



EB-5 :投资移民项目

- 特许经营学校项目(10月 2014)

EB-5 Investor Immigration Program

- Charter School Projects (October 2014)

由佛罗里达州资助的教育项目

Education projects sponsored by the State of Florida

何为美国特许学校？

What is an American Charter School?



美国特许学校

American Charter Schools

同州政府签署管理运营合约

Management Operation Contract with the Local State Government

由州政府全资资助运营

Operations Sponsored by the Local State Government

每位学生由政府补贴约6,871美元

Subsidy of \$6,871 per student

州政府负责控制学术及财务业绩

Academic and Financial Performance controlled by the State Government

每位教师的年底绩效考评

Annual Performance Assessment of each teacher

美国大多数运作中的学校均为特许学校

Charter Schools provides the best school performance



中国香港已经有此概念存在

Concept existing in Hong Kong, China

和特许学校概念类似，香港直接资助学校接受政府根据学生人数给予学校的财政资助。

In a model similar to charter school, HK DSS Schools receive financial support from the government based on the number of students per year.

香港著名直接资助院校

The famous DSS School in HK

圣保罗男女中学
拔萃男书院
拔萃男书院附属小学
拔萃女书院
圣保罗书院
圣保禄学校
英华书院
圣保罗书院小学



2014-2015 幼儿园-12年级每位学生当前财政补贴

FLORIDA EDUCATION FINANCE PROGRAM
2014-2015 FTEP - CONFERENCE CALCULATION
Worksheet: Total Funding per FTE Student per Unweighted FTE Year 2013-2014 FTEP - Final Calculation

