



PIOUS CONSTRUCTION
&
ENGINEERING

WE BUILD IN GOOD FAITH

CSLB Lic# 1049511 Liability PO# 27015320
Worker's Compensation PO# WSD5064365-03

Contact:

DOAN TRAN

CEO

☎ **714-369-3249**

✉ Doantran@Piousconstruction.com

HUY TRAN

CFO / Vice President

☎ **714-383-0322**

✉ Huytran@Piousconstruction.com
Htran@nextcons.net

ANDY TRAN

COO / Vice President

☎ **657-226-5027**

✉ Andytran@Piousconstruction.com

🏠 **16541 Gothard St. Suite 108
Huntington Beach, CA 92647**



Don't Just Buy Your Home, Build Yours

CSLB Lic# 1049511 Liability PO# 27015320
Worker's Compensation PO# WSD5064365-03

www.Nextcons.net

Doan Tran
(CEO)
(714) 369 - 3249
dtran@nextcons.net

Huy Tran
(Principal Engineer)
(714) 383 - 0322
htran@nextcons.net

Andy Tran
(CFO)
(657) 226 - 5027
atran@nextcons.net

16541 GOTHARD STREET, SUITE 108
HUNTINGTON BEACH, CA 92647

OVERVIEW

Next Construction, Inc is a design/build construction firm with years of experience in ground-up, remodeling, and tenant improvements for both commercial and residential custom homes.

Our project diversity and commitment to quality has allowed us to exceed client needs and expectations. Our services include general contracting, construction management, design build, and pre-construction services.

For a long time, we've served the construction industry with the same reliable, ethical, award winning service that has made us California's most trusted contractor.

TABLE OF CONTENTS

04	Our Mission/Vision
06	Our Services
08	Core Competencies
10	Key Performance Indicators (KPIs)
12	Strategy Implementation
14	Organization and Management Team
18	Multi-Family Projects
24	Commercial Projects
30	Residential Projects
40	ADU Projects
43	Current Projects
50	Contact/Office Information
52	Corporate Identity



Welcome to Next Construction



Our Mission

Next Construction INC is one-stop solution for your mortgage development projects. We provide design/build package for both residential and commercial, and development analysis with feasibility outcomes throughout Southern California. At Next Construction, we have built a completed circle of development documents processing, estimating, designing & constructing, which allow us to complete your investment projects with fewest delays.

Our Vision

Next Construction INC is indicated to creating a unique design/build package on each of our projects to maximize the investor profits and also to increase the mortgage values in the neighborhoods at an affordable price throughout the Southern California.

Our company slogan is:

“Don’t Just Buy Your Home, Build Yours.”

Business Plan Purpose: The main role of this business plan is to promote our company services and briefly explain why it is important for Southern California mortgage developers and investors to select us as their project manager.

OUR SERVICES

01 Consulting

Next Construction INC recognizes that every mortgage investment involves substantial risks and investors have taken full cognizance of and understand all risks related to owing interests, including, but not limited to, those set forth in the investment risk factor. Investors also bear all the degree of economic risks and burdens of mortgage, including, without limitation, the possibility of a complete loss of all contributed capital, and the lacking knowledge of a public market such that it might not be possible to liquidate the investment.

In general, investors might have some of the knowledge about their mortgage, but still missing some factors to maximize the return profits. There are many factors might be involved, such as, new required designs in California Building Codes (CBCs), City legislation requirements, Zoning regulations and Overpriced charges by designers/builders.



02 Project Management (Design/Build Package)

Next Construction INC is one-stop design/build, consulting and analysis the feasibility report for your mortgage development, with no limit to residential remodeling, commercial tenant improvements, new building construction & conversion. We offer 100% consultation on how to maximize the investment returns including residual land value, development profit, internal rate of return and net present value based on a comprehensive set of inputs.

Our services include:

- + Financially appraise property development and test project feasibility;
 - + Estimate residual land value for acquisition purposes based on hypothetical development;
 - + Estimate the value of land for the purpose of disposal; and
 - + Estimate returns to the land owner and developer in a joint venture arrangement.
- Next Construction INC is also suitable, or adaptable,
- + Full financial feasibility of multi-staged developments or single-staged developments;
 - + Cost Benefit analysis;
 - + Valuation tool to calculate a site's residual value based on a hypothetical development; and Post-project evaluation.



03 Investment - Joint Venture

Next Construction INC focuses on projects across Southern California to design/build, invest, and join venture. We have many years of experiences in renovating, adding square footage, and design/build package of single family home and multi-unit apartments. One of our "Joint Venture" partners have been in the Real Estate market over ten (10) years and have been helping to generate and maximize the profits for our investors.

Our network of wholesalers bring us so many deals that we cannot take on all of them and that is why, we would like to pass these deals to you and any other interested development investors. Properties are under market value, or have tremendous value-add opportunities to make a profit.

CORE COMPETENCIES

01 Design Team

We have in-house designers and engineers who are well trained and years of experienced with Southern California mortgage development projects. We are also expanded our networking with South East Asia designers, who will be assisting and working cooperative with us in massive development projects.

02 Construction Safety & Management Practices

Safety operation is a must and a most important role in every of our construction zone areas. Our policy is simple, "if it is not safe, don't do it & don't let anyone else do it." We have also created a practice guidelines to reduce waste and eliminate delays in all construction phases.

03 Fairly Stated Feasibility Analysis

Next Construction INC has fully developed the methodology to perform the feasibility outputs of your mortgage investment. Prior we move forward with any development projects, we need to evaluate all the development factors to make sure that the project benefits to our customers.





04 Professional Planning Services

Next Construction INC has joint venture partners, who have many experiences and licensed over ten (10) years in Southern California real estate market to help our customers have a whole picture in the mortgage development projects. We also provide regular meeting schedule to keep our customers informed of the progress during the project.

Our in-house design team will provide fairly statements to support our clients to maximize the property zoning potential capable. Our network also connect us with our design support team located in South East Asia, with over thirty (30) structural engineers and twenty (20) architectures to make sure we will complete your development project design at the minimum cost and top-speed schedule.

+ Short-term Business Goal:

We will continue to work and expand our team to run and operate our own mortgage development projects. But also open to look for joint venture partnerships in big development projects.

+ Long-term Business Goal:

We will mainly focus on design/build and management new development project. Meanwhile, we will also working side-by-side with our investors at the minimum costs to promote our services and expanding our networking.

KEY PERFORMANCE INDICATORS (KPIs)

01 Sales KPIs

- + Monthly sales: Provide A-Z package services for mortgage development projects. All of types of customer will come to our office for consulting, designs, constructions and project managements.
- + Customer lifetime value/customer profitability: We educate and build up our customer through our professionalism completion and quality works.

02 Financial KPIs

- + Company Sales: Next Construction INC charges market rates and invoices will send to our customers upon completion of our services. It depends on the services and the sizes of the project, our rate might be slightly different.
- + Company Profits: The profit margin is calculated by using the company sales subtracts the operation expenses.
- + Joint Venture Partnership: We can earn more profits in joint venture partner with our customers & meanwhile, secure our contract with the new project as well. Open options in contract to allow our customer to invest in our current projects to increase our cash flow and sales.





03 Operation KPIs

- + **Customer Relationship:** We have created public media accounts, such as Facebook, Instagram & Snapchat to collect customers' feedbacks and updating our projects to social media. These public media accounts can also support our future advertising and building our market awareness.
- + **Daily Operation:** Our data analyst will perform feasibility study on assigned listing area to keep as our potential project for future investments. The project managers will active working with our networking to invest into our projects. Our projects are mainly focused in home remodeling, property conversions, ground-up development.
- + **Schedule performance index (SPI):** develop a database and criteria all completion phases to performance a comparable report for time frame schedules, material costs, management fees, and profits in every three (3) months.

04 Marketing KPIs

- + **Marketing Qualified leads (MQL):** Promote our new best designs monthly. Job site photos updating weekly on our public media accounts.
- + **Net promoter score:** ranking our online customer to nail down the similarities to promote our services.



WE PROVIDE ONLY **PROFESSIONAL SERVICES** & **QUALIFIED TEAM** OF BUILDERS AND EXPERIENCED ARCHITECTS.



Strategy Implementation

Next Construction INC has in-house access to all the multi-family development listings in California Regional Multiple Listing Services (crmls.org) and our networking wholesalers. We will also performance a feasibility study on the potential listing property to convert all vacant lands, single family units, and existing multi-family units into new build properties, with no limit to design/build, property managements & refinancing, construction loan assistant & joint venture for new mortgage developments.

Prior we continue on the company highlighted project, we must keep all project information strictly confidential. The Confidential Information includes, without limitation, the name of the Transaction, the individuals and entities involved in the

development of the Transaction, any data or information related to the business or assets of the Transaction, its location, and its services, developments, processes, plans, pro-formas, financial information, assets, forecasts and projections.

This development study does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need, or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and, therefore, are subject to material variation.

