



阿斯彭海茨城市高端公寓EB-5项目

Aspen Heights Downtown Apartment EB-5 project

德州首府 石油重镇 奥斯汀城市心脏的高尚社区 用投资的眼光规划未来
First Class Apartment in the Heart of Austin, Texas. A Valuable Investment Opportunity.

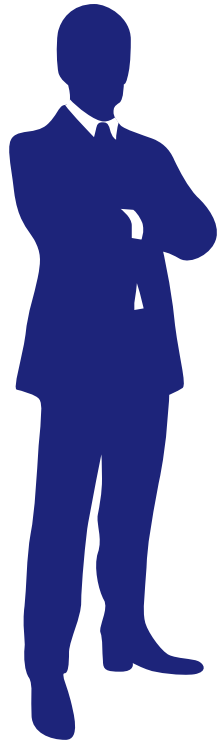


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德克萨斯发展基金区域中心

Texas Growth Fund Regional Center



德克萨斯发展基金区域中心建立的目的是为想要参与EB-5签证项目的投资移民者资助符合美国移民局要求的地产开发项目。

Texas Growth Fund Regional Center was established for the purpose of sponsoring real estate development projects that comply with USCIS requirements for immigration investors who seek to participate in the EB-5 Visa Program.

我们的愿景是……开发那些稳定的、可创造就业的投资项目，这样我们的投资人和他们的家庭将能够获得合法的永久居留权。

Our mission (is).....to develop stable job-creating investment projects that enable immigrant investors and their families to obtain lawful permanent residence.





