

## AAA Capital Investment Inc.

41 E Live Oak Ave, Arcadia, CA 91006

Tel: 626-308-9793 Fax: 626-308-9943

### Home Loan Pre-Approval Certificate

Date: October 8, 2025

Borrower: [REDACTED]

Property Address: To Be Determined

To Whom It May Concern:

We are pleased to inform you that the above borrower has been pre-approved by the lender for the program as:

Purchase price up to: \$3,000,000.00

Loan Amount up to: \$2,000,000.00

Down payment: 33%

Loan Program: Conventional 30 Year Amortized

This pre-approved letter is based on the verifications of credit check, borrower's source of down payment and sufficient income to qualify. The final decision will still be subject to other factors like satisfactory appraisal value, title and escrow conditions.

If you have any questions, please do not hesitate to contact me for the detail.

Sincerely,



Michael Huang  
Senior Loan Officer  
NMLS # 257097  
AAA Capital Investment  
626-378-5434 Cell  
Michael.h.loan@gmail.com



Statement Period Ending  
**December 31, 2025**

## Consolidated Investment Statement



### Portfolio Value with Accruals

Account Description	Last Month	This Month
Managed	346,689.34	343,717.14
Brokerage	562,986.95	575,912.64
Retirement Brokerage	286,798.86	277,877.49
<b>PORTFOLIO VALUE</b>	<b>\$1,196,475.15</b>	<b>\$1,197,507.27</b>

See the Summary of Accounts on page 5 for footnotes and more detail.

### Questions?

For Full Service Accounts, Call Advisor

(909) 468 3673 Howard Fu

### Customer Service

(888) 994 5626  
Branch Address  
300 N Lemon Ave  
Walnut, CA, 91789

For Online Investing Accounts, Call Client Services

(800) 392 5749 Po Box 1762, Mail Code: IL1-0291  
Chicago, IL, 60690-1762

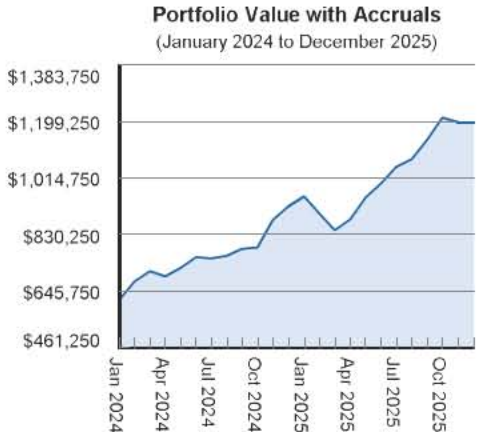
www.chase.com More contact information on page 55

If you have any questions about your statement or concerns about your account, please call us at the toll free number provided above.

### Important Message

**FAIR MARKET VALUE CALCULATION**  
In the "Account Activity Summary" table for your retirement account, the "Account Value with Accruals" amount represents the fair market value (FMV) of your account as of 12/31/24. Any unpriced positions (i.e., those lacking an ascertainable market value) are not included in this amount. Also, if you are holding alternative investments in this account, additional information regarding the FMV calculation is provided in the "Specific Notice for Retirement Accounts" section at the end of this statement under the heading of "Alternative Investments."

For more messages see page 56



INVESTMENT AND INSURANCE PRODUCTS ARE: • NOT FDIC INSURED • NOT INSURED BY ANY FEDERAL GOVERNMENT AGENCY  
• NOT A DEPOSIT OR OTHER OBLIGATION OF, OR GUARANTEED BY, JPMORGAN CHASE BANK, N.A. OR ANY OF ITS AFFILIATES  
• SUBJECT TO INVESTMENT RISKS, INCLUDING POSSIBLE LOSS OF THE PRINCIPAL AMOUNT INVESTED

Account is held at J.P. Morgan Securities LLC (JPMS), member Financial Industry Regulatory Authority (FINRA) and Securities Investor Protection Corporation (SIPC). This statement summary is provided for convenience purposes only. For information about your JPMS account(s), please refer to your official JPMS account statement(s), which follows this statement summary. Neither this statement summary nor your official JPMS account statement(s) should be used for tax reporting purposes.

STATEMENT SUMMARY	MANAGED	BROKERAGE	RETIREMENT BROKERAGE	IMPORTANT INFORMATION
-------------------	---------	-----------	----------------------	-----------------------