K-12 Total Financial Funds					K-12 Total Financial Funds per Unweighted FTE Student				
County	2013-2014 1	2014-2015 2	Difference 3	Percentage Difference 4	2013-2014 5	2014-2015 6	Difference 7	Percentage Difference 8	
1 Alachua	186,374,753	187,742,020	3,737,488	3.72%	6,576.84	6,596.32	197.16	2.98%	
2 Baker	33,214,201	33,637,143	4,227,942	12.72%	6,479.09	6,502.64	23.17	0.36%	
3 Bay	176,363,198	184,405,569	8,042,371	4.56%	6,476.76	6,660.16	223.37	3.44%	
4 Bradford	21,769,087	21,440,536	-328,551	-1.51%	7,099.65	7,064.69	-32.23	-0.45%	
5 Brevard	491,406,819	494,520,292	3,113,473	0.63%	6,661.30	6,675.54	17.62	0.26%	
6 Broward	1,501,911,312	1,608,369,334	106,458,022	7.09%	6,791.47	7,201.23	409.76	6.03%	
7 Calhoun	15,315,842	15,248,843	-66,999	-0.44%	7,046.44	7,016.14	-30.30	-0.43%	
8 Charlotte	106,351,644	104,481,369	-1,870,275	-1.76%	6,536.57	6,296.31	-233.94	-3.59%	
9 Citrus	95,767,499	100,067,503	4,299,994	4.49%	6,736.86	6,946.86	210.00	3.12%	
10 Clay	200,305,484	208,945,862	8,640,378	4.31%	6,676.46	6,851.29	174.83	2.62%	
11 Collier	311,708,822	341,409,186	29,700,364	9.53%	6,536.38	7,111.43	575.05	8.80%	
12 Columbia	107,562,706	109,681,941	2,119,235	1.97%	6,751.02	6,904.77	153.75	2.28%	
13 Duval	2,344,486,420	2,801,801,111	457,314,691	19.49%	6,739.51	8,084.51	1,345.00	19.97%	
14 Escambia	33,787,731	33,150,676	-637,055	-1.89%	6,694.34	6,535.34	-159.00	-2.38%	
15 Flagler	14,466,454	14,916,432	449,978	3.11%	6,666.45	6,744.62	78.17	1.17%	
16 Franklin	200,551,702	201,647,576	1,095,874	0.55%	6,742.93	6,752.49	9.56	0.14%	
17 Gadsden	264,632,451	272,117,541	7,485,090	2.83%	6,568.33	6,652.88	84.55	1.29%	
18 Hernando	84,116,459	85,498,095	1,381,636	1.64%	6,722.48	6,809.48	87.00	1.28%	
19 Hillsborough	8,585,341	8,145,992	-439,349	-5.12%	7,364.11	7,012.75	-351.36	-4.77%	
20 Holmes	37,814,000	37,738,007	-75,993	-0.20%	6,666.67	6,666.67	0.00	0.00%	
21 Jackson	18,420,742	18,137,426	-283,316	-1.54%	7,100.20	7,049.28	-50.92	-0.72%	
22 Jefferson	10,605,001	11,407,217	802,216	7.57%	7,100.11	7,570.11	470.00	6.63%	
23 Leon	12,694,811	11,077,391	-1,617,420	-12.74%	7,379.69	7,035.66	-344.03	-4.66%	
24 Levy	11,343,720	11,643,988	300,268	2.65%	6,664.48	6,779.27	114.79	1.72%	
25 Lincoln	14,761,766	14,767,044	5,278	0.04%	6,776.72	6,776.72	0.00	0.00%	
26 Manatee	95,304,500	97,307,072	2,002,572	2.10%	6,771.93	6,852.91	80.98	1.20%	
27 Marion	141,375,644	147,404,576	6,028,932	4.26%	6,571.42	6,656.66	85.24	1.29%	
28 Miami-Dade	76,873,247	81,976,651	5,103,404	6.64%	6,215.63	6,710.74	495.11	7.97%	
29 Monroe	1,385,102,541	1,389,461,144	4,358,603	0.31%	6,750.00	6,750.00	0.00	0.00%	
30 Nassau	22,181,084	22,026,716	-154,368	-0.70%	6,666.67	6,666.67	0.00	0.00%	
31 Okaloosa	118,584,588	122,427,825	3,843,237	3.24%	6,799.77	6,912.75	112.98	1.66%	
32 Okechobee	44,346,656	44,758,719	412,063	0.93%	6,662.20	6,712.69	50.49	0.76%	
33 Osceola	7,354,898	7,354,898	0.00	0.00%	7,354.89	7,354.89	0.00	0.00%	
34 Palm Beach	8,071,844	8,071,844	0.00	0.00%	6,777.77	6,777.77	0.00	0.00%	
35 Santa Fe	285,277,054	271,876,536	-13,400,518	-4.70%	6,777.77	6,562.73	-215.04	-3.17%	
36 Seminole	617,536,974	626,402,026	8,865,052	1.43%	7,446.58	7,515.58	68.99	0.93%	