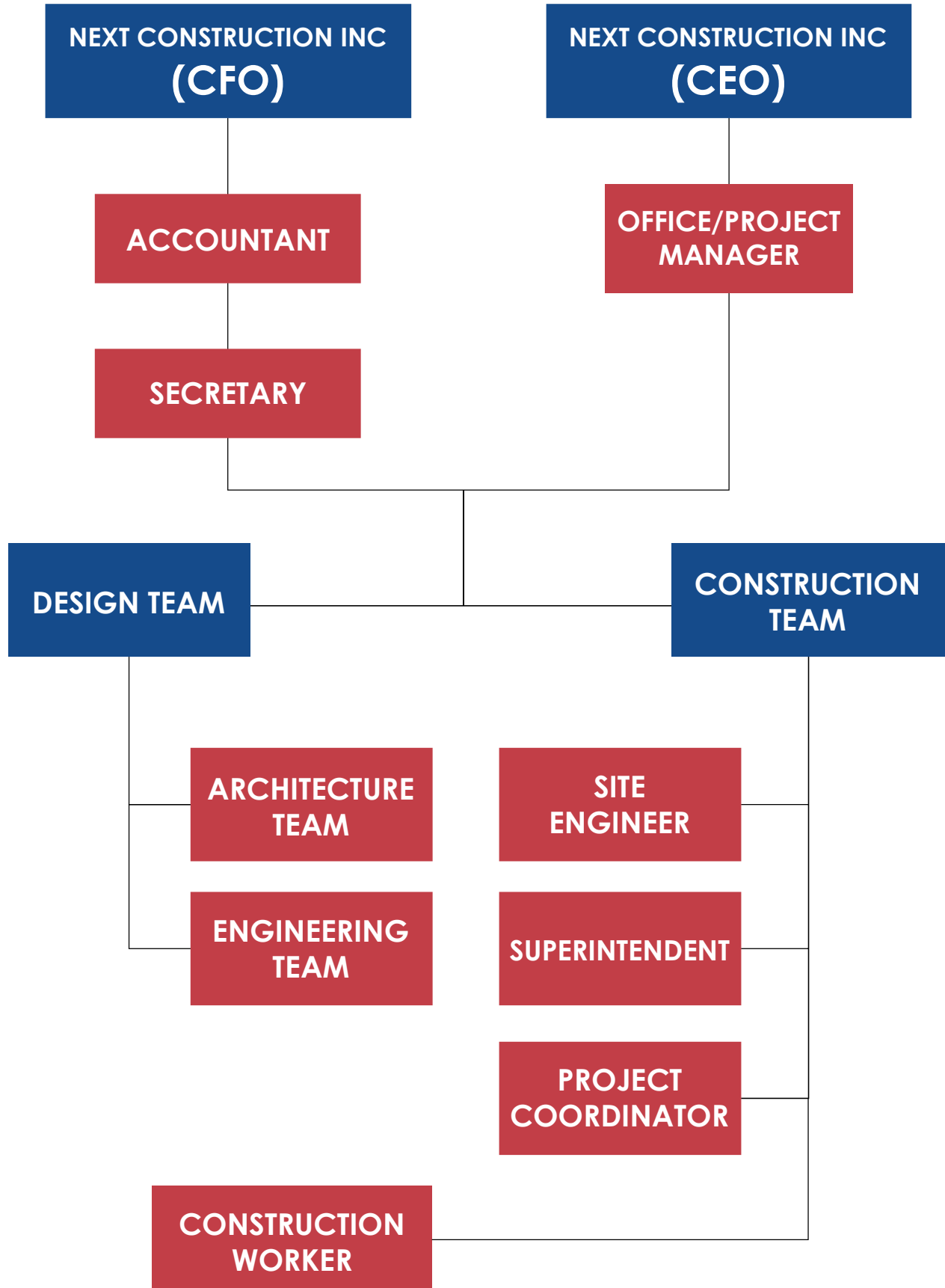


ORGANIZATION & MANAGEMENT TEAM





ORGANIZATION CHART





MANAGEMENT TEAM

01 CFO

Responsible for managing the company's finances, including financial planning, management of financial risks, record-keeping, and financial reporting.

02 CEO

Responsible for daily-log operation tasks, human resource, managing the overall operations and resources of a company, acting as the main point of communication between the board of directors (the board) and corporate operations, and being the public face of the company.

03 OFFICE/PROJECT MANAGER

Responsible for the planning, procurement and execution of a project, in any

undertaking that has a defined scope, defined start and a defined finish; regardless of project.

04 ACCOUNTANT

Analyzing data to support business decision-making. Managing financial reporting, budgeting and forecasting. Overseeing accounting procedures to ensure compliance with regulations.

05 SECRETARY

Responsible for the efficient administration of a company, particularly with regard to ensuring compliance with statutory and regulatory requirements and for ensuring that decisions of the board of directors are implemented.

06 ARCHITECTURE TEAM

Responsible for designing, planning and developing of customers' projects, which no limit to pre-design figures, 3D rendering, environmental.

07 ENGINEERING TEAM

Responsible for safe & efficient design to lower construction cost and maximize client's investments. Provide field fixes and solving technically issues in the ongoing projects.

08 SITE ENGINEER

Coordinate between engineer team and work site crews to push the working project with fewest delays. Responsible for work site City requirements and safety.

09 SUPERINTENDENT

Assist project manager on the daily log assignment. Managing work site crews and reporting daily works in the assigned working projects.

10 PROJECT COORDINATOR

Assist project manager and superintendent on the daily log assignment. Keep track of design/construction scheduling and cost estimation.

11 CONSTRUCTION WORKER

Construction workers are the driving force of every project. Once the project is planned, the workers get their hands dirty to make it a reality.



MULTI-FAMILY UNIT

8-UNIT APARTMENT

8 apartment units on 10,000 sq. ft lot size.
Vacant Land.

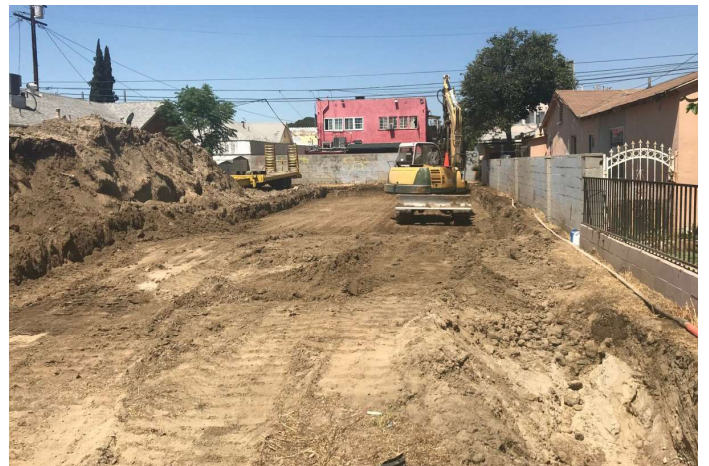
Address: 6633 Troost Ave,
North Hollywood, CA 91606

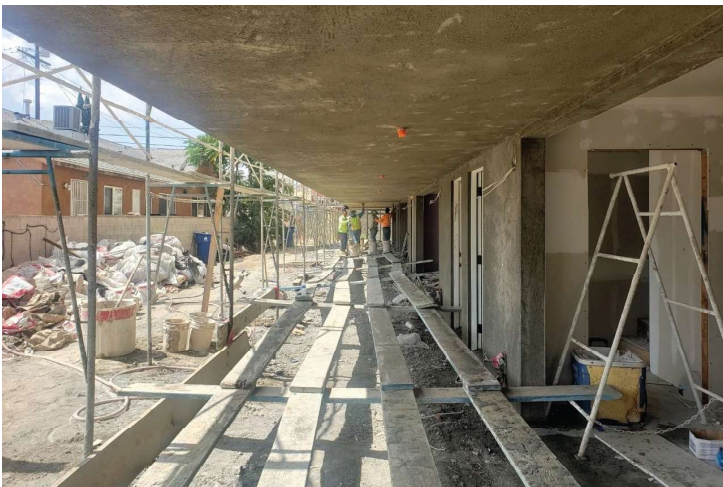
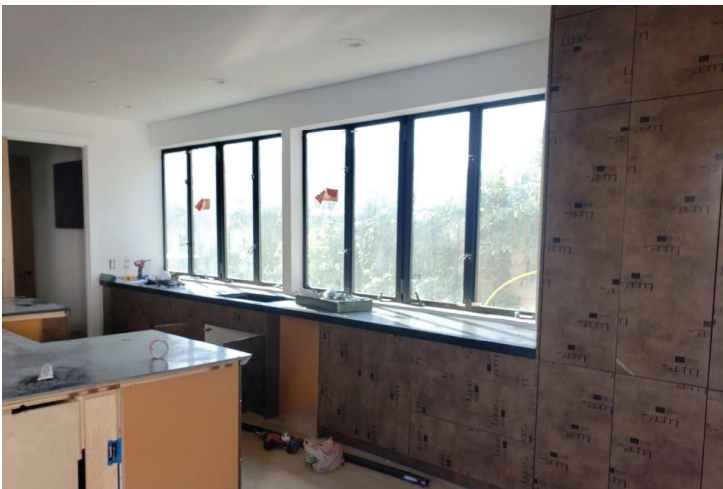
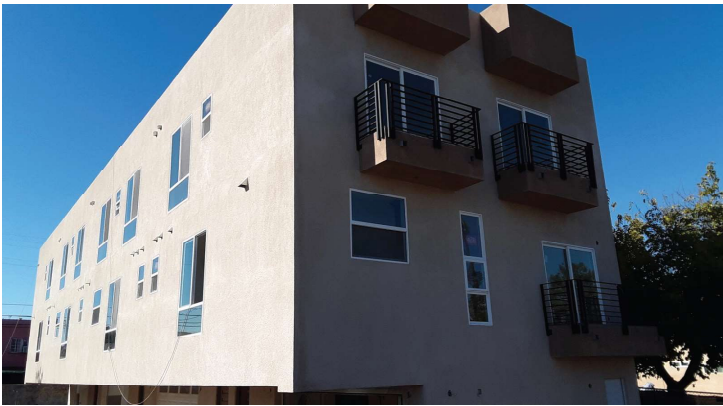
Year Built: 2018

