



NEW EMPIRE

CENTRAL CAPITAL FUND

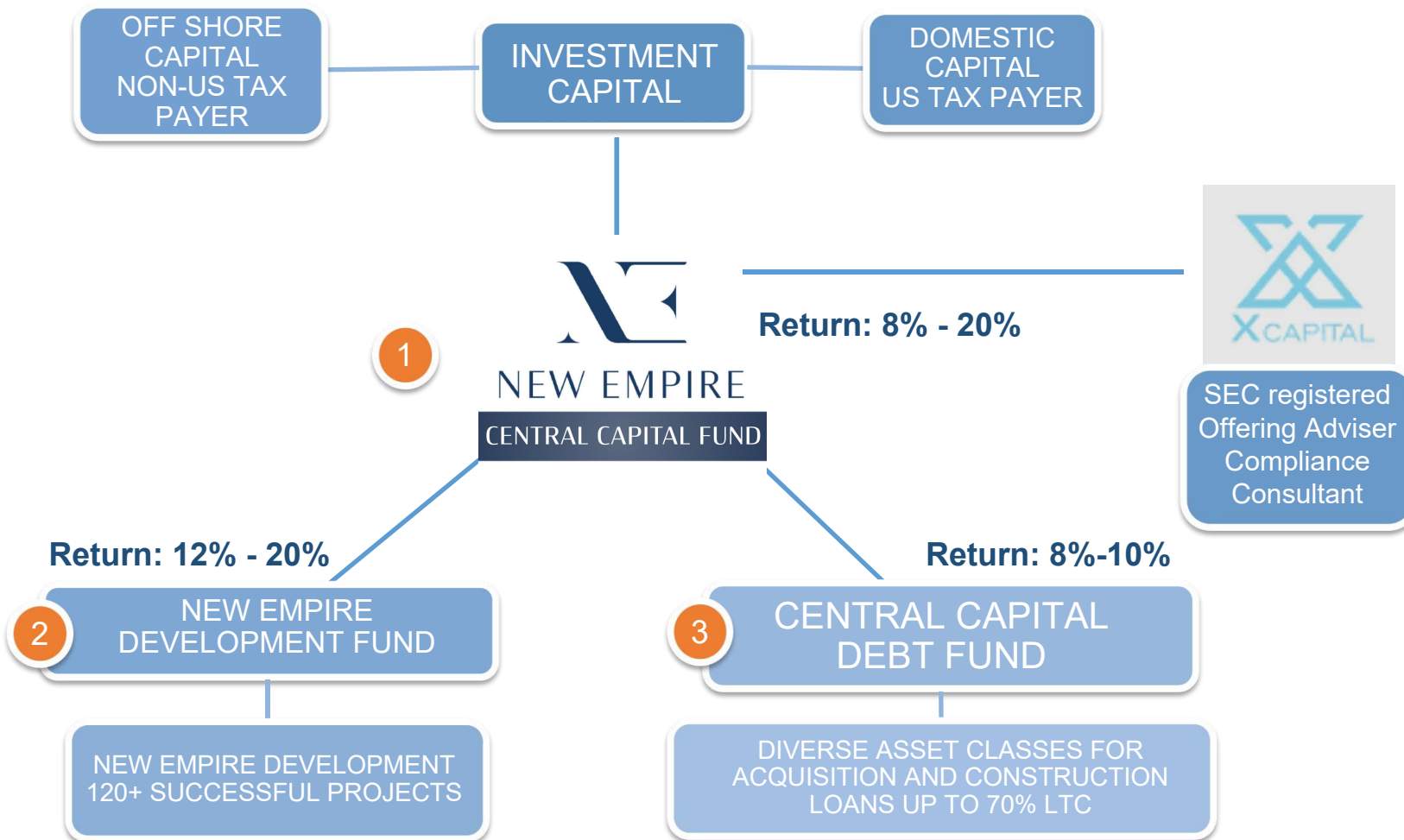



Hendrix House, Kips Bay, Manhattan, NY

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NEW EMPIRE CENTRAL CAPITAL FUND

