



FINANCIAL DISCLOSURE REPORT

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FILER INFORMATION

Name: Charlie Nguyen
Status: Congressional Candidate
State/District: CA45

FILING INFORMATION

Filing Type: Candidate Report
Filing Year: 2025
Filing Date: 03/07/2026
Period Covered: 01/01/2024– 09/04/2025

SCHEDULE A: ASSETS AND "UNEARNED" INCOME

Asset	Owner	Value of Asset	Income Type(s)	Income Current Year to Filing	Income Preceding Year
A2Z Realty & Mortgage [OL] LOCATION: Westminster, CA, US DESCRIPTION: Real Estate business		\$50,001 - \$100,000	None		
Chase Bank Account [BA]	JT	\$1,001 - \$15,000	None		
G.I.A. - A2Z Printing & Promotions [OL] LOCATION: Westminster, CA, US DESCRIPTION: A Printing & Promotional Products company	JT	\$50,001 - \$100,000	Income	\$15,001 - \$50,000	\$15,001 - \$50,000
NuVision Federal Credit Union [BA]	JT	\$100,001 - \$250,000	None		
Residential Real Property [RP] LOCATION: Buena Park, CA, US	JT	\$500,001 - \$1,000,000	Rent	\$15,001 - \$50,000	\$15,001 - \$50,000
Residential Real Property [RP] LOCATION: Stanton, CA, US	JT	\$500,001 - \$1,000,000	Rent	\$15,001 - \$50,000	\$15,001 - \$50,000

Asset	Owner	Value of Asset	Income Type(s)	Income Current Year to Filing	Income Preceding Year
Residential Real Property [RP] LOCATION: Anaheim, CA, US	JT	\$500,001 - \$1,000,000	Rent	\$15,001 - \$50,000	\$15,001 - \$50,000
Residential Real Property [RP] LOCATION: Huntington Beach, CA, US	JT	\$1,000,001 - \$5,000,000	Rent	\$15,001 - \$50,000	\$15,001 - \$50,000
Residential Real Property [RP] LOCATION: Westminster, CA, US	JT	\$500,001 - \$1,000,000	Rent	\$15,001 - \$50,000	\$15,001 - \$50,000
Residential Real Property [RP] LOCATION: Westminster, CA, US		\$500,001 - \$1,000,000	None		
Wells Fargo Bank Account [BA]	JT	\$100,001 - \$250,000	None		
Capital group ⇒ American Funds Investment Co of America A (AIVSX) [MF]	JT	\$250,001 - \$500,000	None		
Capital group ⇒ Fundamental Investors, Class A Shares (ANCFX) [MF]	JT	\$15,001 - \$50,000	None		
Capital group ⇒ The Income Fund of America, Class A Shares (AMECX) [MF]	JT	\$100,001 - \$250,000	None		
Charles Schwab ⇒ American Airlines Group, Inc. - Common Stock (AAL) [ST]	JT	\$1,001 - \$15,000	None		
Charles Schwab ⇒ Bank of America Corporation Common Stock (BAC) [ST]	JT	\$1,001 - \$15,000	None		
Charles Schwab ⇒ Carnival Corporation Common Stock (CCL) [ST]	JT	\$1,001 - \$15,000	None		
Charles Schwab ⇒ Norwegian Cruise Line Holdings Ltd. Ordinary Shares (NCLH) [ST]	JT	\$1,001 - \$15,000	None		