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区域中心批准函

Regional Center Approval



<p>Texas Growth Fund Regional Center, LLC ID1400651622 RCW1400651622 Page 4</p> <p>Regional centers that remain designated for participation as of September 30th of a calendar year are Supplement in that year. The Form I-924A Supplement documentation must be filed on or before December 31st of that year.</p> <p>The failure to timely file a Form I-924A Supplement will result in the issuance of an intent to terminate in the Immigrant Investor Program, which may ultimately result in the revocation of the regional center.</p> <p>The regional center designation is non-transferable.</p> <p>VI. Legal Notice</p> <p>This approval and designation of a Regional Center does not constitute or imply an endorsement or recognition by the United States Government or any instrumentality thereof, or any other federal, state, or local government, project or other business activities related to or unaffiliated with the Regional Center. Except as expressly set forth in this approval and designation, the information provided in connection with or otherwise related to the Regional Center is not intended to be used in any way that would constitute a violation of any applicable laws or any other designation as a Regional Center. Accordingly, USCIS does not represent whatsoever regarding the compliance of the Regional Center with applicable laws or regulations associated with such activities.</p> <p>Each Regional Center designated by USCIS must comply with the requirements of the Immigrant Investor Program and regulations associated with, through or on behalf of the Regional Center. The failure of an associated New Commercial Enterprise and regulations related to such investment offerings to comply with USCIS of a notice of intent to terminate such investment offerings.</p> <p>If the applicant has any questions concerning the Regional Center, please contact the USCIS at USCIS_ImmigrantInvestorProgram@dhs.gov.</p> <p>Sincerely,</p>  <p>Nicholas Colucci Chief, Immigrant Investor Program</p> <p>cc: Martin J. Lawler Lawler and Lawler</p>	<p style="text-align: center;">U.S. Department of Homeland Security U.S. Citizenship and Immigration Services Immigrant Investor Program Mailstop 2235 Washington, DC 20529</p> <p style="text-align: center;"> U.S. Citizenship and Immigration Services</p> <p>Date: May 21, 2014</p> <p>Jerald Salisbury Texas Growth Fund Regional Center, LLC 3001 Ranch Road 620 South Suite 321 Austin, TX 78738</p> <p>Application: Form I-924, Application for Regional Center under the Immigrant Investor Pilot Program</p> <p>Applicant(s): Texas Growth Fund Regional Center, LLC</p> <p>Re: Initial Regional Center Designation Texas Growth Fund Regional Center, LLC RCW1400651622 / ID1400651622</p> <p>This notice is in reference to the Form I-924, Application for Regional Center under the Immigrant Investor Pilot Program that was filed by the applicant with the U.S. Citizenship and Immigration Services ("USCIS") on January 6, 2014. The Form I-924 application was filed to request approval of initial regional center designation under the Immigrant Investor Program. The Immigrant Investor Program was established under § 610 of the Department of Commerce, Justice and State, the Judiciary, and Related Agencies Appropriations Act of 1993 (Pub. L. 102-395, Oct. 6, 1992, 106 Stat. 1874).</p> <p>I. Executive Summary of Adjudication</p> <p>Effective the date of this notice, USCIS approves the Form I-924 request to designate Texas Growth Fund Regional Center, LLC as a qualifying participant in the Immigrant Investor Program.</p> <p>II. Regional Center Designation</p> <p>USCIS approves the applicant's request to focus, promote economic growth, and offer capital investment opportunities in the following geographic area and industry categories:</p> <p style="text-align: center;">www.uscis.gov</p>	<p>Regional Center, LLC</p> <p>The investment in the new commercial enterprise will create not fewer than ten (10) full-time positions. If prior to filing a Form I-829, the job creation estimated in the petition by the individual investor materially changes or will not be met, it is the responsibility of the EB-5 investor to notify USCIS of an agreed-upon reallocation of job creation among eligible investors.</p> <p>Form I-526 Petitions</p> <p>In order to demonstrate that it is affiliated with the Texas Growth Fund Regional Center, LLC, in conjunction with addressing all the requirements for an investor petition, shall also contain the following:</p> <p>Regional center approval notice and designation letter including all supplemental approval letters (if applicable).</p> <p>A financial analysis which reflects a job creation methodology required at 80% of the investment and shows how the capital investment by an individual investor will create not fewer than ten (10) indirect jobs for each investor.</p> <p>A detailed and credible business plan for an actual project that includes all the details necessary to be in compliance with the requirements of 80 C.F.R. 22 I&N Dec. 206 (Assoc. Comm'r 1998).</p> <p>Organizational documents of the commercial enterprise.</p> <p>A hypothetical project associated with this Form I-924 application is a hypothetical project. The organizational documents associated with the new commercial enterprise filed with this Form I-924 have not been reviewed to determine if they meet the requirements since these documents will receive de novo review. The applicant is advised that, an amended Form I-924 application with a Form I-526 exemplar petition filed by an investor under the regional center project.</p> <p>Activities in the Operations of the Regional Center</p> <p>204.6 (m)(6). To ensure that the regional center continues to meet the requirements of 610(a) of the Appropriations Act, a regional center must provide information to demonstrate the regional center is continuing to provide, through or on behalf of the regional center, improved regional productivity, job creation, and increased economic growth in the approved geographic area. Such information must be provided on an annual basis or as otherwise requested by USCIS. The applicant must provide information under the sponsorship of the regional center and to provide the information required on the Form I-924A Supplement to Form I-924 Application is posted on the USCIS website at www.uscis.gov.</p>	<table border="1"> <tr> <td>Barstow</td> <td>Bell</td> <td>Brewer</td> </tr> <tr> <td>Fuller</td> <td>Guadalupe</td> <td>Hays</td> </tr> <tr> <td>Medina</td> <td>Travis</td> <td>Williamson</td> </tr> </table> <p>Industry categories noted above based on the list in conjunction with the adjudication of the petition.</p> <p>Additional details necessary to be in compliance with 80 C.F.R. 22 I&N Dec. 206 (Assoc. Comm'r 1998). The job creation estimates presented in the petition may not be relied upon by an individual investor. The job creation estimates will be based on the individual investor files Form I-526. Once an initial Form I-526, USCIS will give initial assumptions remain materially the same.</p> <p>Ability of the individual investor to submit a petition, showing by a preponderance of the evidence that the investment is in the interest of the United States.</p> <p>On the subject of "EB-5 Adjudication Policy," to the regional center designation are no boundaries of focus or geographic boundaries. A petition by filing Form I-924 if it seeks to designate a geographic area will be permissible prior to the date of the notice of intent to terminate.</p>	Barstow	Bell	Brewer	Fuller	Guadalupe	Hays	Medina	Travis	Williamson
Barstow	Bell	Brewer										
Fuller	Guadalupe	Hays										
Medina	Travis	Williamson										