SEC registered
Offering Adviser
Compliance
Consultant

Note:

- 1 The **New Empire Central Capital Fund** is a vertically integrated investment vehicle focused on the real estate development sector. With a strong network and established relationships across public and private lenders and investors, the fund is well-positioned to deliver exceptional returns ranging from **8% to 20%**, depending on the investment type. Investors can choose between two channels: the **New Empire Development Fund** and the **Central Capital Debt Fund**.
- 2 Investments in the **New Empire Development Fund** are allocated to projects developed and managed by the New Empire Corp's experienced development team. These investments typically take the form of common and preferred equity, offering annual returns ranging from **12% to 20%**.
- 3 The **Central Capital Debt Fund** is focused on a diverse array of assets, including industrial, residential, hotel, and land development projects. Targeting established companies within the real estate sector, it provides investment opportunities in senior debt, mezzanine loans, preferred equity, and more, with an anticipated annual return of around **8%-10%**.

RISK AND RETURN



- The fund provides financing for up to **50%-60%** of the total development cost, following the full investment of equity.
- Holds **priority** over other debt types in the event of liquidation.
- Secured by **collateral**, backed by the underlying asset.
- **Lower return due to its secured nature.**

Senior Facility or Construction Loan

±8%

Lower Return

- The fund provides financing for up to **70%** of the total development cost.
- Holds **second priority** in repayment, following senior debt.
- Secured by **ownership equity** in the project and further reinforced by the sponsor's **carve-out guaranty** for capital return.
- **Balanced return with strong downside protection**

Mezzanine Debt or Preferred Equity

±10%

The Development Fund can acquire the project at a significant discount if it fails to meet payment obligations.

Medium Return

- Provides the potential for **greater returns**
- Ranks **last** in repayment priority, following senior debt and preferred equity investors.
- Gains a **larger profit share**, allowing for substantial payouts in successful projects.
- **High return potential with corresponding downside exposure.**

Common Equity

±20%

Higher Return

INVESTMENT STRATEGY



Expected Fund Launch 2025 Q1

• FUND RAISING TARGET: **\$100M**

Capital Injection 2025 Q1

• Minimum Investment Requirement: **\$50K** (Non-US Tax Payer) **\$100K**(US Tax Payer) EACH UNIT

Investment Duration **2025 - 2028**

• HOLDING PERIOD: **3 YEARS**

INVESTMENT TO TARGET PROJECT SIZE: **\$10M - \$100M**

- **Geographic Focus:** Greater New York Area
- **Asset Types:** New development, multifamily, hotel, industrial, student housing, and land
- **Lending Target:** High-quality assets and projects by real estate companies with liquidity constraints
- **Investment Vehicles:** Senior debt, preferred equity, mezzanine loans, and common equity

New Empire Development Fund

New Empire Development Fund is a premier investment vehicle that provides exclusive capital for real estate development projects managed by **New Empire Corp.** With a **track record of successfully delivering projects** on time and within budget, the Fund leverages New Empire's extensive industry expertise and a vertically integrated development model to maximize return and minimize risk.

By directly financing development projects, the Fund offers investors the potential for significantly higher returns and a greater share of profit distribution, while mitigating downside exposure. This is achieved through New Empire's end-to-end control over each project, from inception to completion, which reduces reliance on third-party general contractors (GCs) and ensures greater operational efficiency and project oversight.

Since its inception in 1997, New Empire Corp. has become a recognized leader in medium-sized residential development. With a proven history of success in some of New York City's most dynamic neighborhoods, the company combines innovative design, deep market insights, and a commitment to financial performance, consistently delivering exceptional results for investors and stakeholders alike.

DISTINCTIVE ARCHITECTURAL DESIGN

New Empire projects are known for their innovative design and superior craftsmanship, setting them apart in a competitive market. Tailored to professionals and young families, our developments offer a unique value proposition that combines style, functionality, and quality. This distinctive approach generates strong demand, driving significant premiums and ensuring financial success for investors.