Status: New Construction

Building Size: 14,400 sq. ft living area
(1,800 sq. ft/unit)

Construction Cost: \$ 2,018,897.09





12-UNIT APARTMENT

12 apartment units on 14,500 sq. ft lot size. 3-story building.

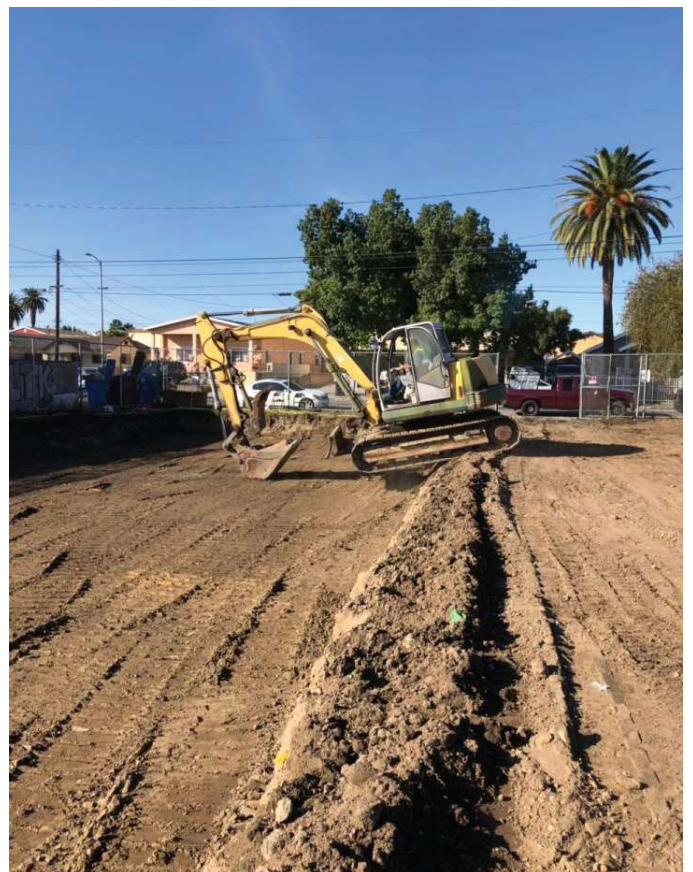
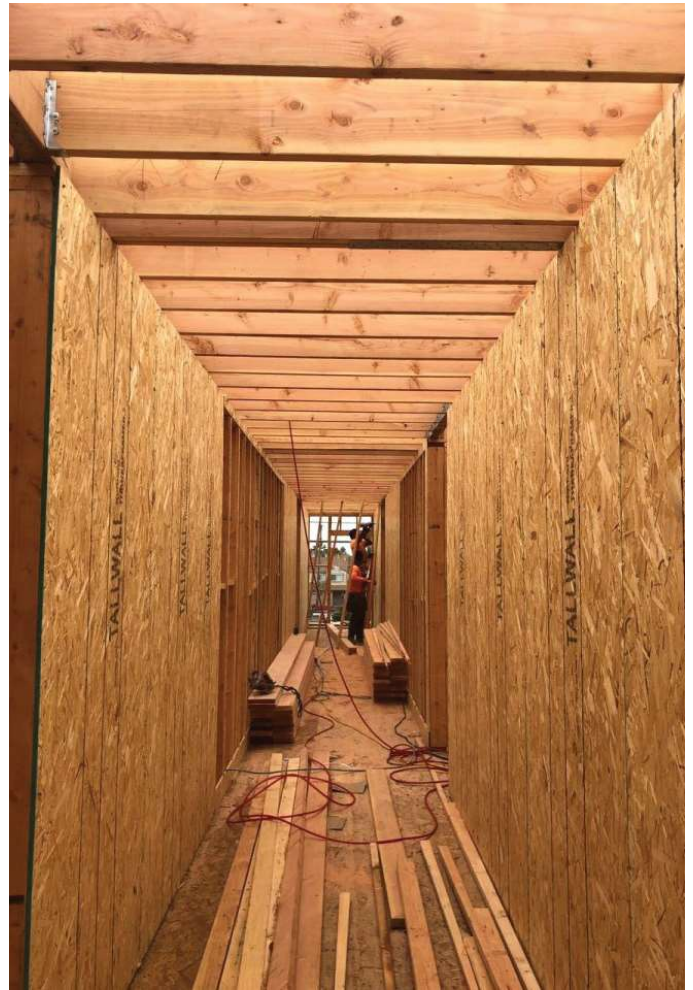
Address: 9220 Compton Ave,
Los Angeles, CA 90002

Year Built: 2020

Status: New Construction

Building Size: 15,600 sq. ft living area
(1,300 sq. ft/unit)

Construction Cost: \$ 2,718,658.99





3 SINGLE FAMILY UNIT

2 story of total 5,967 sq.ft building size
on 7,609 sq.ft lot size

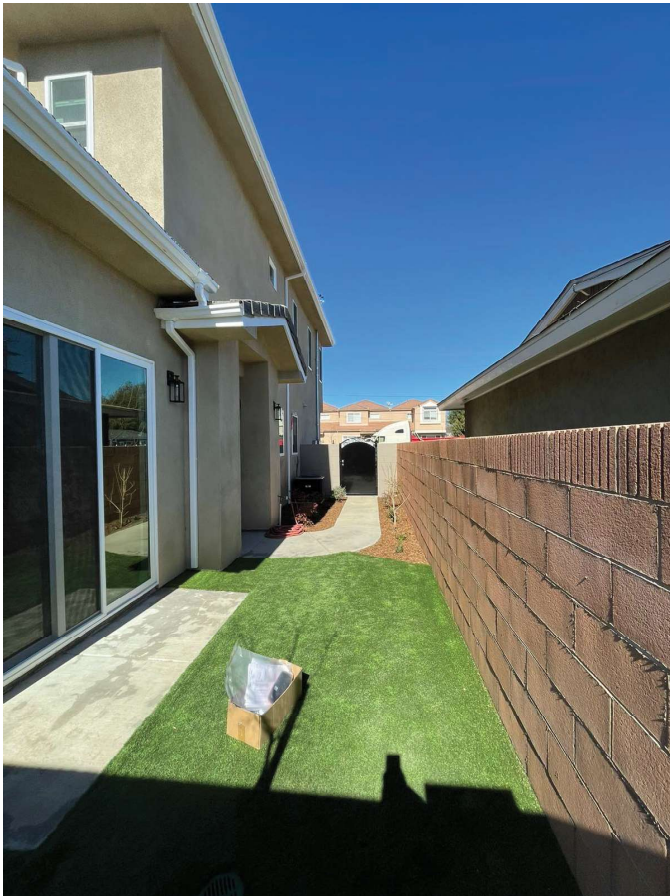
Address: 8622 Belmont St, Cypress
CA 90630