开发商

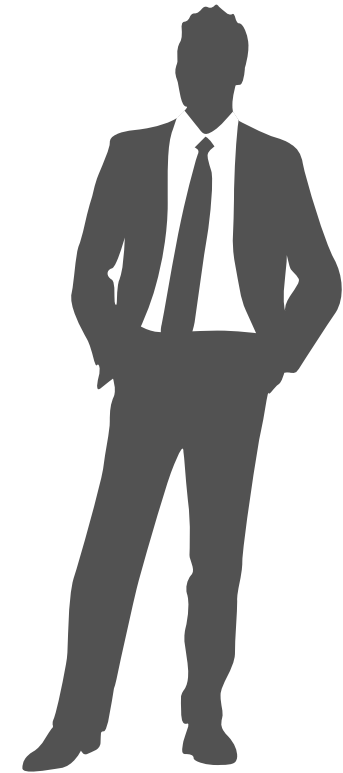
Developer



阿斯彭海茨是位于德克萨斯州奥斯汀的一家全国闻名的多住宅小区开发商和地产管理商。自2006年建立以来，阿斯彭海茨已在高端住宅和多住户住宅市场中奠定了其行业领军者的声誉和品牌标识。

Aspen Heights is a nationally renowned multi-family community developer and property manager based in Austin, Texas. Since its inception in 2006, Aspen Heights has established a reputation and brand identity as an industry leader in the high-end student housing and multi-family residential marketplace.

With more than \$1 billion in multi-family projects completed, and with nearly 11,000 residential units under management, Aspen Heights is building their newest multi-family project in Austin, Texas on a proven foundation of solid success.



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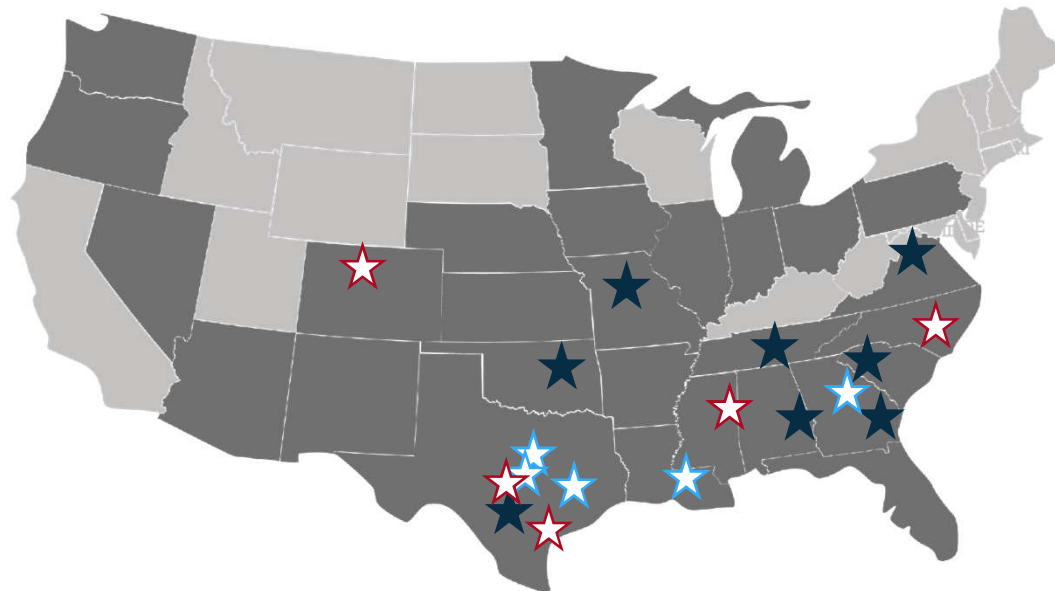


开发商成功案例

Developer Successful Cases



- ★ 管理中的项目
Projects Under Management
- ★ 建设中的项目
Projects Under Construction
- ★ 已建成的项目
Projects Previously Constructed
- * 阴影表示的州有潜在市场
Shaded States contain potential markets