- 3000+ Residential Units
- 27 Years of Excellence
- Top-tier Leader Among Midsize Real Estate Developers
- Simultaneous Execution of Multiple Development

TARGET DEVELOPMENT PROJECTS

New Empire focuses on development projects in **prime Manhattan locations** and other **highly convenient neighborhoods** that offer exceptional connectivity to core urban centers. Our target areas are strategically chosen for their proximity to major public transportation hubs, ensuring less than a 1-hour commute to the **city's core**.

These **premium sites** provide immediate access to urban amenities and long-term value appreciation, making them ideal for investors seeking **high-potential real estate opportunities**.

VALUE DRIVEN PRICING

New Empire's business model is focused on delivering top-tier quality at an affordable price point within the luxury sector. These projects cater to buyers with refined tastes and a deep appreciation for exceptional design, offering thoughtful floor plans, customized finishes, and unrivaled amenities, combining sophisticated aesthetics with practical affordability, ensuring that luxury living remains accessible without compromising on style or quality.

Central Capital

CRE Loans | Mezzanine Debt | Preferred Equity

Loan Size:
\$10M-40M
LTC up to 70%

Founded by **experienced banking, development, and property management professionals**, CCI specializes in customized financing solutions for a wide range of real estate projects. With over **\$8 billion** in loan originations and minimal losses (**under \$3 million**), CCI is a reliable source of capital.

Our team's **deep industry expertise and strong network** allow us to handle complex transactions and provide innovative financing strategies. We focus on **first mortgages, mezzanine debt, and preferred equity**, particularly in the New York and New Jersey markets.

Whether you're developing **affordable housing, hotels, or commercial properties**, CCI is your trusted partner. Our dedication to **quality underwriting and risk management** ensures that your project gets the focused support it deserves.

 Central Capital Inv Corp.

LENDING EXPERTISE

- Multifamily/ Condo/ Single-use and Mixed-Use Construction
- Hotel/Commercial Retail Construction
- Land Acquisition loan
- Student Housing
- NYC Shelters Charter Schools
- Affordable Housing
- Condo Inventory Loans

Philosophy

We're a relationship-driven lender with a **strong track record** of providing customized financial solutions. With over **a decade of experience** and **billions in loans**, we understand the unique needs of our clients.

Our expertise enables us to offer competitive terms, quick turnaround, and personalized support. Whether you need a **traditional loan** or a **complex financial structure**, we're here to support you every step of the way.



Bentley Zhao
CHAIRMAN & CEO

Professional Recognition
2024 New York Commercial Real Estate RED Award for Most Active Developer of the Year
2023 NY Republican State Committee, American Dream Lifetime Achievement Award
2022 CACP Outstanding Award
2022 Crain's New York Business Notable Leaders in Real Estate
2020 Certificate of Congressional Recognition, U.S. Congressman Max Rose
2020 N.Y. City Council – Citation
2019 The Stars & Stripes Democratic Organization Community Service Award and Honoree
2018 President Award: Lifetime Achievement Award
2018 Star Under 40 Awards
2017 Outstanding Business Leadership Award

Professional Affiliation
President of the Chinese American Construction Professionals (CACCP) New York Chapter
Honorary Professor of Huali College, Guangdong University of Technology (01756.HK)
Executive Vice President of Youth Association in Jiangmen, China
Executive Vice President of AMERICA HOTEL OWNERS CHARITABLE ASSOCIATION
President of Real Estate Department of AMERICA HOTEL OWNERS CHARITABLE ASSOCIATION
Vice-President of New York, Guangdong Overseas Chinese Association
Board Director of Sing Tao Daily USA (01105.HK)
 FORUM FOR WORLD EDUCATION (FWE) **member of committee**