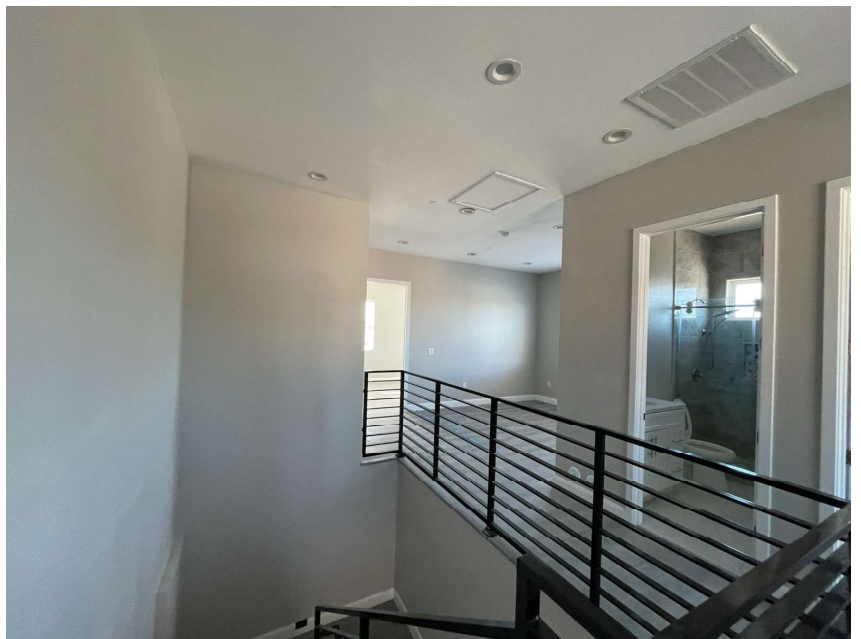
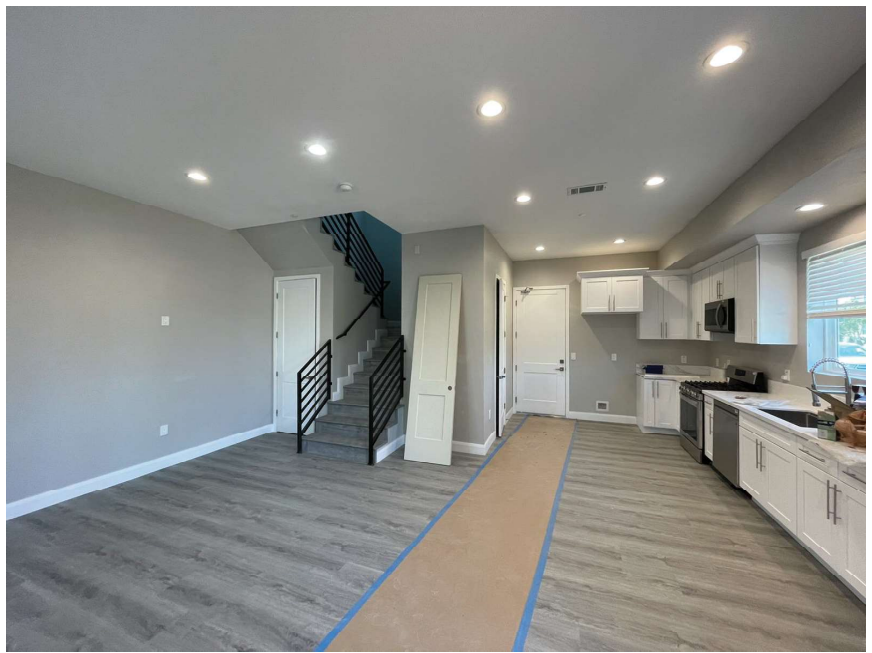
Year Built: 2021

Status: New Construction

Building
Size: 5,967 sq.ft

Construction
Cost: \$ 948,753.00





3-UNIT ON A LOT

2-story per unit 4 bedroom and 4 bathrooms.
Vacant Land.

Address: 1417 Harper St, Santa Cruz,
CA 95062

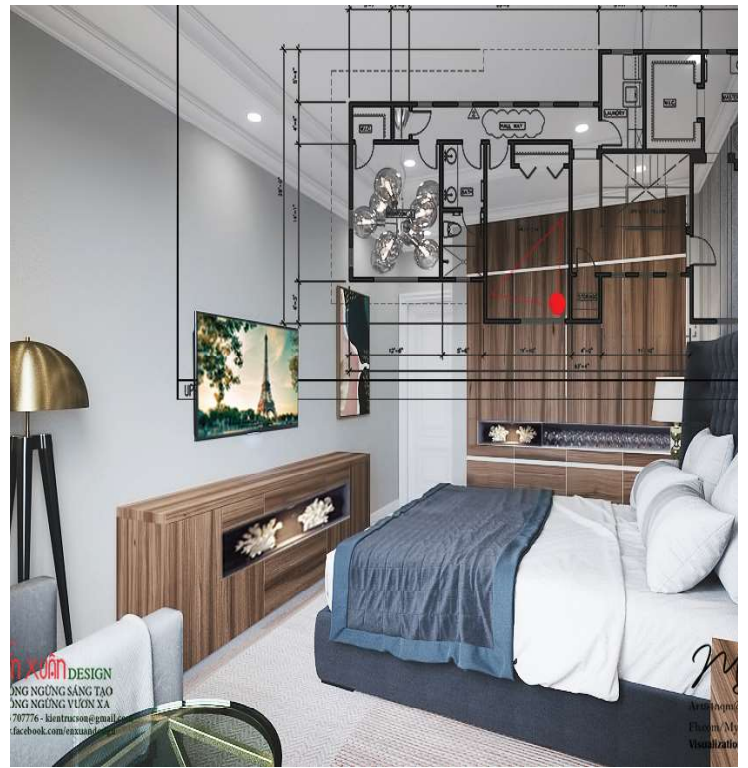
Year Built: 2020

Status: New Construction

Building
Size: 9,340 sq. ft building size

Construction
Cost: \$ 2,215,189.28





COMMERCIAL PROJECTS

L'AMAI MEDICAL PLAZA

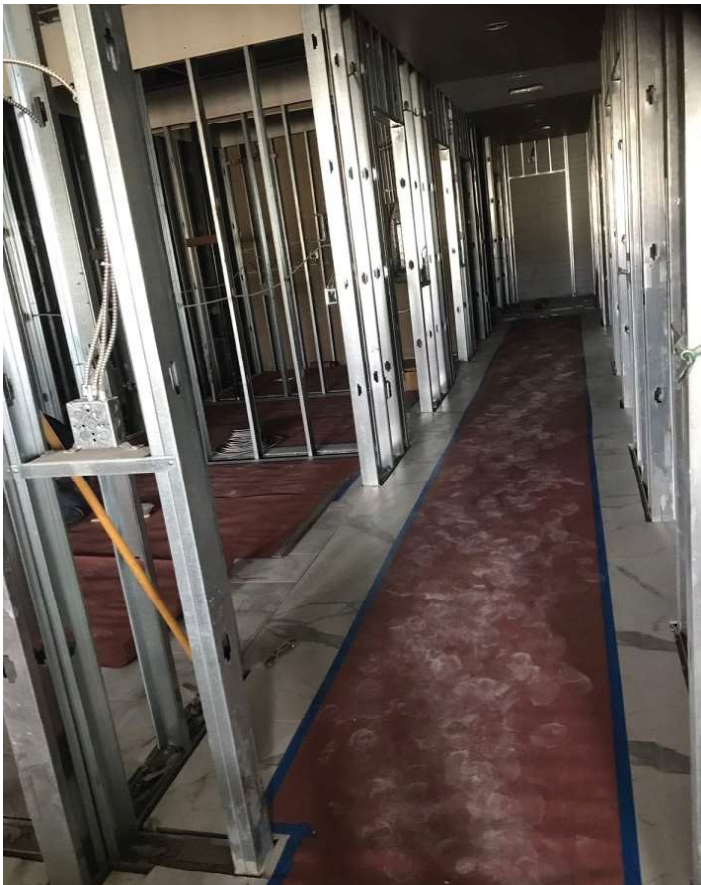
Tenant improvement general office in Unit A, B, C & D of existing building.