37 Suwannee	121,342,346	122,212,678	870,332	0.72%	6,666.67	6,677.77	11.10	0.17%	
38 Taylor	36,796,182	36,396,496	-399,686	-1.09%	7,172.43	7,146.62	-25.81	-0.36%	
39 Volusia	92,546,806	92,546,806	0.00	0.00%	7,146.46	7,146.46	0.00	0.00%	
40 Washington	13,113,752	17,326,048	4,212,296	32.13%	6,666.67	7,266.67	600.00	9.00%	
41 Alford	311,121,307	318,742,064	7,620,757	2.45%	6,777.77	6,858.52	80.75	1.20%	
42 Anderson	273,208,507	277,503,884	4,295,377	1.57%	6,562.63	6,752.47	189.84	2.89%	
43 Appling	740,866,126	744,248,109	3,381,983	0.46%	7,171.43	7,244.46	73.03	1.02%	
44 Atkinson	66,441,620	66,186,650	-254,970	-0.38%	6,777.77	6,744.44	-33.33	-0.49%	
45 Barrow	70,366,470	70,366,470	0.00	0.00%	6,777.77	6,777.77	0.00	0.00%	
46 Blaine	243,215,386	243,215,386	0.00	0.00%	6,777.77	6,777.77	0.00	0.00%	
47 Calhoun	40,361,000	41,361,000	1,000,000	2.48%	6,666.67	6,666.67	0.00	0.00%	
48 Chatham	1,245,160,164	1,245,160,164	0.00	0.00%	6,777.77	6,777.77	0.00	0.00%	
49 Clayton	571,388,488	571,388,488	0.00	0.00%	6,777.77	6,777.77	0.00	0.00%	
50 Colton Beach	1,245,160,164	1,245,160,164	0.00	0.00%	6,777.77	6,777.77	0.00	0.00%	
51 DeKalb	405,118,111	415,118,111	10,000,000	2.47%	6,777.77	6,777.77	0.00	0.00%	
52 Douglas	405,118,111	415,118,111	10,000,000	2.47%	6,777.77	6,777.77	0.00	0.00%	
53 Fannin	405,118,111	415,118,111	10,000,000	2.47%	6,777.77	6,777.77	0.00	0.00%	
54 Forsyth	405,118,111	415,118,111	10,000,000	2.47%	6,777.77	6,777.77	0.00	0.00%	
55 Fulton	405,118,111	415,118,111	10,000,000	2.47%	6,777.77	6,777.77	0.00	0.00%	
56 Gwinnett	405,118,111	415,118,111	10,000,000	2.47%	6,777.77	6,777.77	0.00	0.00%	
57 Hall	405,118,111	415,118,111	10,000,000	2.47%	6,777.77	6,777.77	0.00	0.00%	
58 Haralson	405,118,111	415,118,111	10,000,000	2.47%	6,777.77	6,777.77	0.00	0.00%	
59 Henry	405,118,111	415,118,111	10,000,000	2.47%	6,777.77	6,777.77	0.00	0.00%	
60 Jones	405,118,111	415,118,111	10,000,000	2.47%	6,777.77	6,777.77	0.00	0.00%	
61 Keith	405,118,111	415,118,111	10,000,000	2.47%	6,777.77	6,777.77	0.00	0.00%	
62 Lanier	405,118,111	415,118,111	10,000,000	2.47%	6,777.77	6,777.77	0.00	0.00%	
63 Lenoir	405,118,111	415,118,111	10,000,000	2.47%	6,777.77	6,777.77	0.00	0.00%	
64 Lincoln	405,118,111	415,118,111	10,000,000	2.47%	6,777.77	6,777.77	0.00	0.00%	
65 Wilkes	405,118,111	415,118,111	10,000,000	2.47%	6,777.77	6,777.77	0.00	0.00%	
66 Wayne	405,118,111	415,118,111	10,000,000	2.47%	6,777.77	6,777.77	0.00	0.00%	
67 Washington	405,118,111	415,118,111	10,000,000	2.47%	6,777.77	6,777.77	0.00	0.00%	
68 Wilkes	405,118,111	415,118,111	10,000,000	2.47%	6,777.77	6,777.77	0.00	0.00%	
69 Wilkes	405,118,111	415,118,111	10,000,000	2.47%	6,777.77	6,777.77	0.00	0.00%	
70 Wilkes	405,118,111	415,118,111	10,000,000	2.47%	6,777.77	6,777.77	0.00	0.00%	
71 Wilkes	405,118,111	415,118,111	10,000,000	2.47%	6,777.77	6,777.77	0.00	0.00%	
72 Wilkes	405,118,111	415,118,111	10,000,000	2.47%	6,777.77	6,777.77	0.00	0.00%	
73 Wilkes	405,118,111	415,118,111	10,000,000	2.47%	6,777.77	6,777.77	0.00	0.00%	
74 Wilkes	405,118,111	415,118,111	10,000,000	2.47%	6,777.77	6,777.77	0.00	0.00%	
75 Wilkes	405,118,111	415,118,111	10,000,000	2.47%	6,777.77	6,777.77	0.00	0.00%	