入驻18个市场
18 Different Markets of Entry

21个项目
21 District Projects

到2014年秋季共完成
13380个宿舍床位
13,380 Beds Delivered by Fall 2014

管理中的床位有10345个
10,345 Beds Under Management



开发商成功案例

Developer Successful Cases

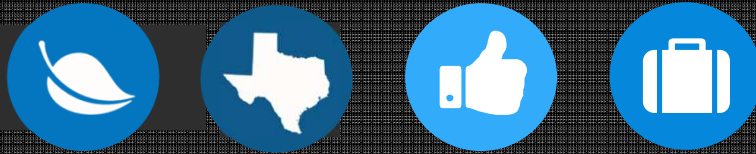


 阿斯彭海茨项目 Aspen Heights Projects					
2014	得克萨斯州立大学三期	748床位	2013	克莱姆森大学	598床位
2014	德克萨斯州农工大学	500床位	2012	德州州立大学（二期）	508床位
2014	密西西比州立大学	958床位	2012	乔治亚大学	372床位
2014	北卡罗来纳大学夏洛特分校	480床位	2012	德州大学圣安东尼奥分校（二期）	844床位
2014	科罗拉多州立大学	712床位	2011	路易斯安那州立大学	308床位
2014	爱荷华州立大学	704床位	2011	德州州立大学（一期）	608床位
2013	密苏里大学	972床位	2010	德州大学圣安东尼奥分校（一期）	288床位
2013	詹姆斯·麦迪逊大学	600床位	2009	德克萨斯州农工大学	476床位
2013	南佐治亚大学	1087床位	2007-08	贝勒大学	475床位



项目概述

Project Overview



阿斯彭海茨城市高端公寓占地0.55英亩（23,958平方英尺），建成后将提供201间公寓。其毗邻奥斯汀的市中心和高级写字楼，设备齐全，并将提供奥斯汀市最好的住宿享受。

The 201-unit property is located on a 0.55 acre parcel of land. This location provides residents a short walk to major Austin Downtown destinations and numerous class A office buildings. The well-appointed Property will offer the most extensive amenity package per unit in Austin.



自2014年12月起，已开工建设

Currently under construction since December 2014



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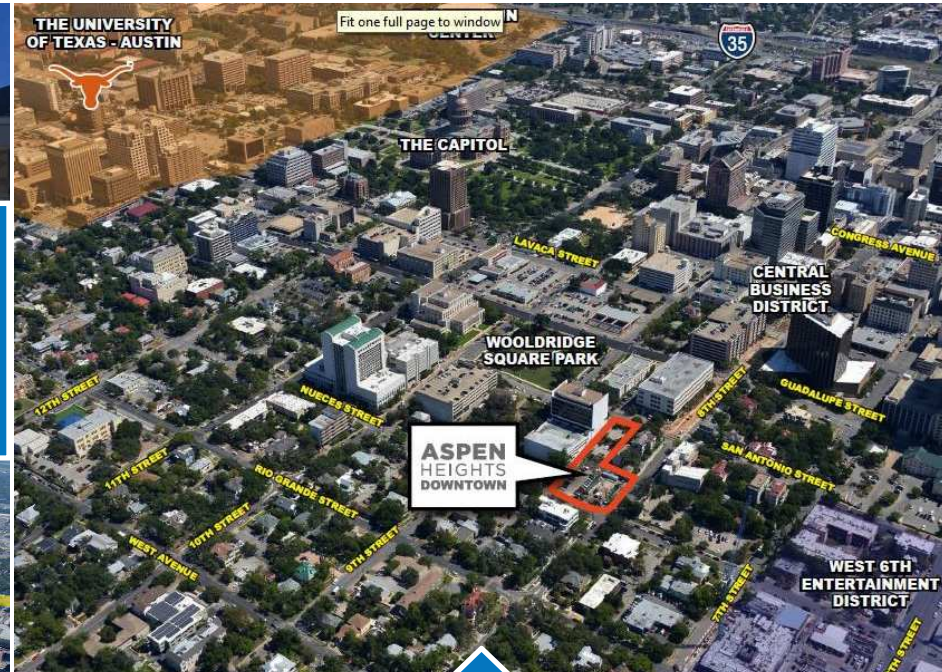


绝佳的地理位置

Great Location



地理位置优越，距离大企业和生活设施的距离都在步行10分钟以内。
Premium Location, minutes walking away from major employers and shopping facilities.