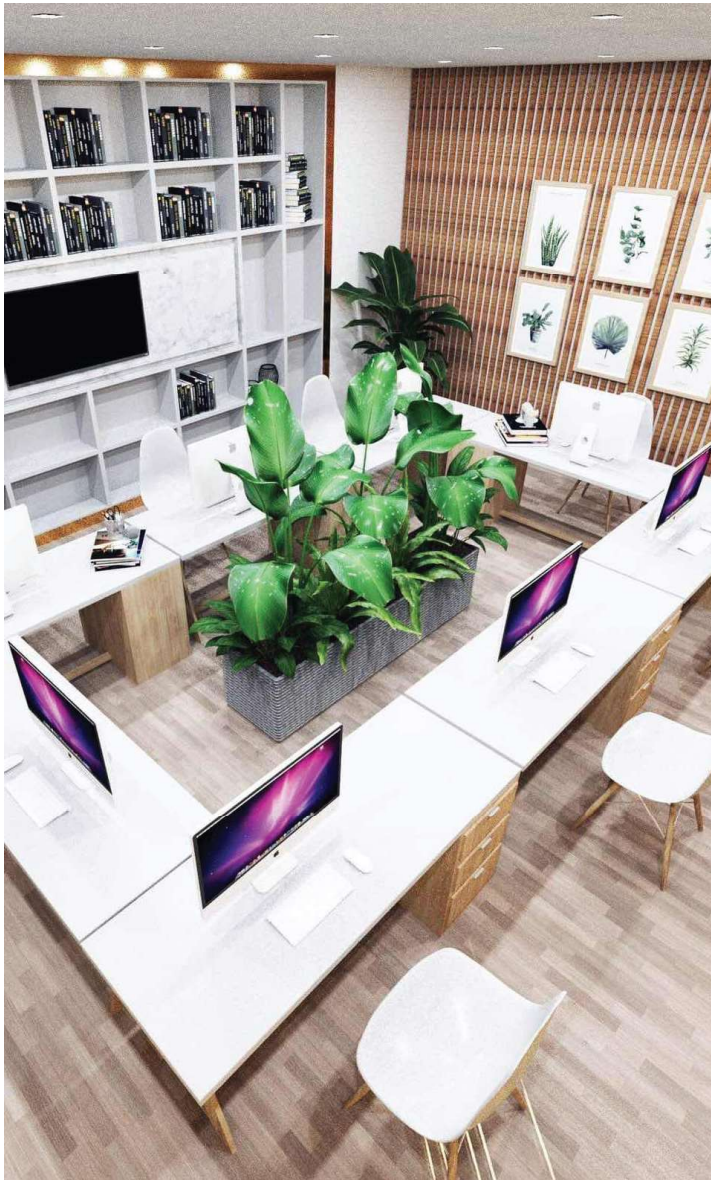
Address: 12372 Garden Grove Blvd,
Garden Grove, CA 92843

Status: New Construction

Building
Size: 9,852 sq. ft

Construction
Cost: \$ 1,454,945.00





DYLAN NAIL SPA

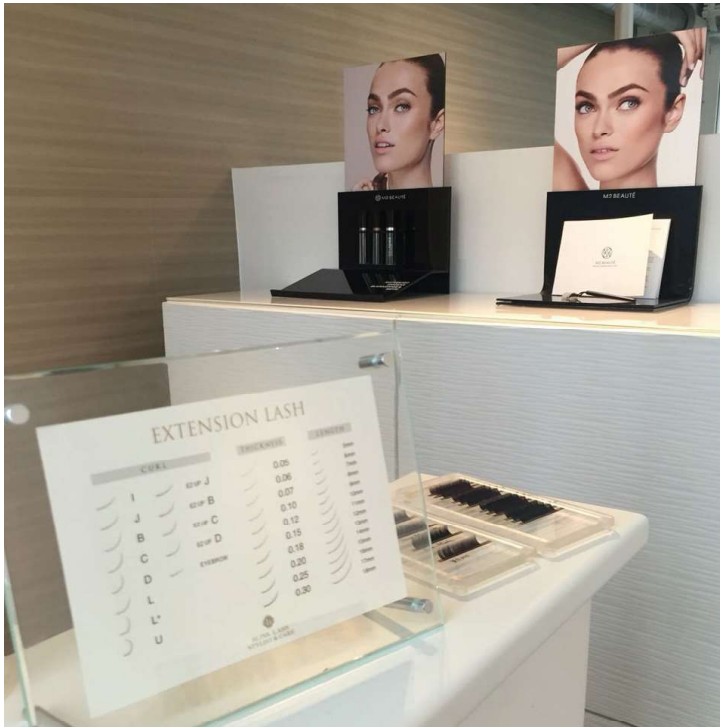
Tenant improvement on existing 1-story retail building.

Address: 15080 Kensington Park Dr,
Suite 320, Tustin, CA 92782

Status: New Construction

Building Size: 2,989 sq. ft

Construction Cost: \$ 560,424.85





BAR GRILL & KARAOKE

Tenant improvement on existing 1-story retail building.

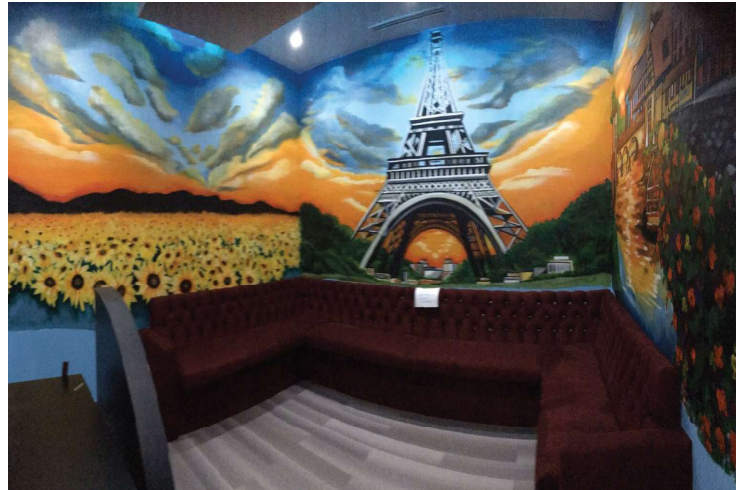
Address: 11951 Beach Blvd,
Stanton, CA 90680

Status: New Construction

Building
Size: 5,975 sq. ft

Construction
Cost: \$ 935,850.00





RESIDENTIAL PROJECTS

2-STORY, 3 BEDS, 4 BATHS

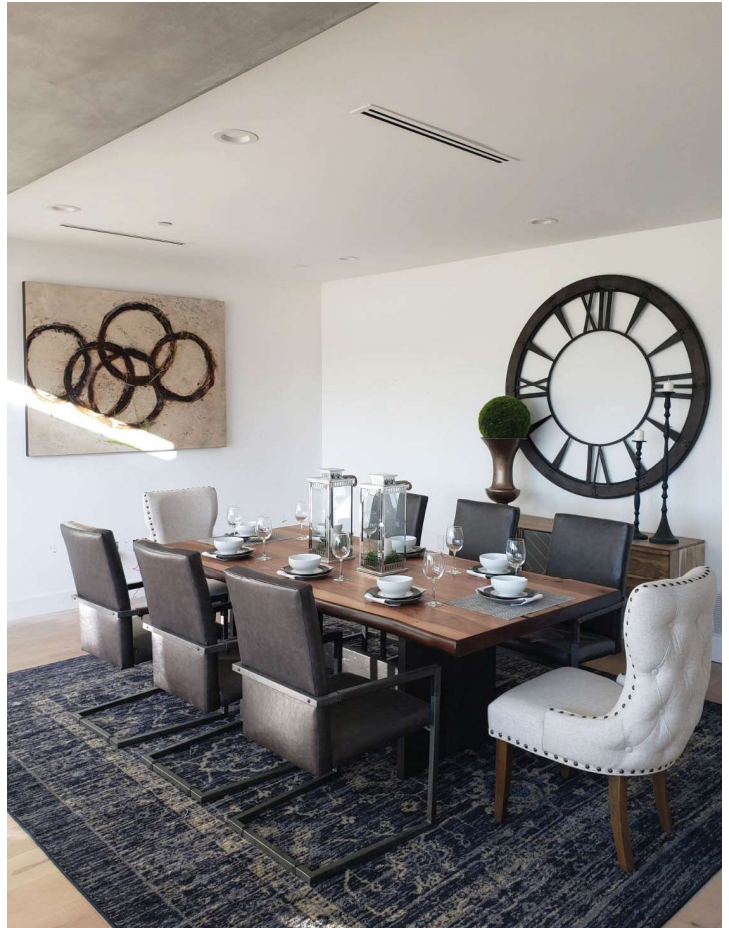
Remove existing 1,420 sq. ft house and build new 2-story house.

Address: 10452 Shangri La Dr,
Huntington Beach, CA 92646

Status: New Construction

Building
Size: 3,954 sq. ft

Construction
Cost: \$ 665,570.49



2-STORY, 4 BEDS, 5 BATHS

Remove existing 1,890 sq. ft house and build new 2-story house.

Address: 1908 Tustin Ave,
Newport Beach, CA 92660

Status: New Construction

Building
Size: 4,980 sq. ft

Construction
Cost: \$ 897,873.32



4 BEDROOMS, 4 BATHROOMS

Remove existing 1456 sq. ft house and build new 2-story house.

