



# TEXAS REGIONAL FORTUNE CENTER

Exemplar I-526 Approved

Welcome To Houston

Houston Urban Developments

US EB-5 Investment Projects



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Date: MAR 20 2013

Texas Regional Fortune Center, LLC  
1520 Oliver Street  
Houston, TX 77007



U.S. Department of Homeland Security  
24000 Avila Road, 2<sup>nd</sup> Floor  
Laguna Niguel, CA 92677

U.S. Citizenship  
and Immigration  
Services

Application: Form I-924, Application for Regional Center under the Immigrant Investor Pilot Program

Applicant:

Re: Initial Regional Center Designation  
Texas Regional Fortune Center, LLC  
RCW1213750656 / ID1213750656

This notice is in reference to the Form I-924, Application for Regional Center Under the Immigration Investor Pilot Program that was filed by Texas Regional Fortune Center LLC (the "applicant") with the U.S. Citizenship and Immigration Services ("USCIS") on 05/16/2012. 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).

In addition to the Form I-924, the applicant submitted a completed exemplar Form I-526, Immigrant Petition by Alien Entrepreneur, seeking USCIS review and approval of an actual project supported by a comprehensive business plan as contemplated in Matter of Ho, 22 I. & N. Dec. 206 (Assoc. Comm'r 1998).

#### I. Executive Summary of Adjudication

1. Effective the date of this notice, USCIS approves the Form I-924 request to designate Texas Regional Fortune Center, LLC as a qualifying participant in the Immigrant Investor Program.
2. Effective the date of this notice, USCIS approves the Urban Houston Lenders, LLC project based on the evidence submitted with the exemplar Form I-526.

#### II. Regional Center Designation

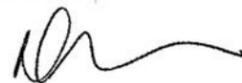
USCIS approves the applicant's request to focus, promote economic growth, and offer capital investment opportunities in the following geographic area and industry categories:

Texas Regional Fortune Center, LLC / RCW1213750656 / ID1213750656

[www.uscis.gov](http://www.uscis.gov)

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Sincerely,



Donna P. Campagnolo cc: H. Ronald Klasko, Esq.  
Acting Director  
California Service Center

## Company Overview

Texas Regional Fortune Center ("TXRFC") provides safe and reliable investment projects for foreign investors and was created through the employment-based United States Citizenship and Immigration Services' ("USCIS") EB-5 program to enable investors and their eligible family members to successfully immigrate to the U.S. and obtain a permanent green card and future citizenship.

TXRFC, along with the nation's largest and most experienced team of immigration attorneys, will provide you with relevant legal and immigration consultation and services and assist you throughout the entire process.

For details, please login website [WWW.TXRFC.COM](http://WWW.TXRFC.COM)





## Real Estate Investment Projects Overview

TXRFC's carefully selected developers in the real estate sector have had a long presence in the Texas real estate industry and have been recognized for their innovative developments. The developers build more than homes: as trailblazers in the urban development movement, they are creating a sense of place with

award-winning designs. Recognized in 2011 by the Urban Land Institute (ULI) with the prestigious Development of Distinction Award, they continue to develop unique communities set in vibrant urban environments.

With a team of internationally renowned designers, architects, engineers and developers and over 30 years of experience, TXRFC's selected developers have developed real

estate projects that include residential real estate, large commercial buildings for well-recognized retailers such as Wal-Mart, Chase Manhattan Bank, JC Penney department stores and small commercial retail centers. Using an integrated business model that includes investment, planning, design, marketing, and many other aspects of the construction industry, they have become a recognized leader and a premier brand.

**Real Estate Investment Projects – In Detail**

As the country’s fourth-largest city, the third-largest county (Harris), and one of the top real estate markets, Houston is the ideal city for immigrant investors’ EB-5 real estate investments. All of the projects we have targeted are within 10 miles of downtown Houston and have begun construction. Our investors can quickly move through the immigration process to begin applying for a conditional green card. Some of our projects have even attracted the support and participation of the local government entities, which may help with community development costs, increasing confidence for investors.