离德州大学奥斯汀校区有直达交通，大学生和年轻白领的住宿首选。
Close to University of Texas campus.



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自2014年12月起，已开工建设

Currently under construction since December 2014



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自2014年12月起，已开工建设

Currently under construction since December 2014



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2014年福布斯杂志将奥斯汀评为

美国发展 最快的城市

For 2014, Forbes Magazine ranked Austin as being America's fastest growing city.



奥斯汀的失业率在全美最大的50个都市区中排名第四，只有5.6%。凭借持续增长的居住人口和劳动人口所带来的强劲需求，在过去五年的时间里，奥斯汀的出租率持续增长——这一趋势也势必会促成阿斯彭海茨市中心项目的融资成功。

Austin also has the 4th lowest rate of unemployment among the nation's 50 largest metropolitan areas, at 5.6%. With strong demand from an increasing residential and workforce population, rental rates in Austin have continuously been on the rise for the past five years—a trend which is certain to ensure the financial success of Aspen Heights Downtown.



优良的市场环境

Excellent Environment



作为美国第11大城市，奥斯汀的商业环境非常发达。
The 11th largest city in US, Austin rises to the top in many ways.

全美发展速度第一的大都市
Fastest-growing metro

产品总值的增长速度为32%
32% increase in gross metropolitan product

在美置业买房最佳城市
Best place in US to buy a home

经济衰退后全球排名最高评级城市
Top-Rated City of Post-Recession Economies

全美房价最稳定的城市之一
One of the steadiest home price structures in USA

被《福布斯》评为全美第二大最具创新力的城市
Austin ranked second on Forbes' list of America's Most Innovative Cities

项目概述

Project Profile



 **EB-5招募人数：38人**
Total Number of EB-5 Investors: 38

EB-5单笔投资额：50万美元
Unit Investment: \$500,000 


 **EB-5总投资额：1900万美元**
EB-5 Raise: \$19,000,000

项目总投资额：\$57,083,263
Total Project Cost: \$57,083,263 

 **发行管理费：6万美元**
Administration Fee: \$60,000

退出机制：再融资或出售大楼
Exit Strategy: Re-Financing/Sell the Building 

 **要求就业人数：380**
Jobs Required: 380

就业创造人数：461.8
Estimated Job Creation: 461.8 

 **区域中：德克萨斯发展基金区域中心**
Regional Center: Texas Growth Fund Regional Center

就业计算

Job Creation



就业创造计算总结 (Impact DataSource) | RIMS II Job Creation Calculation (Impact DataSource) | RIMS II

就业来源 Source	每百万美元可创造就业 Jobs per Million \$	成本/收益 Cost/Revenue	创造就业数 Jobs Created
商业建筑 Commercial Construction, Architectural & Engineering related costs	7.64	\$51,549,665	393.9
运营收益 Operational Revenue	8.86	\$7,667,023	67.9
就业总数 Totals			461.8

就业要求： 创造 380个新就业岗位（38位投资人， 每人须创造10个就业岗位）
Job Creation Required: 380 new job creation (38 investors, 10 job creation for each investor)

项目将产生461.8个就业岗位， 超过移民局I-829解除条件的标准。
Total job creation will be 461.8 which is higher than required by the USCIS at the I-829 petition stage.

目标就业区域审批函

Targeted Employment Area Approval



City of Austin

Office of Mayor Steve Adler
P.O. Box 1088, Austin, TX 78767
(512) 974-2250, Fax (512) 974-2337

February 12, 2015

U.S. Citizenship and Immigration Services
California Service Center Attn: EB-5 Processing Unit
P.O. Box 10526
Laguna Niguel, CA 92607-0526

Re: EB-5 Designation of Targeted Employment Areas in Austin, TX

To Whom It May Concern:

As Mayor of the City of Austin, by the State of Texas authority granted to me (letter attached), I hereby designate that the following 4 contiguous Travis County census tracts compose a single Targeted Employment Area (TEA): tracts 6.01, 6.03, 7, and 11.