Address: 214 La Jolla, Newport Beach, CA 92663

Status: New Construction

Building Size: 3,021 sq. ft

Construction Cost: \$ 583,361.21



4 BEDROOMS, 4 BATHROOMS

Remove existing 1658 sq. ft house and build new 2 story house

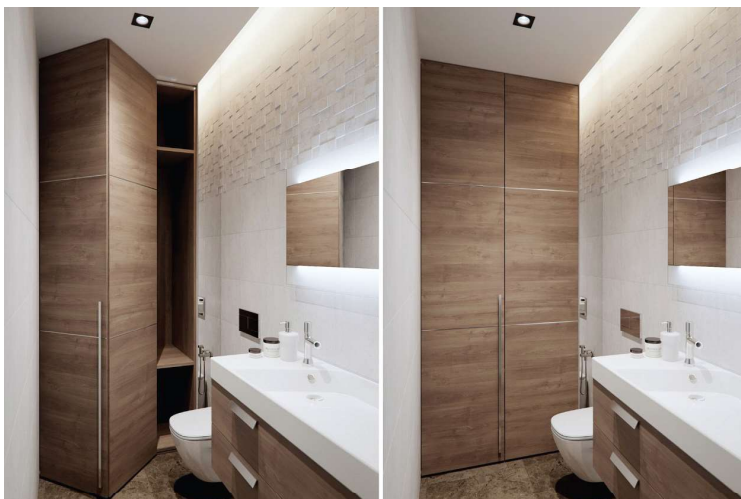
Address: 715 Jasmine ave, Corona Del Mar, CA 92625

Status: New Construction

Year Built: 2019

Building Size: 2,854 sq. ft

Construction Cost: \$ 528,298.72



4 BEDROOMS, 5 BATHROOMS

Remove existing 1298 sq. ft house and build new 3-story house.

Address: 4313 Channel Pl,
Newport Beach, CA 92663

Status: New Construction

Year Built: 2019

Building
Size: 2,416 sq. ft

Construction
Cost: \$ 486,560.11



4 BEDS, 4 BATHS

Remove existing 854 sq. ft house and build new 1-story house.

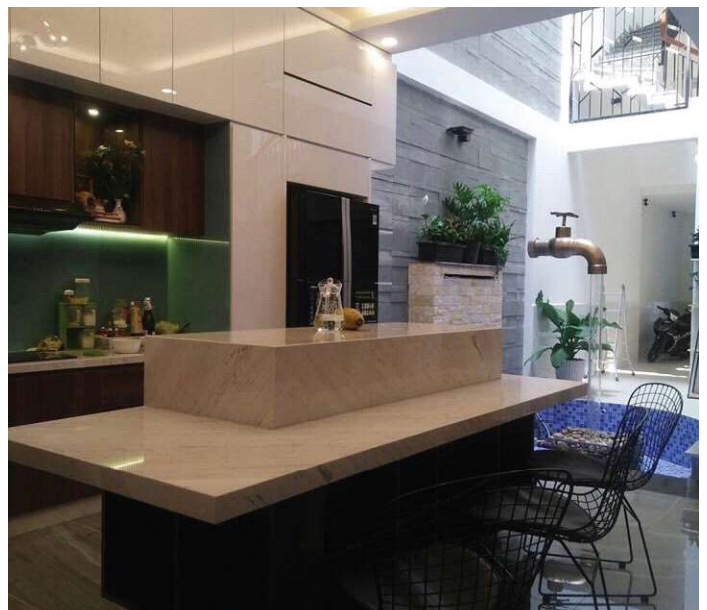
Address: 5413 Silver Dr, Santa Ana, CA 92703

Status: New Construction

Year Built: 2020

Building Size: 3,654 sq. ft

Construction Cost: \$ 638,145.30



4 BEDS, 5 BATHS

Remove existing 1890 sq. ft burned down house and build new 2-story house.

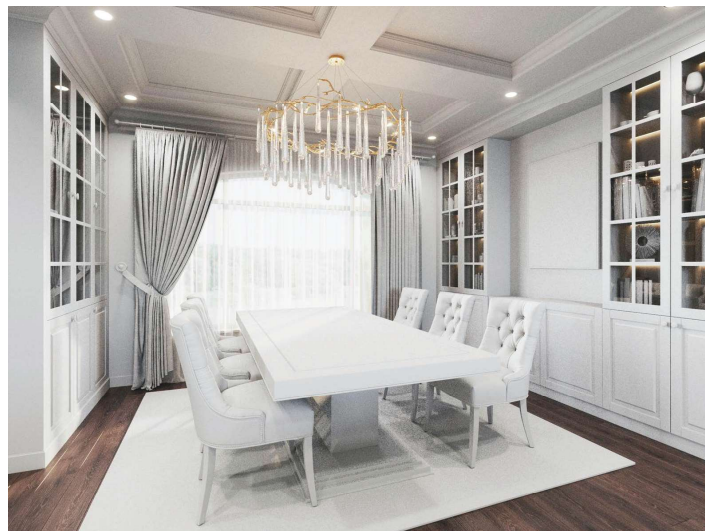
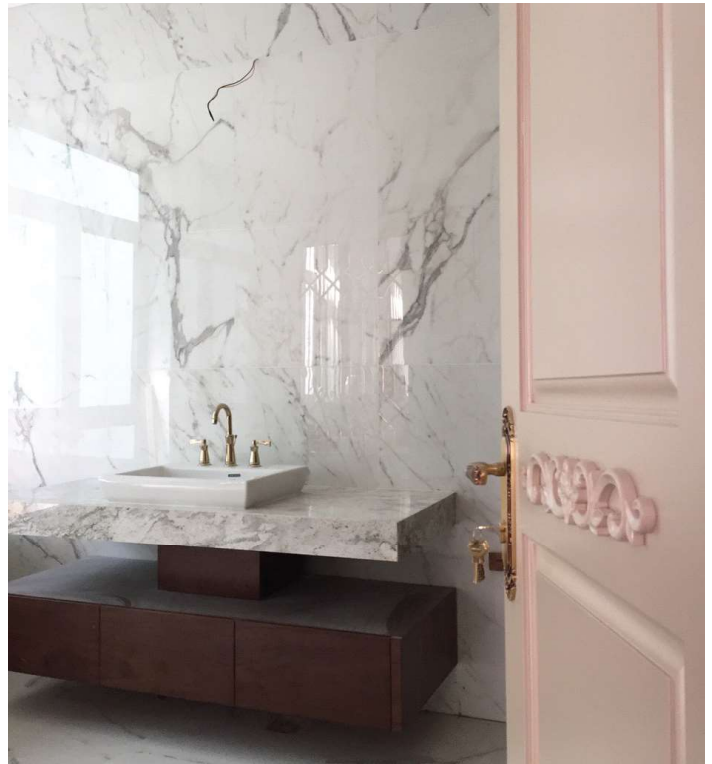
Address: 11131 Flower Ave,
Fountain Valley, CA 92708

Status: New Construction

Year Built: 2020

Building
Size: 4,352 sq. ft

Construction
Cost: \$ 728,258.19



3 BEDS, 4 BATHS

Remove existing 880 sq. ft house and build new 2-story house.

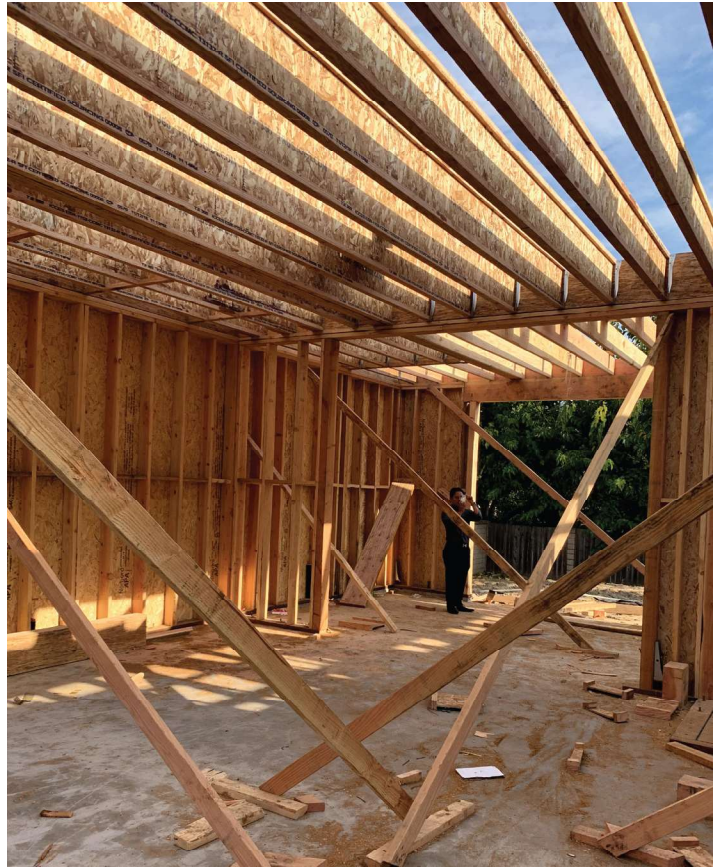
Address: 12023 Havelock Ave,
Culver City, CA90230

Status: New Construction

Year Built: 2020

Building
Size: 2,590 sq. ft

Construction
Cost: \$ 489,395.29



2 BEDS, 2 BATHS

Major home renovation due fire damage from garage.