财政补贴：
6,871美金

Expenditures
per student :
6,871\$

特许学校：家长的首选

Charter Schools: Parent's 1st Choice

概念源于1996年

First Charter School was established in 1996 in the state of Florida

全美200万学生

2 million students in USA

600,000人在等候学位

Currently more than 600,000 on the waiting list

最高学术标准

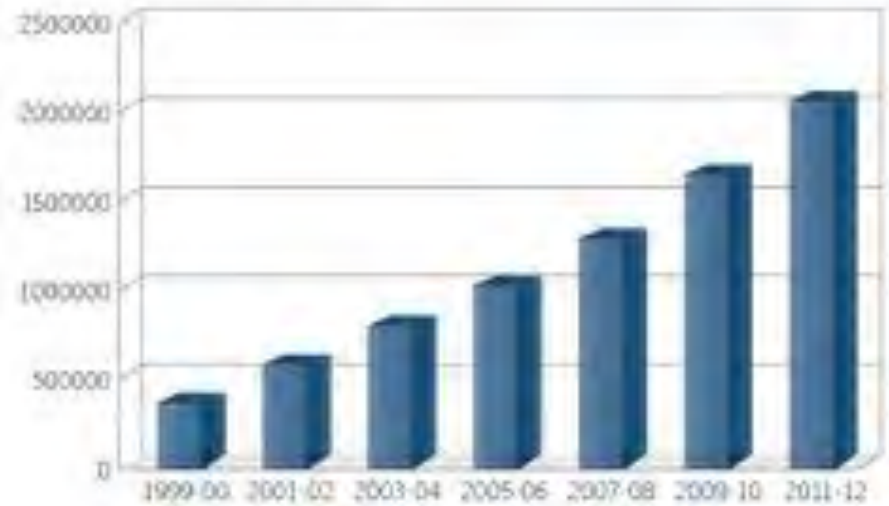
Highest academic standards

创新的方式

Innovative approach

Charter School Enrollment

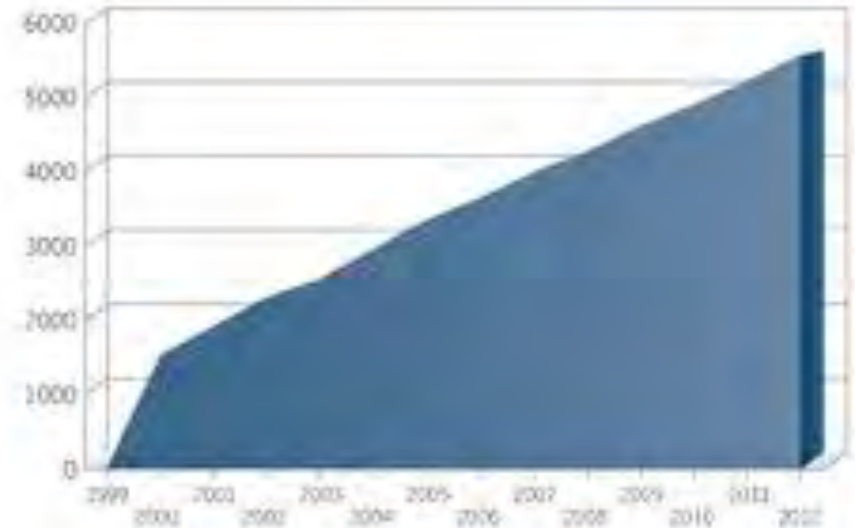
特许学校招生情况



(Source: National Charter School Enrollment Statistics)