The 2013 average unemployment rate in the above tracts is 12.9%— more than 150% of the 2013 average national unemployment rate of 7.4%, according to the Bureau of Labor Statistics. The average unemployment rate in the 4 tracts was determined using 2008-2013 American Community Survey 5 Year Estimate census tract unemployment data via census-share methodology.

Thank you for your time and consideration of this request.

Sincerely,

Steve Adler
Mayor, City of Austin

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modification and equal access to communication will be provided upon request.

February 12, 2015

U.S. Citizenship and Immigration Services
California Service Center Attn: EB-5 Processing Unit
P.O. Box 10526
Laguna Niguel, CA 92607-0526

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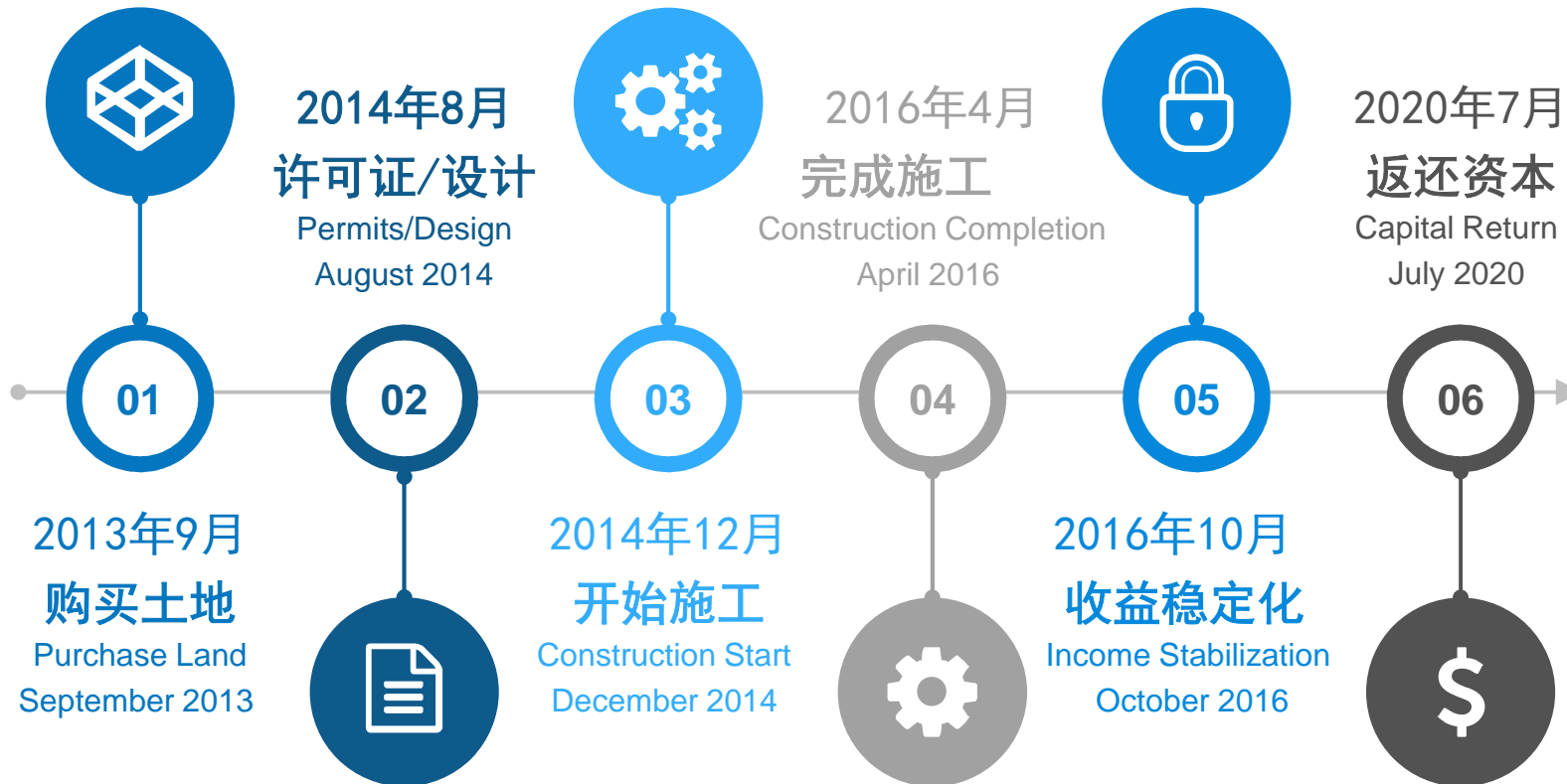