Ken Zhao
VICE CHAIRMAN & PRESIDENT OF NEW EMPIRE BUILDER



Kannon Tam
Executive Vice President, Project Management



Calvin Chan
Chief Strategic Officer, Chief Investment Officer



Armand C. Batocabbe
COMPLIANCE-OPERATIONS SPECIALIST



PAUL MAK
CHIEF EXECUTIVE OFFICER

1989 - 1999, Deputy General Manager, Bank Central Asia
 1999 – 2015, CEO and Director, Doral Bank
 2015 - 2021, Region Executive, Popular Bank (NASDAQ: BPOP)



Kenneth DiGregorio
CHIEF CREDIT OFFICER
2015 - 2021, Director of CRE Lending, Popular Bank



David Fung
Chief Operating Officer of Construction Company



Tony C. Onyeagoro, P.E.
Engineer General Consultant



David Lu
Chief Legal Counsel



Dr. Ellen Qian
Chief Business Development Officer
One Realty Global Managing Director



Leslie
Vice President, New Empire Development Department



Loke
Senior Project Development Manager



Eugene
Director of IT
Department of the New Empire



Shimmie Horn
Partner

2000 - Present, Operator and Owner of various real estate holdings



Vincent Martucci
Managing Director and Chief Lending Officer

2nd generation banker with over 23+ years' experience



Sana Khaliq
Senior Vice President and Director of Operations

Why choosing New Empire Central Capital Fund?

Choosing the New Empire Central Capital Fund means partnering with a leading, NYC-focused investment and development company with deep roots in the city. **We manage the entire real estate ecosystem—from design and construction to sales, management, and innovation—ensuring confidence, quality, and reliability at every stage.**



SEC registered
Offering Adviser
Compliance
Consultant



NEW EMPIRE CENTRAL CAPITAL FUND



NEW EMPIRE
CENTRAL CAPITAL FUND

A vertically integrated investment vehicle focused on the real estate development industry.

NEW EMPIRE DEVELOPMENT FUND



30 years experienced developer focused in NYC

NEW EMPIRE 120+ completed projects

CENTRAL CAPITAL DEBT FUND



Debt Fund / Real Estate Fund
Good Investor relations + Good Bank Relations

SUBSIDIARY COMPANIES (Entire Real Estate Ecosystem)

CONSTRUCTION (our own GC)



30 years experienced construction company
\$50MM+ BID & PERFORMANCE BONDS
300+ construction workers

Engineering and Construction Administration



Building Design
Construction Supervision

Luxury and Customization



Tailored Design
High-End Finishes
Uniquely Crafted Spaces

High-Quality Materials



our own window factory
building window facade

SALES & MARKETING



Tech-Driven Sales & Marketing

Property Management



After-Sales Support
Asset Management

Innovative R&D (Technology and Efficiency)

MODULAR construction...



Modular Factory
Construction and Installation

SMART HOME



Personalized Smart Home
Solutions.
Custom Smart Home Design.

www.usneb.com



New Empire Builder Corp.



Having New Empire Builder Corp as our **in-house general contractor (GC)** directly supports the success of the New Empire Central Capital Fund by offering **cost efficiency, streamlined timelines, and enhanced quality control**. With **30 years** of construction expertise, New Empire Builder Corp effectively manages every stage of the construction process, reducing delays and ensuring projects remain within budget. This in-house integration not only accelerates project completion and ROI but also allows us to implement innovative techniques like modular building and smart home systems, **attracting high-end buyers and adding value**.

www.bcepllc.com



**BUILDING
CONSULTING
ENGINEERING
& ARCHITECTURE, PLLC**

**楼宇建筑工程设计
& 监理专业顾问公司**



With Building Consulting Engineering (BCE) as our **in-house architect, engineering and construction administration team**, the New Empire Central Capital Fund benefits from rigorous **project oversight, NYC building code compliance, technical precision, and process efficiency**. While we collaborate with top architectural designers like ODA and DXA for design, BCE ensures that these visionary plans are executed to exacting standards, maintaining quality and adherence to project timelines. BCE's role in construction administration supports **seamless coordination between design and build phases, reduces risks of delays or cost overruns**, and ensures compliance with all regulatory requirements. This structured integration enhances project value, accelerates delivery, and optimizes investment returns, making BCE a key contributor to the fund's success.