Number of Charter Schools

特许学校数量



佛罗里达州特许学校 一个巨大的成功

Florida Charter Schools: A Tremendous Success

运营中的学校

Operating Schools

美国特许学校 第1期—库珀市

超过入读人数**55%**的学生在等候名单上

Cooper City Charter School – Phase 1

More than **55%** on the waiting list

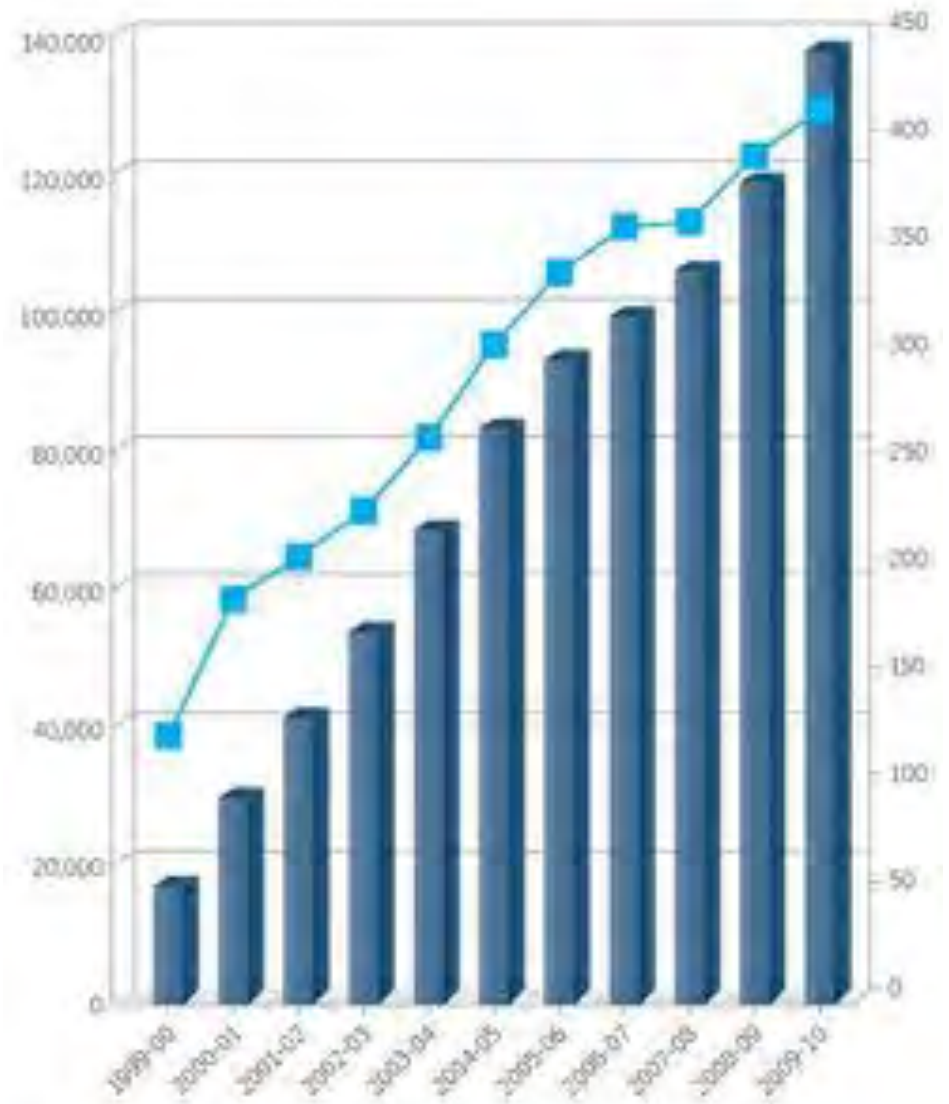
主要地区的等候名单: **49.6%**

Major areas waiting list: 49.6%



佛罗里达州特许学校及幼儿园至12年级入学情况

Florida's Charter Schools & K-12 Enrollment



佛罗里达州特许学校战略计划

Charter School Strategic Plan in Florida

- 佛罗里达州教育委员会
- Florida's State Board of Education

I. School Quality				
Performance Indicators		Current (2013-14 school year)	2017-18 Goal	Notes
Priority: Increase the percentage of charter school students achieving at grade level	1.1 Percentage of students attending a charter school and scoring at or above grade level on statewide assessments in English Language Arts, science and mathematics	Reading: 82% Math: 82% Science: 52%	Reading: 87% Math: 82% Science: 78%	The goals match the targets set in the Federal ESSA waiver. The goal will be increased in 2021-22 when the new state-wide assessment system is implemented.
	1.2 Percentage of students attending a charter school scoring level 4 or above on statewide assessments in English Language Arts and mathematics	Reading: 40% Math: 38%	Reading: 49% Math: 41%	
Priority: Increase SAT scores and high performing SAT students	1.3 Number and percentage of high-performing SAT students	48% 221 out of 458 students	70%	
Priority: Expand career options for students	1.4 Number of charter schools	112 schools	120 schools	6.5% increase per year for a total of 48% increase in five years or 9.6%

特许学校 投资移民

Charter Schools: Immigration Investment

由三家主要信用评级机构评定

Rated by the 3 largest credit rating agencies

各自研究并确认特许学校财务结构的强度
Each studied and recognized the strength of the charter schools' financial structure

在众多特许学校的分析中，标准普尔，穆迪和惠誉国际评级得出的结论是：

After completing a full examination of many charter schools, Standard & Poor's, Moody's and Fitch Ratings came to the conclusion that:



*“历史性高需求，强有力的财务及经营表现。”
“Historical high demand, strong financial and operating performance.”*



*“整体产业成熟....入学率不断增长.....持续获得政治支持。”
“Overall industry maturation....growing enrollment levels...Continued political support.”*



*“高需求....抵御风险....持续的学术成功。”
“Strong demand....Offsetting risks....Continued academic success.”*

关键执行者

Key Actors



佛罗里达州

The State of Florida

美国第四大州

4th **Largest** State in the USA

政府全力支持特许学校的建立

Local Government that **Fully Supports** the establishment of Charter Schools

赞助者 在特许合约有效期间100%负责学校运营成本
Sponsors School Operation Costs during the duration of the Performance Charter Contract in the form of a subsidy per student



Rick Scott

(佛罗里达州州长 Governor of the State of Florida)



Enterprise Florida

(Enterprise Florida)

On 25 Sep, 2013, at 0:48, "Manny Mencia" <mmencia@eflorida.com> wrote:
Hello Juliana

As I thought when I saw your message this is one of Green Access EB-5 Charter schools projects and ESJ Capital Partners is their partner. Green Access now has 8 Charter Schools EB-5 projects in process working with various partners in Florida.. We have worked with Green Access since they opened operations in Florida and have met some of their investor groups on Charter School projects. They are the US affiliate with Canadian investment firm long track record of success on immigrant investment.

Our governor actually met with them when we visited Canada as they were ramping up operations in Florida. I believe you are very good hands with them, they have an excellent track record in Florida and the vet the viability of the projects they undertake thoroughly. See below on Green Access parent company.

Best regards,

Manny

Manny Mencia
Sr. Vice President
International Trade & Business Development

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房地产开发商

Real Estate Developer

我们的团队为每一个特许学校项目选择经验丰富的房地产开发商，在他们的管理之下学校工程会根据预计的时间及预算来进行施工。我们选择的所有房地产开发商均已成功完成了数所特许学校项目的开发。

For each charter school project, our team selects experienced real estate developer to manage the construction of the charter school buildings, on time and on budget. All our selected real estate developers have successfully completed the development of several charter schools.

房地产开发商会向**EB-5**投资人合伙企业筹集资金来修建学校。**EB-5**的借款由学校建筑，土地以及租金收入为担保。

The real estate developer borrows money from the EB-5 investor partnership to finance the construction of the school. The EB-5 loan is guaranteed on the building and the land, as well as the renting income.

特许学校开发商
Charter School Developers



学校运营商

School Operators

每一期学校均有一个学校运营商负责特许学校的日常管理

For each project, a school operator is selected and will be in charge of managing the day-to-day operation of the charter school.

项目方会选择旗下运营多所特学校的拥有丰富管理经验的特许学校运营商。并且会将建筑长期出租。

The project selects a charter school operator with extensive experience in managing several facilities. It will rent the building for a long-term period.



项目坐落何处？ 佛罗里达

Where is the Project Located? Florida



EB-5项目特许学校——地理位置

EB-5 Project Charter Schools – Location

美利坚合众国

United States of America



佛罗里达州

Florida

佛罗里达州

The State of Florida

1930万人口

Population of approximately **19.3 Million** inhabitants

美国**第四大**人口聚集地

4th largest population in the US

经济发展程度等同韩国. 全美排行**第四**

Economy as large as the one of South Korea.