Asset	Owner	Value of Asset	Income Type(s)	Income Current Year to Filing	Income Preceding Year
Charles Schwab ⇒ Wells Fargo & Company Common Stock (WFC) [ST]	JT	\$1,001 - \$15,000	None		
Fidelity ⇒ IBM 401K Plan (401K 30200) ⇒ IBM 401K [IH]	SP	\$50,001 - \$100,000	Tax-Deferred		
Fidelity ⇒ Verizon Savings Plan (401K 90276) ⇒ Verizon [IH]	SP	\$1,000,001 - \$5,000,000	Tax-Deferred		
NEST529 Advisors Plan ⇒ NEST 529 C Share - Age-Based Aggressive 19+ A (100%) [5F] LOCATION: CA	DC	\$50,001 - \$100,000	Tax-Deferred		
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NEST529 Advisors Plan ⇒ NEST 529 C Share - Age-Based Aggressive 19+ A (100%) [5F] LOCATION: CA	DC	\$50,001 - \$100,000	Tax-Deferred		
Vanguard ⇒ Vanguard Health Care Fund Admiral Shares (VGHAX) [MF]	JT	\$250,001 - \$500,000	None		
VANGUARD 1 ⇒ VANGUARD TARGET RETIREMENT 2035 INVESTOR CL(VTTHX) [IH]		\$250,001 - \$500,000	Tax-Deferred		
VANGUARD 2 ⇒ VANGUARD TARGET RETIREMENT 2035 INVESTOR CL(VTTHX) [IH]	SP	\$100,001 - \$250,000	Tax-Deferred		

* Investment Vehicle details available at the bottom of this form. For the complete list of asset type abbreviations, please visit <https://fd.house.gov/reference/asset-type-codes.aspx>.

SCHEDULE C: EARNED INCOME

None disclosed.

SCHEDULE D: LIABILITIES

Owner	Creditor	Date Incurred	Type	Amount of Liability
SP	Truist Bank	October 2012	Mortgage on Huntington Beach, CA residential property	\$50,001 - \$100,000
SP	Rocket Mortgage	October 2012	Mortgage on Stanton, CA Residential Property	\$50,001 - \$100,000
SP	Rocket Mortgage	October 2012	Mortgage on Buena Park, CA Residential Property	\$50,001 - \$100,000
SP	Aimloan.com	May 2013	Mortgage on Anaheim, CA Residential Property	\$50,001 - \$100,000
SP	Aimloan.com	May 2015	Mortgage on Westminster, CA Residential Property	\$100,001 - \$250,000

SCHEDULE E: POSITIONS

Position	Name of Organization
Chief Executive Officer	Westminster Tet Parade Foundation
Secretary	G.I.A. - A2Z Printing & Promotions
Chief Executive Officer	A2Z Realty & Mortgage

SCHEDULE F: AGREEMENTS

None disclosed.

SCHEDULE J: COMPENSATION IN EXCESS OF \$5,000 PAID BY ONE SOURCE

None disclosed.

SCHEDULE A INVESTMENT VEHICLE DETAILS

- o NEST529 Advisors Plan (Owner: DC)
LOCATION: CA
DESCRIPTION: 3 kids College savings plan 529
- o Capital group (Owner: JT)
DESCRIPTION: Capital Group Mutual Funds
- o VANGUARD 2 (Owner: SP)
- o VANGUARD 1
- o Vanguard (Owner: JT)

- Fidelity (Owner: SP)
- Charles Schwab (Owner: JT)
- Fidelity ⇒ Verizon Savings Plan (401K 90276) (Owner: SP)
- Fidelity ⇒ IBM 401K Plan (401K 30200) (Owner: SP)

EXCLUSIONS OF SPOUSE, DEPENDENT, OR TRUST INFORMATION

Trusts: Details regarding "Qualified Blind Trusts" approved by the Committee on Ethics and certain other "excepted trusts" need not be disclosed. Have you excluded from this report details of such a trust benefiting you, your spouse, or dependent child?

Yes No

Exemption: Have you excluded from this report any other assets, "unearned" income, transactions, or liabilities of a spouse or dependent child because they meet all three tests for exemption?

Yes No

CERTIFICATION AND SIGNATURE

I CERTIFY that the statements I have made on the attached Financial Disclosure Report are true, complete, and correct to the best of my knowledge and belief.

Digitally Signed: Charlie Nguyen , 03/07/2026