

WAN BRIDGE

达拉斯布鲁克林项目
2017年第一季度季报

旅视
万杨
WAN BRIDGE

2017年4月



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BROOKLYN VILLAGE

DALLAS

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尊敬的WAN BRIDGE家人:

非常感谢各位对Wan Bridge集团的支持和关注,为了更好得给各位家人提供服务,3月19日我们联手全球最大旅游咨询服务平台——旅游卫视,于北京战略性成立了旅视万杨(北京)置业有限公司。我们新的办公地点在国贸三期B座2705室,接待中心将于5月底盛大开放,届时欢迎诸位莅临品鉴。

最近中美关系进入史无前例的蜜月期,川普总统声明中国不是外汇操纵国,并希望和中国进一步加强合作及友好关系。我们预计接下来的“中美百日协商”将给中美两国人民带来更多的实惠,促进双边贸易及相互投资。中美关系新的篇章已经开启,已经提前布局的您可能会在未来享受更多的收益及增值。

美国经济展望

2017年3月,美联储宣布加息25个基点,并且表示年内或再加息两次。而且,特朗普政府计划通过减税和增加基建支出来刺激经济增长,同时推动利率上行。所以随着短期利率上调,以及通货膨胀相对稳定,我们预计10年期债券收益率将在攀升至高点后再浮动0.2%左右,从而在今年内使国债收益率保持在2-3%左右,抵押贷款利率则保持在4-5%左右。种种迹象表明,美国国债和抵押贷款投资市场前景一片乐观。



达拉斯房地产市场动态

在利息不断攀升的背景下,如今达拉斯地区的房屋价格一路上扬,和2011年的房价相比已经上涨了60%。



受需求激增、新建房屋供给不足、劳动力短缺等因素影响,我们预测在2017年,达拉斯地区的房屋价格仍将上涨5至7个百分点。当前平均每周有至少1200户居民搬迁到达拉斯地区,但是目前房屋供给量短缺,造成了当前房屋持有率(62%)与2008年6月的数据完全相同。房屋供给不足,会造成房屋价格的持续上涨。所以,如今想在达拉斯地区找到一户心仪的房屋已经不是一件十分容易的事情。从目前情况看来,因为房屋供给不足,未来房屋价格会持续上涨。

“跑赢通货膨胀”是大家的理财目标,看一下美国的历史通胀数据,从中找到跑赢的方法。回顾70年代,医疗费用增加了1225%,教育花销增加了634%,房屋价格增长了370%,食品价格增加了257%。在过去的五十年里,科学技术飞速发展的同时,生活成本也在不断上涨,但令人吃惊的是,医疗保健、教育、食品等行业员工的工资水平并没有明显的提高。所以工资水平的提高或者生产力的提升并不是造成物价飞涨的根本原因,那么根本因素到底是什么呢?我们曾试着通过分析已有数

据来找出造成物价上涨的根本原因,但并没有取得实质性的进展。唯一可以肯定的是,中产阶级被这所谓的“通货膨胀”盘剥得失去了财务自由。以上价格增长最快的四个方面(医疗费用、教育花销、房屋价格、食品价格),大家最容易投资的还是房地产。大家做出了最明智的决策,投资了达拉斯的出租型别墅,赢在了起跑线上。我们会和大家一起拥抱财务自由,“跑赢通货膨胀”。





项目整体开发进展情况说明

2017年第一季度开发进展汇报: 我们现在已经进入了房屋批量的施工阶段, 我们以10户别墅为一个整体, 流水化得进行建造, 增加施工的效率, 目前已有超过20户接近于完工的状态, 并且现在陆续建成的房子, 已经有租户开始搬入。

2017年第二季度开发目标和重点: 下一个季度, 我们将一方面继续我们的施工进度, 计划在6月底之前能够建成40户, 另一方面确保房子建成租客即能搬入。

未来发展计划

您所投资的布鲁克林社区, 有着现代化的设计, 开放式的房型, 花岗岩台面, 超耐磨木质地板等等一系列高标准设计。另外, 我们有十分专业的管理团队对小区进行全方位的维护和管理, 从而省去了作为户主对房屋日常维护繁琐工序以及花销。所以总体来说, 布鲁克林社区完美迎合年轻的千禧一代的居住需求。我们坚信, 布鲁克林社区的运营模式将在未来十年取得巨大的成功。

Wan Bridge集团计划在今年在达拉斯和休斯顿开发三个项目, 增加400-500套房屋。这对于您来说, 意味着有机会从繁荣的德州地产市场获得可观的利润。

恳请您继续关注我们下个季度的更新报告。与此同时, 如果您有任何问题、意见或者疑虑, 请联系我们的置业顾问或关注微信公众号: 旅视万杨集团。我们期待与您进一步交流!

2017年4月

项目图集

项目进展情况



2016年7月无人机航拍图



2016年9月无人机航拍图

项目图集



2016年11月无人机航拍图



2016年12月30日拍摄



项目图集



2017年1月31日拍摄



2017年1月31日拍摄

项目图集



一期现已交付入住



一期现已交付入住



项目图集



一期现已交付入住



一期现已交付入住

项目图集



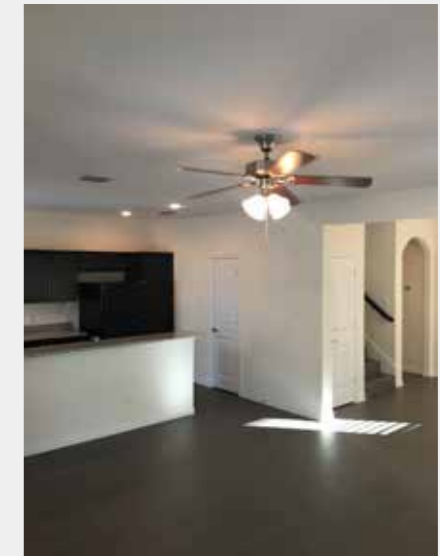
项目外观



车库



主卧卫生间



客厅

项目图集



房间



楼梯



厨房



厨房岛台

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