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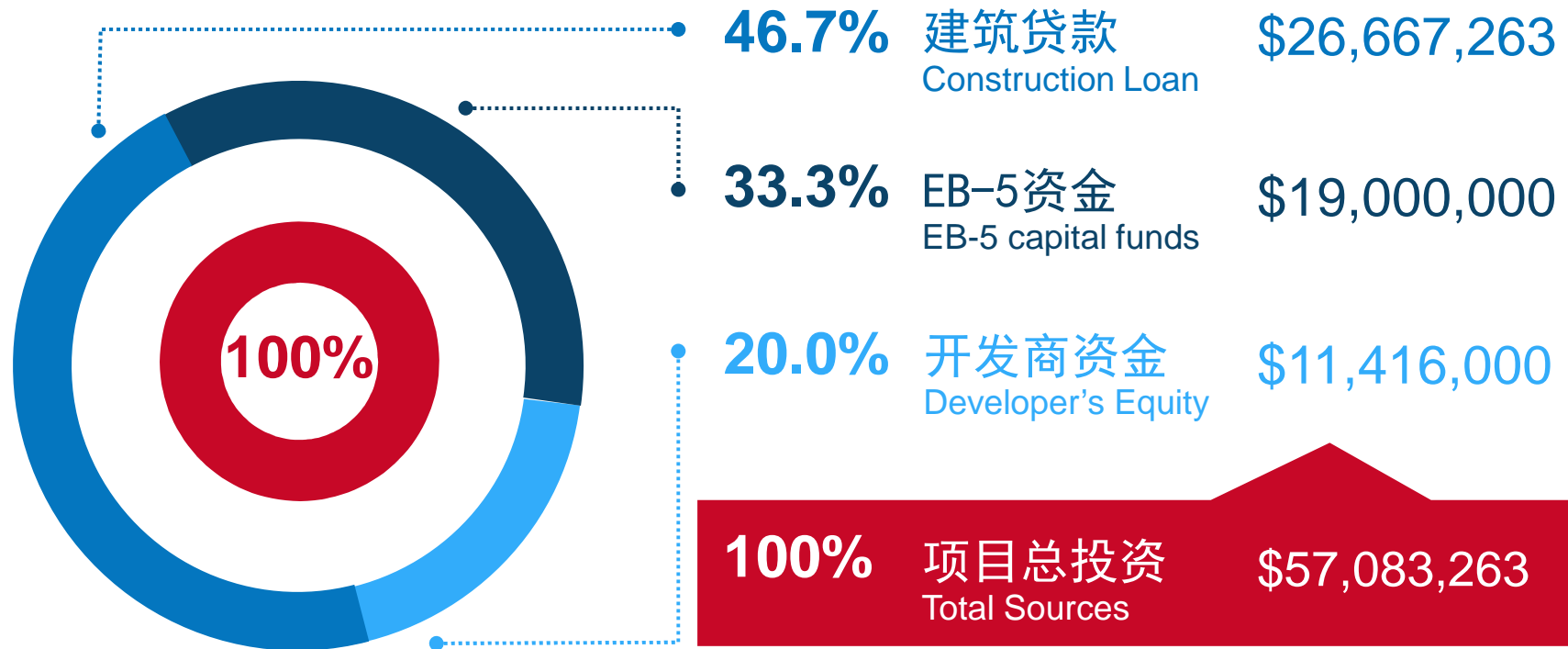
项目进度