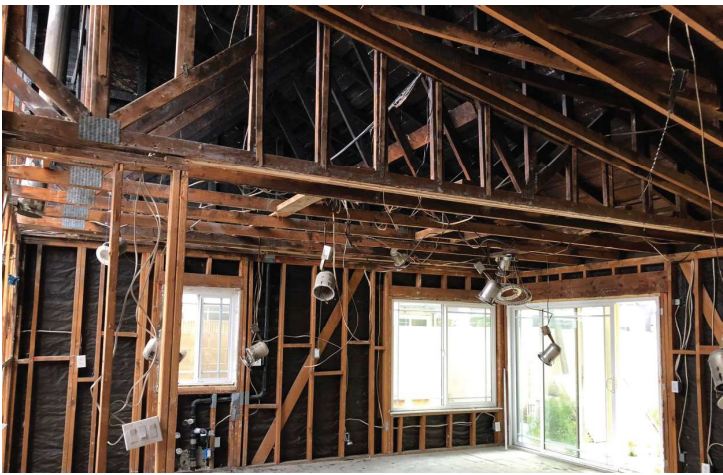
Address: 1034 Moore Avenue,
Santa Ana, CA 92707

Status: Home Renovation

Year Built: 2018

Building
Size: 1,330 sq. ft

Construction
Cost: \$218,442.18



1-STORY, 3 BEDS, 2 BATHS

Home remodeling of an abandoned existing house with very poor condition.

Address: 8379 Mango Way,
Buena Park, CA 90620

Status: Home Renovation

Year Built: 2019

Building
Size: 1,690 sq. ft

Construction
Cost: \$168,353.52



ADU

PROJECTS

1 STORY ADDITION DWELLING UNIT

Address: 12261 Tamerlane, Garden Grove, CA 92840

Status: New Construction

Year Built: 2019

Building Size: 828 sq. ft

Construction Cost: \$ 135,000.00



1 STORY ADDITION DWELLING UNIT

Address: 14152 Erin Rd, Garden Grove,
CA 92844

Status: New Construction

Year Built: 2019

Building
Size: 828 sq. ft

Construction
Cost: \$ 135,000.00



1 STORY ADDITION DWELLING UNIT

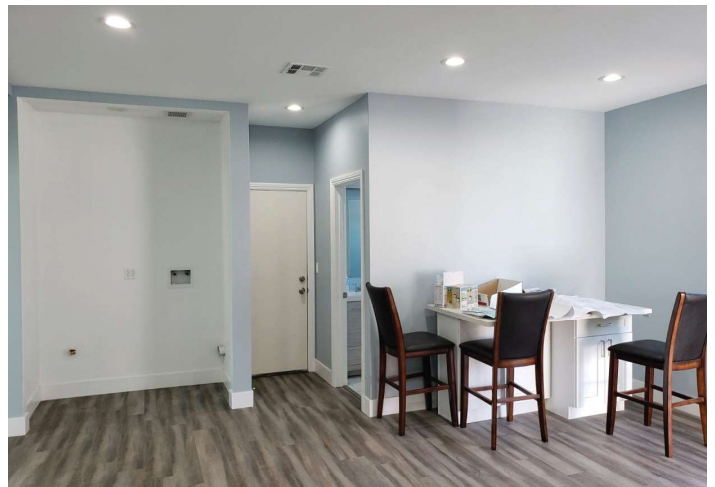
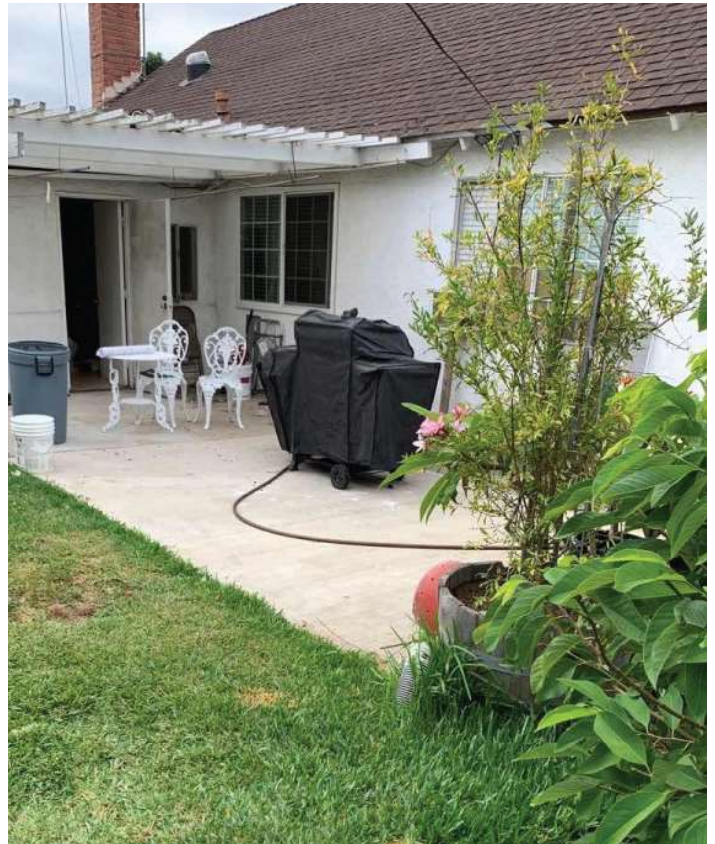
Address: 12311 Browning Rd,
Garden Grove, CA 92840

Status: New Construction

Year Built: 2019

Building
Size: 828 sq. ft

Construction
Cost: \$ 135,000.00



CURRENT PROJECTS

ESSENCE NAIL

Address: 4628 Barranca Pkwy,
Irvine, CA 92604

Status: New Construction

Year Built: 2021

Building
Size: 2,000 sq. ft

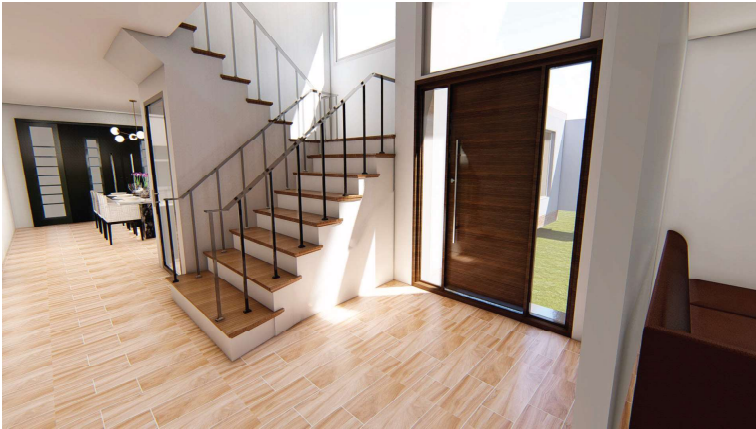
Construction
Cost: \$ 435,000.00



2-STORY, 4 BEDS, 4 BATHS

Major Home Renovation for Huntington Harbor property with boat in the rear yard.

Address:	16572 Grimaud Lane, Huntington Beach, CA 92649
Status:	Home Renovation
Year Built:	2020
Building Size:	3,956 sq. ft
Construction Cost:	\$ 538,610.00



3-SINGLE HOME ON A LOT

2-story per unit 3 bedroom and 3 bathrooms.
2 car garage, kitchen and living room

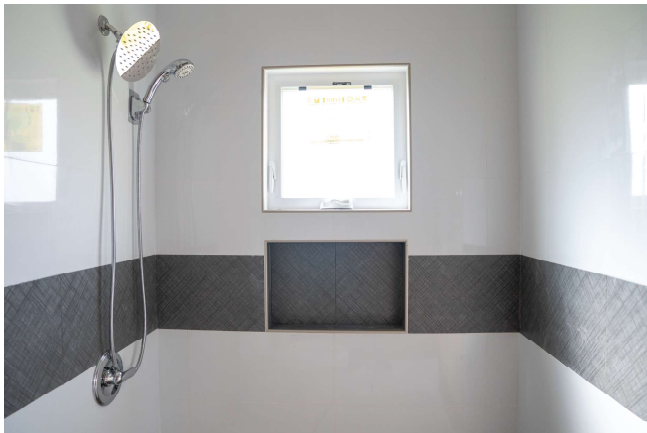
Address: 961 E. 68th St, Inglewood
CA 90302

Year Built: 2020

Status: New Construction

Building
Size: 6,024 sq. ft building size

Construction
Cost: \$ 938,506.30



O.C. COSMETIC AND RECONSTRUCTIVE SURGERY

2-story Medical Office Building
on 25,210 sq.ft lot

Address:	19121 Brookhurst St, Huntington Beach CA 92646
Year Built:	2021
Status:	New Construction
Building Size:	17,428 sq.ft
Construction Cost:	\$ 2,968,675.00