For the EB-5 investment projects, we have chosen projects in transitional neighborhoods which are communities rapidly expanding due to the recent

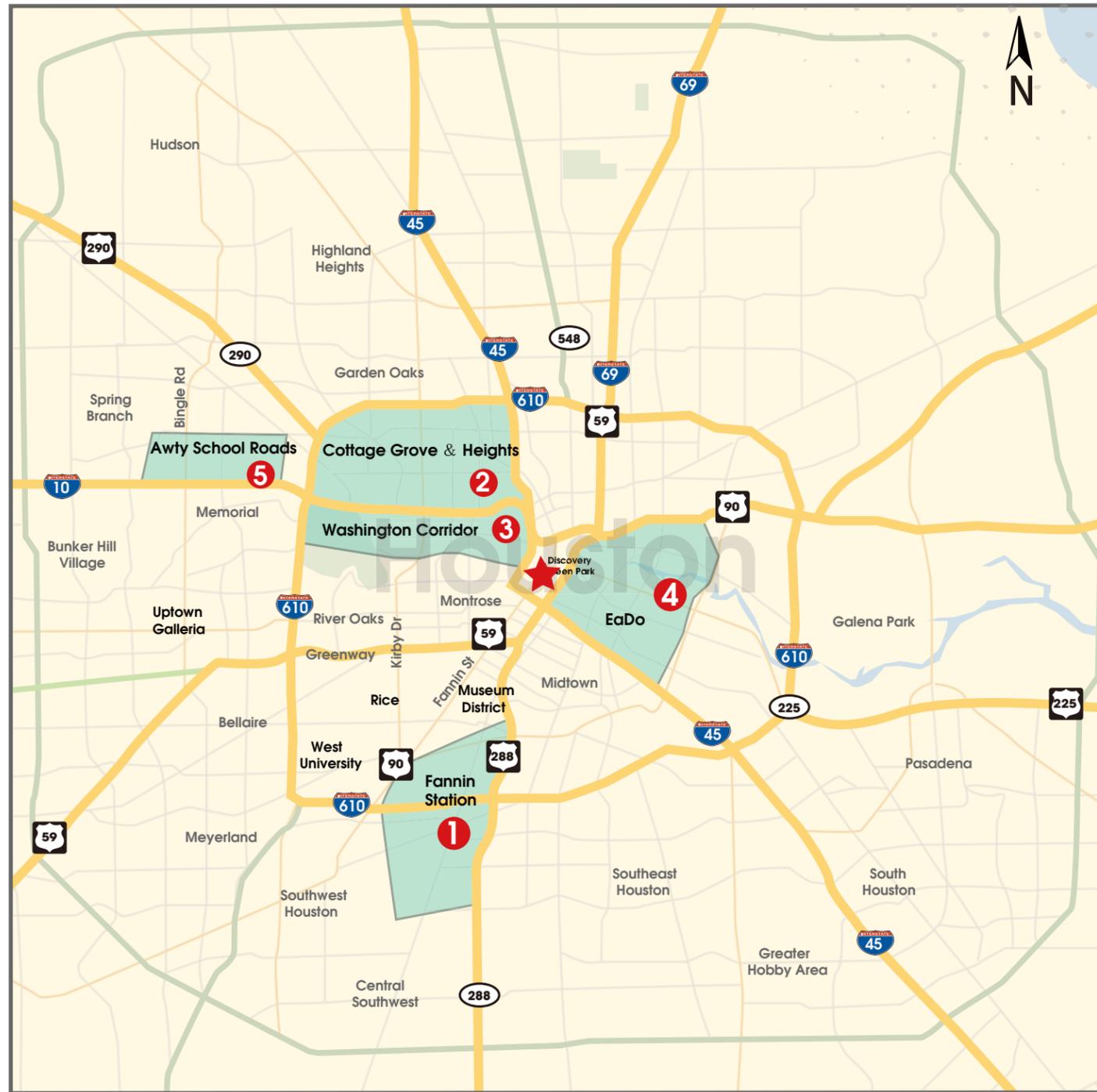


growth of Houston. All of these communities are located near Downtown Houston; we believe that neighborhoods close to the heart of a city intrinsically have higher market values.

All five chosen projects have begun construction and are already selling well in the market. Typically, regional centers choose projects that require EB-5 investment to begin construction; however, since we have partnered with a reputable developer, the progress of these developments is not dependent on the EB-5 investment money, indicating the strength of our investments.

Once our investors have met and provided required documents by the immigration, our immigration lawyers can quickly begin the conditional Green card process and startstart on the path to permanent residency in the United States.