4th Largest economy in the U.S.

利商环境

Pro-Business Environment

一些**最大的**, 发展最迅速及最具综合性**企业**的归属地

Home to some of the **Largest**, Fastest-growing & most diversified **Companies**



I-526 获批信与竣工的校舍

I-526 Approved Letter & Successful Construction



EB5 Model Approved by USCIS

The Phase is USCIS just approved the model used, which is identical from one Phase to another.

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美领馆签发的EB5签证示范

EB5 Visa Model issued by US Consulate



EB-5 成绩：第一期（库珀市）

EB-5 Success: Phase 1 (Copper City)



2012年1月
Jan 2012

EB-5 成绩：第一期（库珀市）

EB-5 Success: Phase 1 (Copper City)



2012年3月
Mar 2012

EB-5 成绩：第一期（库珀市）

EB-5 Success: Phase 1 (Copper City)



2012年5月
May 2012

EB-5 成绩：第一期（库珀市）

EB-5 Success: Phase 1 (Copper City)



2012年9月
Sept 2012

EB-5 成绩：第一期（库珀市）

EB-5 Success: Phase 1 (Copper City)



EB-5 成绩：第一期（库珀市）

EB-5 Success: Phase 1 (Copper City)



EB-5 成绩：第2期（霍姆斯特德） - 已开学

EB-5 Success: Phase 2 (Homestead) – School Opened



2014年9月
Sept 2014

EB-5 成绩：第三期（威灵顿）－已开学

EB-5 Success: Phase 3 (Wellington) – School Opened



2014年9月
Sept 2014

EB-5 成绩：第四期（奥兰多） - 建设中

EB-5 Success: Phase 4 (Orlando) – Under Construction



全部售出
Sold Out

EB-5 成绩：第五期（奥兰多 - 奥林匹克）- 已开学

EB-5 Success: Phase 5 (Orlando - Olympic) – School Opened



2014年9月
Sept 2014

EB-5 成绩：第六期（萨拉索塔）- 2015

EB-5 Success: Phase 6 (Sarasota) - 2015



EB-5 成绩：第七期（基西米）- 已开学

EB-5 Success: Phase 7 (Kissimmee) – School Opened



2014年9月
Sept 2014

EB-5 成绩：第八期（沃斯湖）-已开学

EB-5 Success: Phase 8 (Lake Worth) – School Opened



2014年9月
Sept 2014

EB-5 成绩：第九期（本格拉预科） - 2015

EB-5 Success: Phase 9 (Ben Gamla) - 2015



EB-5 成绩：第十期（麦金利，好莱坞）- 2015

EB-5 Success: Phase 10 (McKinley, Hollywood) - 2015



EB-5 成绩：第十一期（博因顿滩）- 已开学

EB-5 Success: Phase 11 (Boynton Beach) – School Opened



2014年9月
Sept 2014

EB-5 成绩：第十二期（森赖斯，佛罗里达） - 2015

EB-5 Success: Phase 12 (Sunrise, Florida) - 2015



全部售出

Sold out

EB-5 成绩：第十二期B(杰克森威尔，佛罗里达) - 2015

EB-5 Success: Phase 12B (Jacksonville, Florida) - 2015



EB-5 成绩：第十二期C(彭布罗克派恩斯,佛罗里达) - 2015

EB-5 Success: Phase 12C (Pembroke Pines, Florida) - 2015



EB-5 特许学校当前项目（10月2014）

EB- Charter School Current Project (October 2014)

EB-5 特许学校第十二期C（彭布罗克派恩斯，佛罗里达）

EB-5 Charter School Phase 12C (Pembroke Pines, Florida)

- 位置：彭布罗克派恩斯，佛罗里达州
- 学校运营商：Florida Charter Foundation (Franklin Academy)
- Location: Pembroke Pines, Florida
- School Operator: Florida Charter Foundation (Franklin Academy)
- 学校招生数量：2,600个学生(2015年开学)
- School Capacity: 2,600 students(open in 2015)
- 学校面积：148,000平方英尺
- 年级数：6年级-12年级
- School Size: 148,000 square feet
- Levels: 6 to 12



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ACADEMY

EB-5 特许学校当前项目（10月2014）

EB- Charter School Current Project (October 2014)

EB-5 特许学校第十二期C（彭布罗克派恩斯，佛罗里达）

EB-5 Charter School Phase 12C (Pembroke Pines, Florida)

- 项目开发成本： **4048万美金**
- **EB-5投资： 3000万美金（74%）**
- **60个EB-5投资名额**
- 投资类型： 抵押借款
- Project Development Cost: 40,482,828\$
- EB-5 Investment: 30,000,000\$ (74%)
- 60 EB-5 Investors
- Type of Investment: Mortgage Loan



