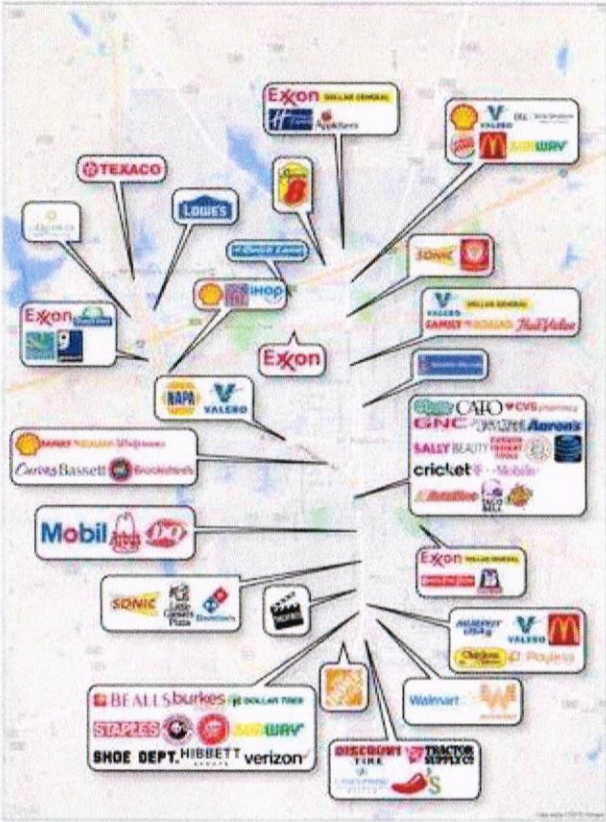
NEWLY OPENED



UNDER CONSTRUCTION

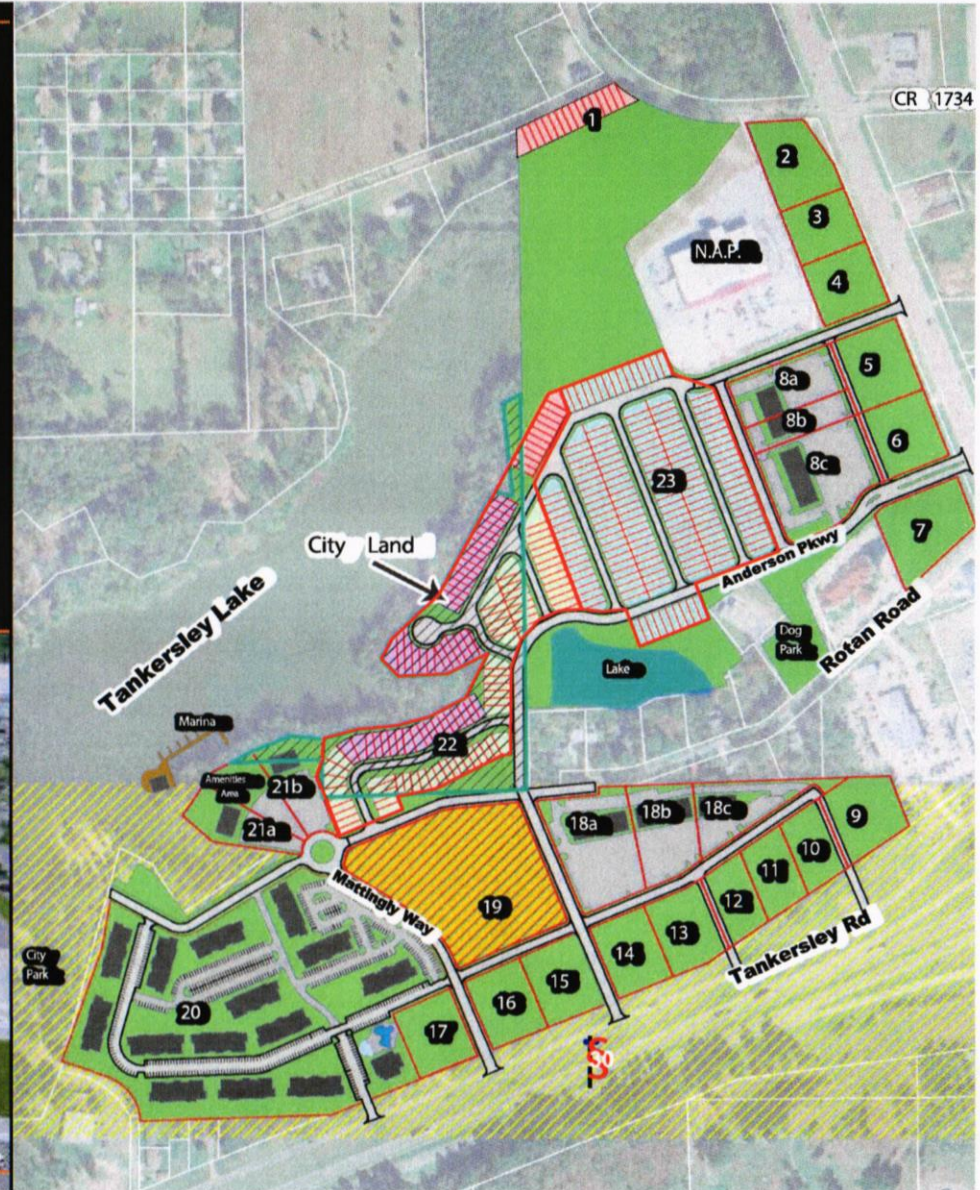


EXISTING RETAIL



Anderson Towne Center

Planned mixed-use development.
To begin construction
late 2023

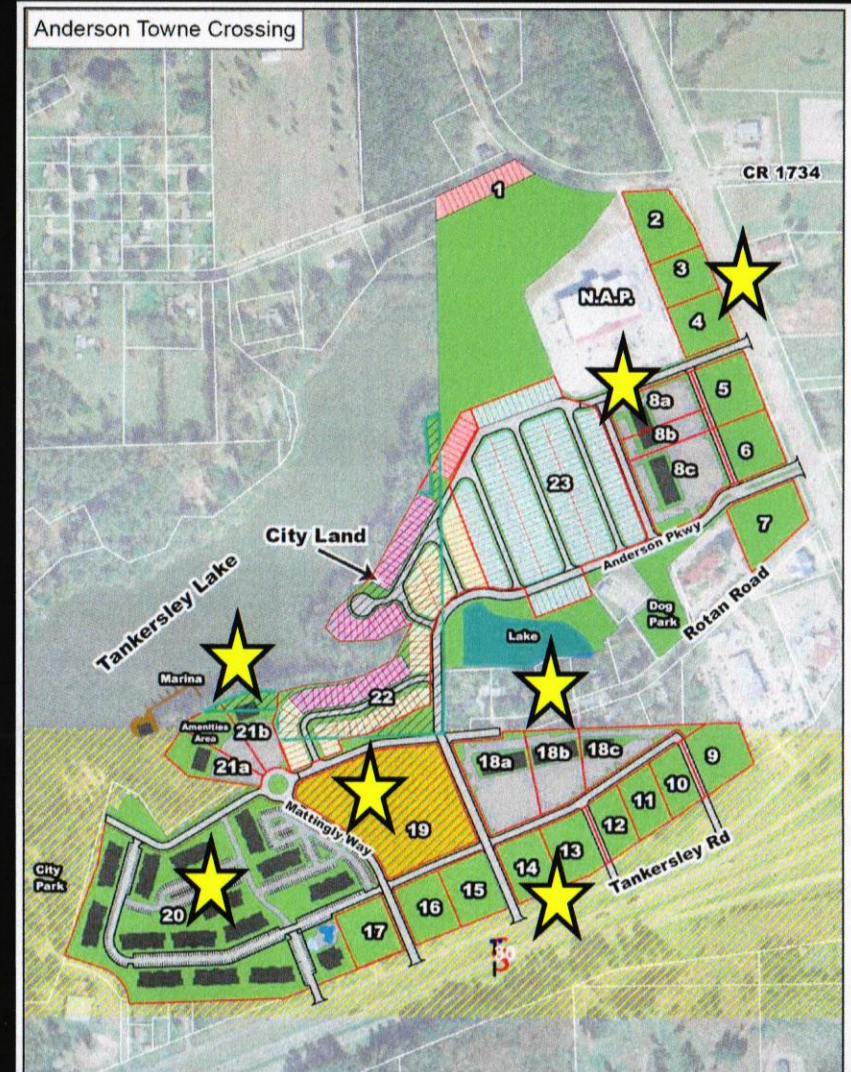


ATC EB-5 Project Scope of Work:

ATC EB-5 Loan of \$120,000,000 will fund the vertical construction of approximately 65% of the Total Development.

EB-5 to primarily fund:

- Multi-Family
- All three Hotels (over time)
- Marina and Water Front Restaurant
- I-30 Pad Sites for Build-to-Suits
- Hwy 271 Pad Sites for Build-to-Suits
- Hwy 271 Retail Strip Center
- *ATC will be partnering with and sellings lots to Local and Regional Homebuilders for the Single-Family Homes*



ATC - Project Final Appraisal



Anderson Towne Crossing
 Mixed-Use Planned Development
 Mount Pleasant, Texas 75455

BBG File #0122026181

Prepared For
 Mr. Qingfu "Frank" Xu
 MPT Investors, LLC
 1609 W Valley Boulevard STE 328
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Report Date
 January 5, 2023

Prepared By
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Based on the analysis undertaken, the following value opinion(s) have been developed.

MARKET VALUE CONCLUSION(S)			
Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Prospective Market Value - Horizontal As Complete	Fee Simple	April 1, 2024	\$60,000,000
Prospective Market Value - Gross Sell Out Upon Completion*	Fee Simple	Varies	\$273,183,100
Prospective Market Value - As Stabilized±	Varies	Varies	\$277,200,000

Notes: *Represents the total "As Complete Value" for all parcels (vertical or horizontal completion) per sponsor plan.

±Only includes parcel's that are going vertical and planned to be stabilized, excluding \$29,083,100 land parcels that are anticipated to be sold upon completion.

ATC - Job Creation Projection

Table 1: Job Creation Summary

Activity (RIMS II)	Direct Jobs	Indirect/Induced Jobs	Total Jobs
Transportation structures and highways and streets (2332F0)	61.6	71.4	133.0
Nonresidential structures (2332E0)	339.9	282.0	621.9
Residential structures (2334B0)	509.0	484.9	993.8
Architectural, engineering, and related services (541300)	56.9	85.3	142.2
Legal services (541100)	4.1	6.7	10.9
Wholesale trade (420000)	-	7.1	7.1
Advertising, public relations, and related services (541800)	5.8	7.2	13.0
Accommodation (721000)	111.9	66.9	178.8
Real estate (531000)	70.7	42.2	112.8
Total	1,160.0	1,053.6	2,213.6

Total may not sum due to rounding