Project Schedule



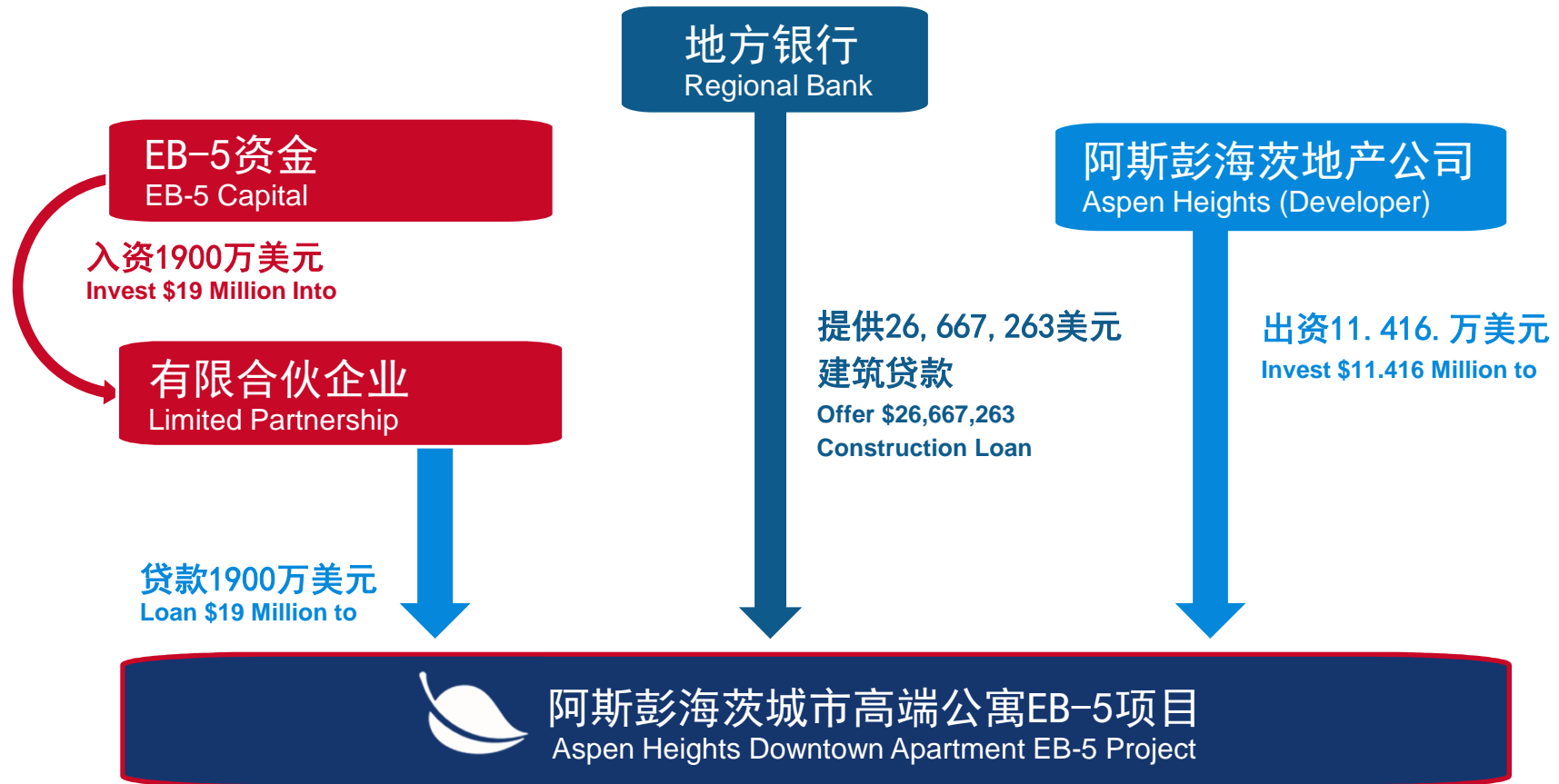
EB-5融资后的其余资金来源

Sources of Funds Post EB-5 Funding



项目结构

Project Structure



退出机制

Exit Strategy