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第十二期C创造就业

Phase 12C Job Creation

USCIS 要求: 600个就业岗位

USCIS Requirement: 600 Jobs

项目创造就业机会: 约为729个就业岗位 (建设和学校营运), 岗位创造超过要求的21.5%

Project Job Creation: around 729Jobs
(construction and school operation), exceeding the requirement by 21.5%

直接创造工作岗位: 334个学校员工

Direct Jobs: 334 school staff

创造就业数据由来自Evans, Carroll & Associates最负盛名的的经济学家Michael Evans博士核实

Job Creation was estimated by one of the most respected Economist, Dr. Michael Evans, from the firm ***Evans, Carroll & Associates***



返还策略怎样？

What are the different alternatives in terms of Exit Strategy?



清晰的返还策略

Exit Strategies alternatives

5年后银行再融资

Bank refinancing after 5 years

主要銀行（PNC Bank）
融资80%至90%的资金
建设特许学校

Major financial institutions
(PNC Bank) already finance
80 to 90 % of the total costs
for the construction of
charters schools

特许学校

银行再融资

资本最低权益
要求: 10%-
20%

PNC

Many **charter schools** rely on long-term bonds to cover the costs of their facility projects. If a school can avoid the costs of raising a loan or issuing tax-exempt bonds, and if it has the resources to make debt service payments, this may be a viable source of financing for a facility project. In some cases, borrowing may also reduce the fiscal burden of existing debt payments. Borrowing payments are lower than bond payments, so if the loan or bond issue allows the school to increase enrollment.

The following worksheet can be utilized by your school's financing committee. Use it to compare features of financing alternatives and conditions.

Description	Bank Financing	Tax-exempt Bond Issue
Loan amount	\$100,000 - \$1,000,000	Minimum of \$1 million
Term in years	5 to 25 years	10 to 30 years
Interest payment (fixed rate)	Yes	No
Interest rate fixed for the full term	No	No
Using the payment stream to repay	Interest only and then	No
Collateral (bank requires collateral)	Mortgage and Pledge of Revenues	Mortgage and Pledge of Revenues
Prepayment penalty	No	No
Escrow fund (monthly requirement)	2 - 12 months	6 - 12 months
Escrow payment is locked	1 - 2 months	3 - 12 months
Escrow payment is locked	1 - 12 months	1 - 12 months
Term of loan	Fixed	Fixed
Are other lenders involved (for comparison)	Always	Always
Project Characteristics		
Annual facility occupancy	2 years	2 years
Current facility budget	Yes	Yes
Improvement to grade	Yes	Yes
Range of project options and scenarios	Yes	Yes
Level of facility approval	Yes	Yes
Physical environmental study	Yes	No

For a free evaluation of your school's options, please contact:

Greg McKeon
PNC Capital Markets
Public Finance Department
Phone: 412.757.2600
Email: greg.mckeon@pnc.com

移民成本

Program Costs

投资款: 500,000美元

Investment: 500,000\$

管理费+律师费: 55,000美元

Administrative fee plus Legal Fee: 55,000\$



美国政府EB-5

US Government EB-5



区域中心授名

- Regional Center Designation
Florida Overseas Investment Center

September 17, 2009

Roy Norton
C/O Florida Overseas Investment Center, LLC
Florida Overseas Investment Center
6347 Midnight Pass Road, #3
Sarasota, Florida 34242

File No. W09000100

Application: Request for Designation as a Regional Center
Applicant(s): Roy Norton

Re: Florida Overseas Investment Center

Pursuant to Section 610 of the Appropriations Act of 1993, on December 3, 2008, Roy Norton submitted a proposal seeking approval and designation by U.S. Citizenship and Immigration Services (USCIS) of the Florida Overseas Investment Center.

Based on its review and analysis of your proposal, and of your response to the USCIS Request For Evidence, USCIS hereby designates Florida Overseas Investment Center as a Regional Center within the Immigrant Investor Pilot Program and approves the request as described below:

GEOGRAPHIC AREA:

The Florida Overseas Investment Center shall have a geographic scope which includes the entire state of Florida.

FOCUS OF INVESTMENT ACTIVITY:

As depicted in the economic model, the general proposal and the economic analysis, the Regional Center will engage in the following economic activity: equity capital funding and lending for the development of commercial and industrial real estate projects.

The Regional Center for EB-5 Immigrant purposes shall focus investments into new commercial enterprises in the following 12 target industry-economic clusters:

1. Hotel and Hospitality
2. Retail Shopping
3. Industrial
4. Restaurant

目标就业区域授名

TEA Designation

目标就业区域授名允许以**50万美金**投资代替通常的**100万美金**投资要求。

The Targeted Employment Area designation allows for a 500,000\$ investment as opposed to the regular 1,000,000\$ investment requirement.