**Real Estate Investment Project Map**



★ Houston Downtown   ● Real Estate Investment Project   ■ EB-5 Regional Center

**Real Estate Investment Projects in Detail  
(Refer to Project Map)**



**1 Fannin Station** On the first stop of METRO's Light rail and just minutes away from the world-renowned Texas Medical Center, Fannin Station is a lake community with amenities such as a private jogging trail, pool and gated 24/7 manned entry.

Fannin Station residents enjoy the perks of living in a quiet neighborhood while still enjoying an urban lifestyle.

Fannin Station residents can quickly visit Houston's most attractive destinations by light rail such as Reliant Stadium, Hermann Park, the Museum District, Downtown Houston, or commute every morning to the Medical Center.

Currently, Fannin Station has finished all of the site work for the development of Phase I and II. Of the 140 new homes constructed in Phase I, only 30 are still available. Phase II is slated to begin at the end of 2013. Once the entire community is developed, there will be approximately 1,500 units, making it the largest new community closest to the Texas Medical Center.

**2 Cottage Grove & Heights** Located in one of the fastest growing neighborhoods of Houston and only 6 miles away from downtown, Cottage Grove allows for an urban lifestyle but in a traditional neighborhood environment. Spacious floorplans, elegant architecture, and amenities have made Cottage Grove one of our most popular communities.

With convenient access to 3 of the major freeways of Houston, residents of Cottage Grove can go shopping in the prestigious Galleria, visit the bustling art scene of the Heights, or dine in some of Houston's finest local restaurants.

Cottage Grove has received local government participation and cooperation in developing the area.



**3 Washington Corridor** Just a couple miles west of downtown Houston is the Washington Corridor, a fun and historic neighborhood that has become one of the main night life destinations for young professionals.

High Ceilings, sophisticated architecture, and rooftop decks make for the perfect home for the young urbanite. With our first phase complete, Washington/Sawyer continues to expand with more townhomes but also mixed-use development that includes retail shops, apartments, and live-work space. Because of the diversity of the development, it will likely attract government financial support.



**4 Capitol Oaks** "Located on METRO's new light rail expansion and in Houston's East Downtown (EaDo) District, Capitol Oaks provides residents with immediate access to Downtown Houston while still living in the quiet neighborhood of EaDo.

As the recent 1st place winner of the Urban Land Institute's Developer of Distinction Award, Capitol Oaks has built a reputation with world-class design, location, and value. The development combines quality urban design with community-shared courtyard spaces to provide an elegant twist to the Houston townhome.

On weekends, residents enjoy the option of visiting the many art galleries of EaDo, enjoying the green space at Discovery Green Park, watching the Astros at Minute Maid Park, The Dynamos at BBVA compass stadium, or the Rockets at Toyota Center.





⑤ **Awty School Roads** Tucked away behind the famous Awty International Private School, Ravenna is inspired by Mediterranean villas designed for the family that is looking for a suburban lifestyle while still living close to Downtown Houston.

Families with children have the comfort of enrolling their children in some of Houston's finest public schools or private schools such as Awty International or the Kinkaid School, all located within minutes of Ravenna.



During the weekends, families have the option of enjoying the City Centre, Memorial Park, or the Marq'E development, attractions that are all located within a few miles of the Ravenna development.

Developer's Past Commercial Projects



|           |                |
|-----------|----------------|
| WalGreen  | CVS/pharmacy   |
|           | The Chase Bank |
| JC Penney | Wal-Mart       |





### Why Choose Us?

- TXRFC received I-924 and EXEMPLAR I-526 approval from the U.S. Citizenship and Immigration Service (USCIS). The USCIS is highly selective in awarding both I-924 and EXEMPLAR I-526 status, making its selection based on the economic potential of the investment projects. The EXEMPLAR status helps investors' applications proceed more smoothly.
- With a slowdown in immigration policy approval, TXRFC smoothly and quickly received approval from the U.S. authorities, affirming the reliability of our projects.



- TXRFC has chosen its real estate development projects with a seasoned and experienced real estate partner who has the expertise and ability to closely monitor projects, ensuring a seamless process from start to finish.
- The projects are located in prime locations in five different communities. Residential construction, unlike resort or hotel construction, not only reduces investment risk but also has the added advantage of producing actual sales data to prove as the basis of facts vs. forecasting figures.
- We project that the jobs created will far exceed the current number of people we plan to bid, thus greatly enhancing the chances of USCIS green card approval.
- Your \$ 500,000 investment will be entrusted to Sun Trust in a protected escrow account until your I-526 petition is approved by the U.S. Citizenship and Immigration Services (USCIS). Once approved, you, your spouse and children under 21 can obtain a temporary green card, bringing you one step closer to an enriching life in the U.S.
- Because we have commenced construction, you can immediately begin the green card process, thus eliminating the need for a long waiting period.
- The nation's largest and most experienced team of immigration lawyers will help you complete the EB-5 application process and bilingual services will be available throughout the application process to provide timely and accurate information and to represent you in the USCIS negotiations.



