

MASTERS BUILDING, DISTRICT 2



A subsidiary of Masters Cooperative (Japan)

GENERAL PERSPECTIVE

| JAPAN/USA | KOREA | SINGAPORE |
|--------------------|-----------|--------------------|
| Community | Fashion | Banking |
| Patriotic & loyal | Trend | Multi-cultural |
| Punctual | Emotional | Small space design |
| Hard-work,teamwork | Hard-work | Chinese oriented |
| Simple/practical | | |

Koreans are known as Asia's Italians, Irish, or French; while the Japanese are Asia's Germans, who are cool and calm, and rational.

American simple and practical.

BUSINESS STRATEGY

Bringing the amenities feature from the USA.

Japanese developer, bringing the communities together.

Services at the door step of each household.



BUYER

Core Focus: Branding: Build & grow a community
Profit



Bringing the simple, convenience amenities
of an **American** style into every home.

Build and grow a community in the traits of
Japan.

Development Objective

MASTERS BUILDING

LANDSCAPING



Preserve of the natural landscaping, trees, plants, sidewalks.

MASTERS BUILDING

EXTERIOR LIGHTING



Solar light for building exterior lighting, walkway, patio.



MASTERS BUILDING

GATED ENTRY



MASTERS BUILDING

SECURITY HOUSE



Center and behind the gate



MASTERS BUILDING

SWIMMING POOL



Between 2 towers

Building Foyer/Exterior
Hallway



BUILDING MANAGEMENT



SOLOMON SUHRCO

US Management Company

Residential

Condominium Associations

Security service

Janitorial service

Maintenance service

Reception service

Real Estate Brokerage service

Special assessment

Homeowner handbook

Utilities management

Commercial

Real Estate Brokerage Service

Tenants management

Tenants handbook

Fire safety regulations

Parking management

Utilities management

Janitorial service

Security service

Management Fee to be paid by tenants and homeowners.

BUILDING MANAGEMENT

TRAINING SESSION

HOMEOWNERS

- Fire emergency
- Usage of fire safety tools
- Exit plan
- Earthquake
- Power outage

- Monthly getting together such as BBQ, Potluck;
- Promote children playmate;
- Children's activities;
- Community service, charity event, fundraiser

BUILDING MANAGEMENT

SECURITY GUARDS



Friendly
Fully-equipped

Professionalism
Training

BUILDING MANAGEMENT

JANITORIAL



Shown with Accessories

Friendly
Fully-equipped



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Professionalism
Training

CHILDREN PLAYGROUND

Exterior



COVERED PLAYGROUND



EDUCATION

Commercial area



Japanese/American Daycare
Service

EDUCATION

Commercial area

After school activities

TUTORING CENTER



Group study



Tutoring

AMENITIES

Commercial area



- Quiet room (*max. 2 hours*)
- Library services to resident only

CONVENIENCE STORE

Commercial area

70% imported



30% domestic

Cooperate with **Japanese** brand convenience store.

CAR WASH

Basement



| WALKER CAR WASH | ULTIMATE | SUPER | EXPRESS | ECONOMY | BOOKS OF 5 WASHES |
|-----------------------|-----------------------------------|-------------|------------|-------------|------------------------------------|
| | BEST-VALUE! \$13 | \$10 | \$7 | \$5 | 5 ULTIMATES \$50 |
| WASH & DRY | ✓ | ✓ | ✓ | ✓ | 5 SUPERS \$40 |
| PRE-WASH & BUG SPRAY | ✓ | ✓ | ✓ | NO PRE-WASH | 5 MAGIC BONDS \$40 |
| TIRE & WHEEL CLEANER | ✓ | ✓ | ✓ | | 5 EXPRESS \$30 |
| UNDERBODY FLUSH | ✓ | ✓ | | | 5 Economy \$20 |
| WHEEL BRUSH | ✓ | ✓ | | | ASK ABOUT OUR UNLIMITED WASH PLANS |
| TRIPLE COAT POLISH | ✓ | ✓ | | | |
| MAGIC BOND PROTECTANT | ✓ | | | | |
| HOT AIR DRYING | ✓ | | | | |



CONDO UNIT

KITCHEN

UPGRADED FEATURES



Cabinet, USA Standard

Range microwave hood

Range cooktop

Granite countertop
*(island will be offered
to certain condo unit)*

Under mount sink
with food disposal,
imported faucets
(Lead free)



CONDO UNIT

BATHROOM

UPGRADED FEATURES



Imported faucet (**Lead free**)

Granite countertop

Cabinet, USA Standard

Under mount sink

Accessories



CONDO UNIT

HARDWOOD FLOOR & MILLWORK

UPGRADED FEATURES



Laminate flooring
"Made in USA"

Base molding, door
and window casing
(WHITE)

CONDO UNIT

ENTRY DOOR

UPGRADED FEATURES



- Iconic American-style door
- Fiberglass doors are low-maintenance and high-performance; unlike wood or steel doors, durable fiberglass is resistant to cracking, warping, splitting and denting
- Door system is ENERGY STAR[®] delivering exceptional energy efficiency
- Import from the USA

CONDO UNIT

INTERIOR DOORS

UPGRADED FEATURES



- High-density fiberboard;
- Resists warping, shrinking and cracking;
- Import from USA

Interior door



Closet door

CONDO UNIT

DOOR ACCESSORIES

UPGRADED FEATURES



| | | | |
|---------------------------|-----------------|---------------------|----------------------|
| Hardware Finish | Stainless steel | Package Quantity | 1.0 |
| Manufacturer Color/Finish | Stainless steel | Backset Size | Adjustable |
| Color/Finish Family | Steel-Stainless | Fits Door Thickness | 1-3/8-in to 1-3/4-in |
| Collection Name | Gallo | Handle Material | Stainless steel |
| Shape | Tulip | Projection (Inches) | 2.44 |
| Solid Brass | No | Warranty | Limited lifetime |
| Commercial / Residential | Residential | Series | N/A |

CONDO UNIT

WASHER & DRYER

UPGRADED FEATURES

- Stackable washer & dryer
- Import from USA



CONDO UNIT

LIGHTING

UPGRADED FEATURES



Lighting features base on space function.

Imported



Our objective:

- Import foreign materials with computable price.
- Higher standards.
- Exclusivity in materials.
- Unique and delivery new living features not available in Vietnam.

THANK YOU!



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