PHASE 12C: 4 Major Advantages

第十二期C：四大主要优势

1. 项目模式已被USCIS所认可

Project Model Approved by USCIS

2. 由佛罗里达州全资资助

Fully supported by the State of Florida

3. 超过标准21.5%的高就业创造力

Job Creation exceeding 21.5% of the requirement

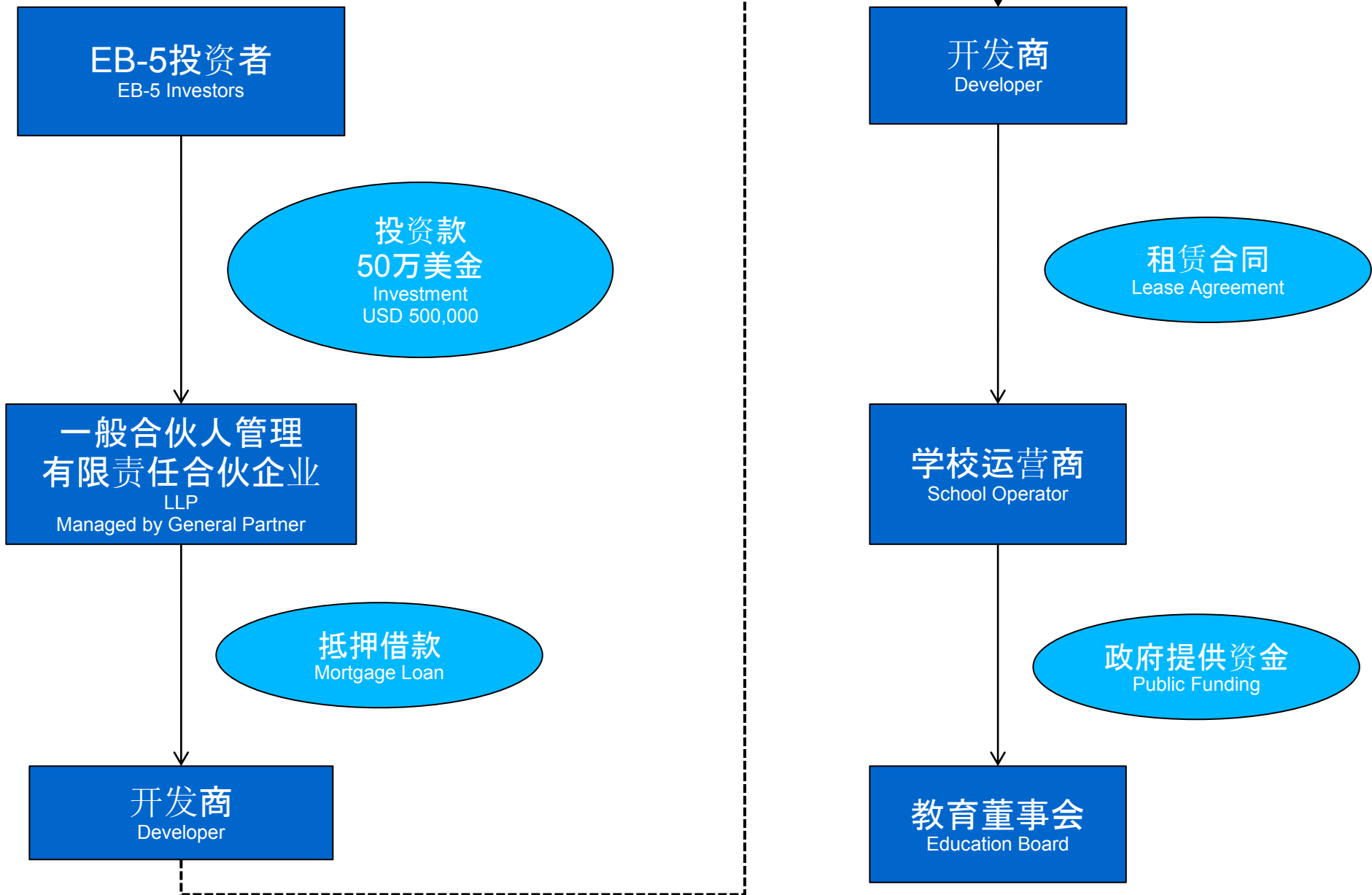
4. 清晰的返还策略

Clear Exit Strategies



项目概览

TRANSACTION OVERVIEW



EB-5 成绩：第一期（库珀市）

EB-5 Success: Phase 1 (Copper City)

First Year Operation (2012-2013)

FINANCIAL SITUATION

Income: 6,649,683\$

Net Profit: 977,989\$

Profit Margin: 14.7%

ENROLMENT SITUATION

938 students

100% capacity

LEASING INCOME

20 years

Total leasing income: 23,200,200\$