2-STORY, 5 BEDS, 6 BATHS

2-story of total 5,077 sq.ft building size
on 8,102 sq.ft lot size

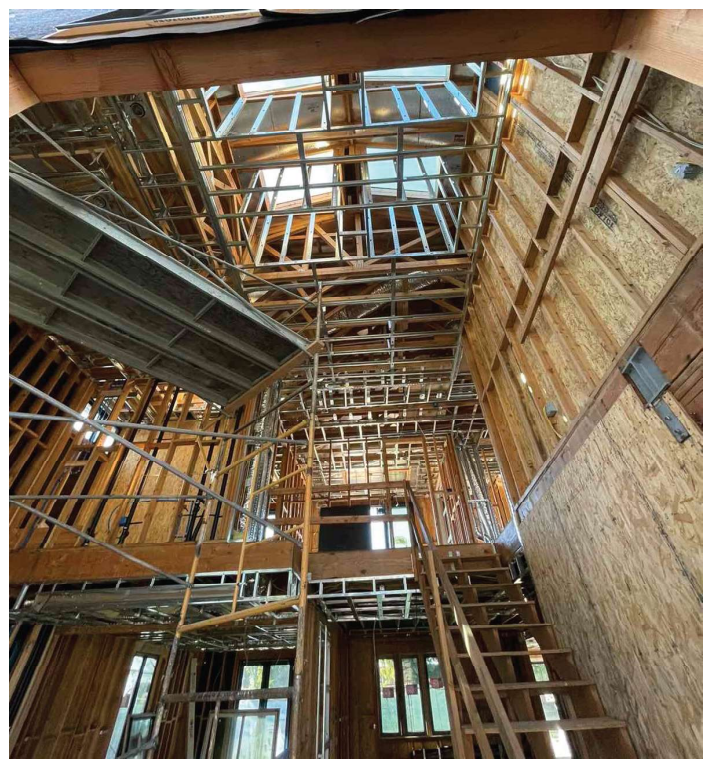
Address: 9924 Currant Ave,
Fountain Valley CA 97708

Year Built: 2021

Status: New Construction

Building
Size: 5,077 sq.ft

Construction
Cost: \$ 932,936.00



17 CONDOMINIUMS

3-story of total 26,599 sq.ft living area
7,643 sq.ft garage & 3,102 sq.ft private area
on 40,260 sq.ft lot size

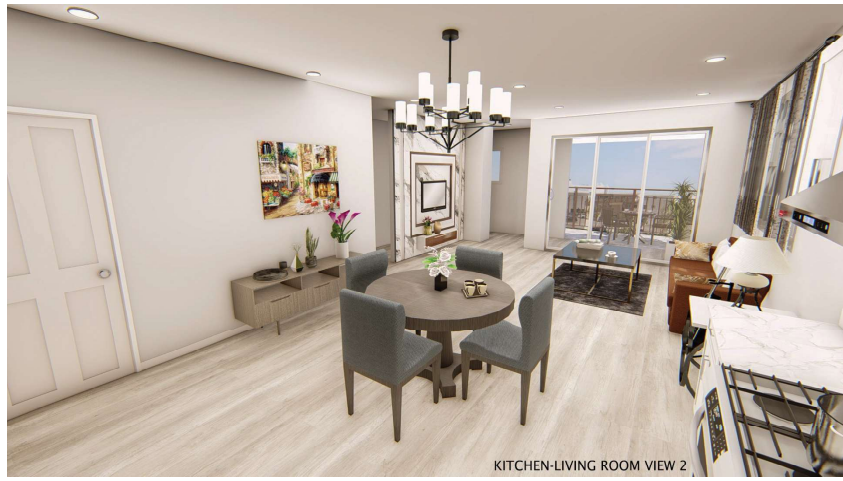
Address: 11752 Beach Blvd, Stanton
CA 90680

Year Built: 2021

Status: New Construction

Building
Size: 37,344 sq.ft

Construction
Cost: \$ 4,166,959.21



KITCHEN-LIVING ROOM VIEW 2



KITCHEN-LIVING ROOM VIEW 1



3RD FLOOR BIRDVIEW



2ND FLOOR BIRDVIEW



1ST FLOOR BIRDVIEW



BATHROOM 3



MASTER BEDROOM



CONTACT US





Our Contacts

Our Office

CORPORATE IDENTITY

01 Accessories

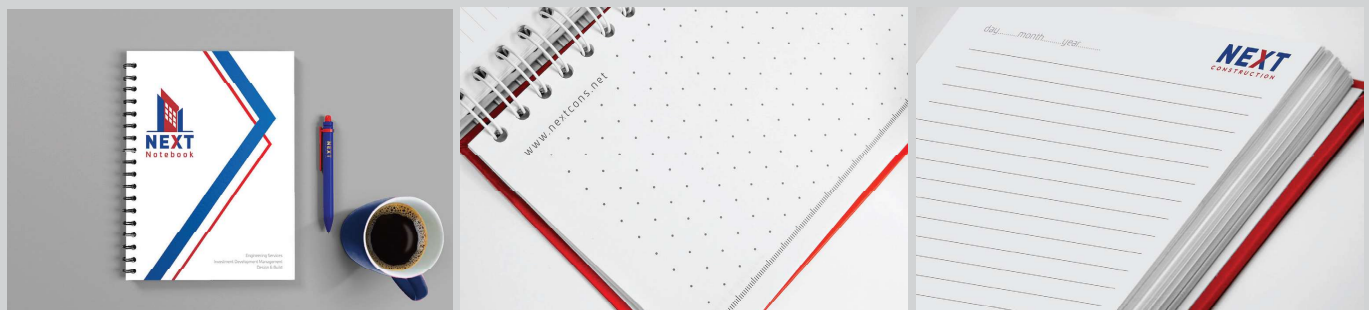




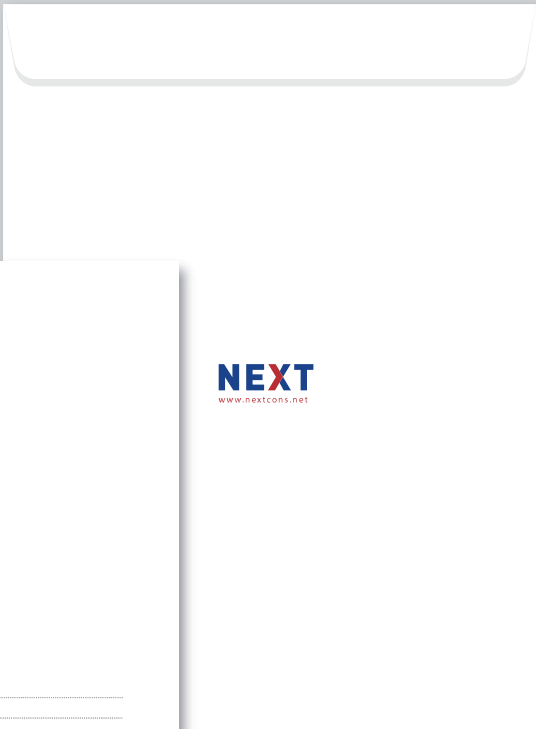
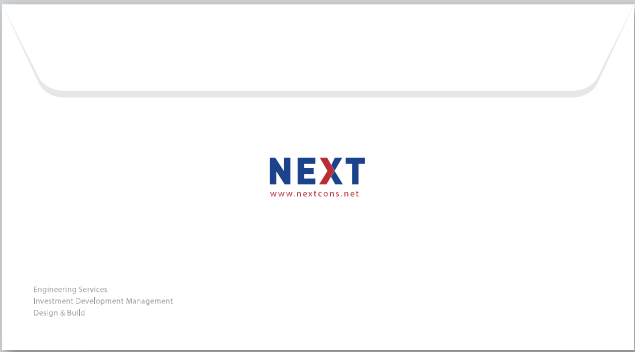
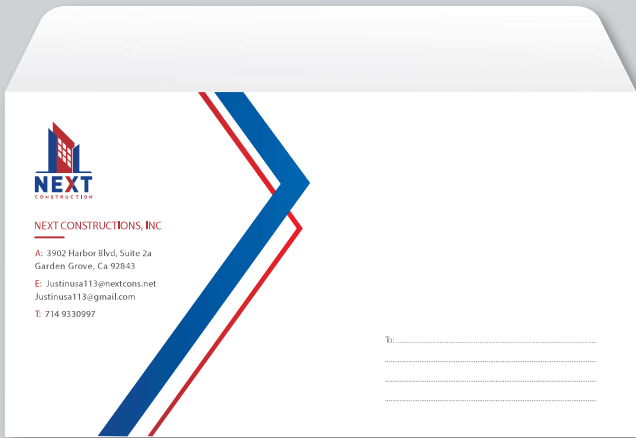
02 Business Card



03 Notebook



04 Mail



Associate Company:



Transform knowledge to **Improve Your Lifestyle**

Next Construction Company is an award winning general contractor specializing in corporate, higher education, K-12 education, historic renovation, multi-family, religious, senior living, and specialty projects.

We bring a broad range of self-perform experience combined with highly experienced managements capabilities to building projects, imagining innovative solutions that improve both functional and environmental impact across a diverse selection of public and private sectors.

Our Work Guarantees!