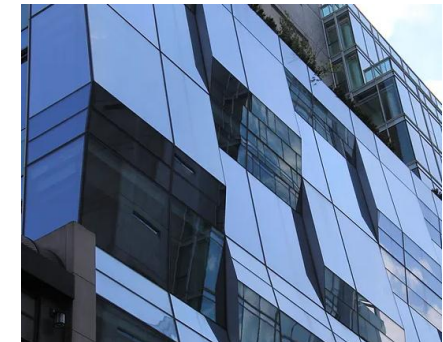
www.avenuestudio.us



Avenue Studio enhances New Empire properties by **providing tailored interiors and ongoing client support** for a seamless experience from construction through after-sales.

- 1. During Construction:** Avenue Studio creates high-quality, customized interiors, **attracting premium buyers and boosting property value.**
- 2. After-Sales:** Avenue Studio offers **custom furniture, in-house design, and installation**, ensuring continued support and long-term client satisfaction.

www.uswswd.com



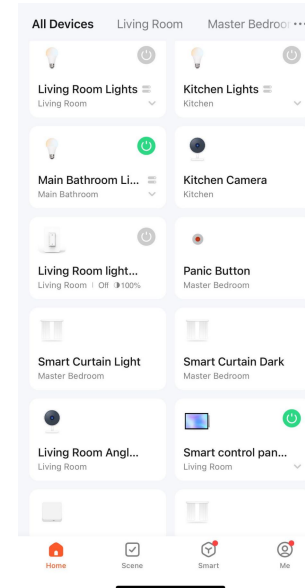
US Weather Seal, **our in-house window manufacturing facility**, contributes to the success of the New Empire Central Capital Fund by providing **high-quality, custom windows at a controlled cost.** By producing windows internally, we reduce reliance on external suppliers, **lower material costs**, and ensure a consistent supply, which helps prevent project delays. Additionally, US Weather Seal allows us to maintain strict quality standards and tailor window designs to meet specific project needs, enhancing the overall aesthetic and energy efficiency of our properties. This integration supports **faster project timelines, cost savings, and improved property appeal**, ultimately boosting returns and minimizing risks for fund investors.

www.modularx.us



190 28th Avenue, Brooklyn, New York 11214

ModularX, our advanced **modular home technology**, enhances the fund's success by **cutting project timelines from 3 years to 2 years, saving construction time and costs, and accelerating returns for investors**. Off-site prefabrication reduces delays and ensures consistent quality, enabling faster market entry and boosting project appeal. This innovation attracts a broader range of buyers, **providing a competitive edge and lowering risk for the fund**.



Smart Home App & System



Our smart home APP & system enhances the New Empire Central Capital Fund's success by increasing property appeal and value through modern, tech-driven convenience. Smart features—**such as automated lighting, security, climate control, and a user-friendly app for remote access**—attract tech-savvy buyers and offer a premium, future-ready living experience. Additionally, **a convenient sharing APP platform allows residents to easily manage and control these systems**, enhancing daily convenience. These advanced features differentiate our properties in the market, supporting higher sale prices and faster occupancy rates. Smart systems also improve energy efficiency, reducing costs for residents and adding long-term value to the property. **This seamless integration of technology drives higher returns and strengthens the fund's competitive advantage.**

THE REAL DEAL REAL ESTATE NEWS

NEW YORK

New Empire plans luxury condo project in Flatbush

Bentley Zhao's firm bought Flatbush Avenue and Lenox Road sites for \$18M



NEW YORK

YIMBY YIMBY+ ABOUT TOPICS SUBSCRIBE FORUMS

HOME UNCATEGORIZED

Hendrix House Tops Out At 250 East 25th Street In Kips Bay, Manhattan



FINANCE - CONSTRUCTION | NEW YORK CITY

Naftali Credit Partners Provides \$72M Construction Loan for Queens Luxury Condo

Developer New Empire Corporation has built numerous residential projects across Manhattan, Brooklyn and Queens

BY BRIAN PASCUS AUGUST 13, 2024 11:45 AM

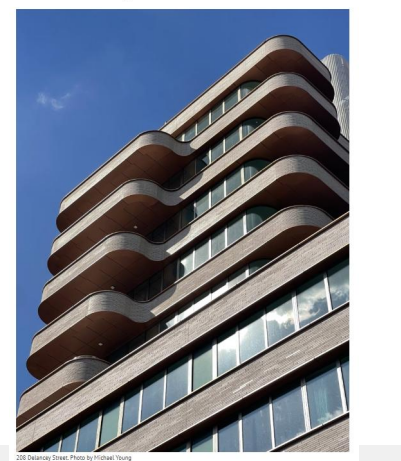


NEW YORK

YIMBY YIMBY+ ABOUT TOPICS SUBSCRIBE FORUMS

HOME

208 Delancey Street Readies For Occupancy In Lower East Side, Manhattan



THE REAL DEAL REAL ESTATE NEWS

New Empire plans ambitious condo in quiet Woodside

Bentley Zhao's firm acquired Queens site for \$16.2M




NEW YORK

YIMBY YIMBY+ ABOUT TOPICS SUBSCRIBE FORUMS

HOME

\$18 Million Mezzanine Loan Provided For 24-01 Queens Plaza North In Long Island City, Queens



THE REAL DEAL

FUTURE CITY

BAHA MAR, BAHAMAS | MARCH 5-7, 2023

COME MEET THESE DEVELOPERS

nyrej

2023 Ones to Watch Industry Leaders: Bentley Zhao, New Empire Corporation

June 27, 2023 - Spotlights



New York Real Estate Journal

nyrej




The New York Times

Share full article

The co-working area at 208 Delancey, a condo building under construction on the Lower East Side, will have a conference room behind a wall of fluted glass, as shown in this rendering.

At 208 Delancey, a 12-story, 85-unit condo under construction on the Lower East Side of Manhattan, a co-working space will have a 160-square-foot conference room behind a wall of fluted glass.

Farther uptown, Skyline Developers will devote two floors to work in a 96-unit rental project planned for West 55th Street. Construction will begin in the fall, said Orin Wilf, Skyline's founder and president.



With 48th Vice President of United States Michael Pence



Bentley Meets with Iowa Governor Kim Reynolds



With 56th governor of New Jersey, Philip Murphy



2018 The Presidential Lifetime Achievement Award



2023 The Presidential Life Time Achievement Award



2023 New York State Republican Committee American Dream Lifetime Achievement Award by Chairman Edward Cox



New York City Mayor Eric Adams awarded a city citation to Bentley Zhao



Bentley Meets with Former Maryland Governor Larry Hogan



With 18th United States secretary of transportation, Zhao Xiaolan



2024 New York Commercial Real Estate Red Award for most Dynamic Developer of the year



2022 Notable Leader in Real Estate Recognition by Crain's New York



Outstanding 50 Asian Americans in Business



Left 4: Susan Sclafani, Former U.S. Assistant Secretary of Education



Right 3: Dr. Cheng Davis, Former Vice President at the University of Pennsylvania, Chair of FWE

Right 2: Ani Kharajian, Director at Harvard Business School

Committee member Bentley Zhao joined the Forum for World Education (FWE) event, “How International Perspectives Can Affect the Next Generation,”



Bentley Zhao joined the Asian Pacific American Heritage Month event hosted by the New York State Republican Headquarters.

Middle:
Ed Cox
Chairman of the New York State Republican Committee



Bentley Zhao delivered a speech at the Real Deal NYC Real Estate Forum



New Empire Fundraising Gala for Mayoral Candidate Adams



New Empire made significant donations of protective equipment to hospitals and police stations during the pandemic, demonstrating its commitment to supporting frontline workers and the community in times of crisis.



Bentley Zhao at United Nations Sustainable Development meeting



Bentley Zhao made speech at The 12th Annual Columbia China Business Conference

Selected Landmark Projects



Hendrix House

250 E 25th St, New York, NY
 Projected Completion: 2025 summer
 UNIT: 60 FLOOR: 12
 DESIGN: DXA & Paris Forino



NO.1 SALES IN
 AUGUST 2024
 NYC

Radiant LIC

24-01 Queens Plaza N,
 Long Island City, NY
 Completion: 2026
 UNIT: 117 FLOOR: 19
 DESIGN: ODA & Paris Forino



INNOVATION
 DESIGN
 AWARD 2023

208 DELANCEY

208 DELANCEY ST, NEW YORK, NY
 COMPLETION DATE: 08/2022
 UNIT: 85 FLOOR: 12
 DESIGN: ODA & Paris Forino



NO.1 SALES IN
 BOUTIQUE
 BUILDINGS 2022
 NYC

567 Ocean Ave

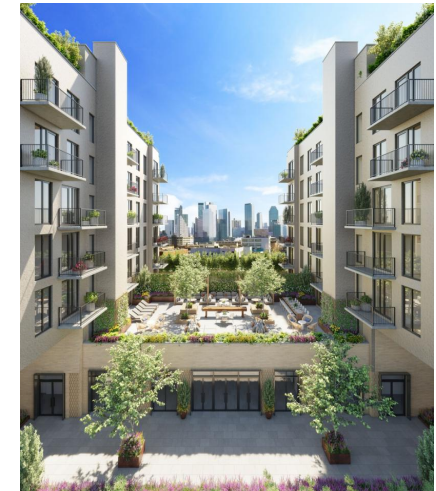
567 OCEAN AVE, BROOKLYN, NY
 Completion Date: 3/31/2021
 UNIT: 108 FLOOR: 9
 DESIGN: S M Tam Architect



NO.1 SALES IN
 BROOKLYN 2021

Neighborly LIC

37-14 34TH STREET,
 LONG ISLAND CITY, NY
 Completion Date: 12/31/2020
 UNIT: 77 FLOOR: 7
 DESIGN: Paris Forino



NO.1 SALES IN
 NEW YORK 2020



3000+ RESIDENTIAL UNITS

Most Dynamic Developer in NYC

Manhattan & Queens

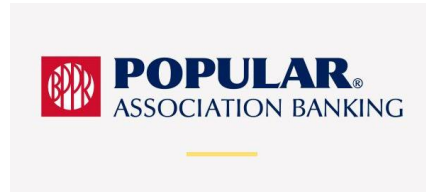
- 37-14 34th Street, Long Island City, NY
- 208 Delancey Street
- 424 W 52nd Street
- 409 W 45th Street
- 721 5th Avenue
- 90 Prince Street
- 498 Broome Street
- 272-276 W 86th Street
- 56 Morton Street
- 214 W 39th Street
- 431 Broome Street
- 87 Elizabeth Street
- 92 Elizabeth Street
- 195 Lafayette Street
- 49 West 47th Street
- 349 West 22nd Street
- 108 Manhattan Avenue
- 148 E 24th Street



Brooklyn

- 567 Ocean Ave
- 269 4th Ave
- 78 Amity Street
- 4907 4th Ave
- 233 34th Street
- 107 Prospect Park West
- 123 Ft. Green Place
- 102 Gold Street
- 236 Adelphi Street
- 234 N 9th Street
- 289 13th Street
- 11 Wyckoff Street
- 208 N 8th Street
- 364 Union Street
- 2128 Ocean Ave
- 288 Sackett Street
- 218 N 5th Street
- 717 56th Street
- 277 President Street
- 709 Sackett Street
- 342 53rd Street

-  COMPLETED
-  CURRENT



* Confidential information, shall not be used for any other purpose without permission



NEW EMPIRE

CENTRAL CAPITAL FUND

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