## EB-5 Immigrant Investor Advantages

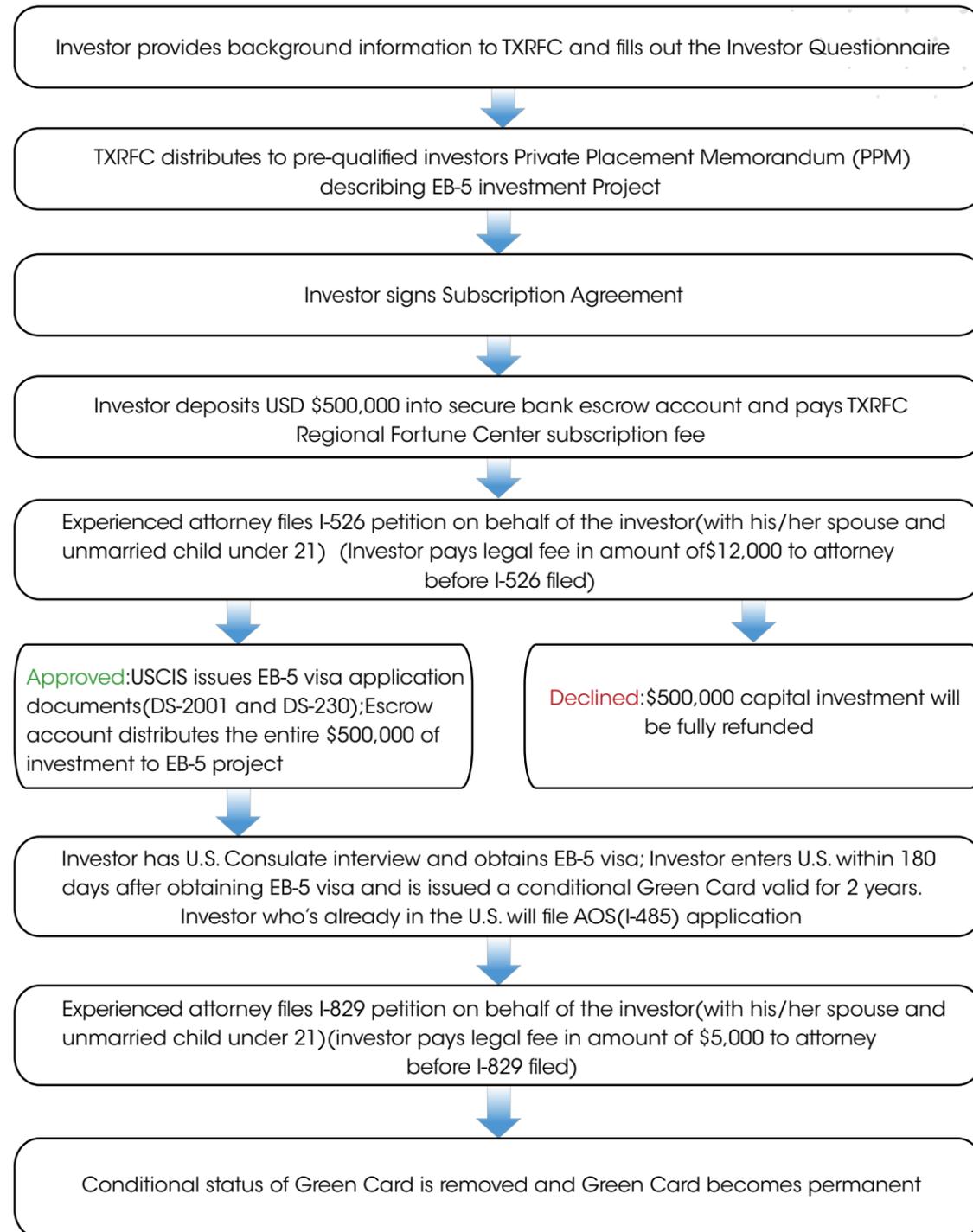
- The U.S. EB-5 immigration program is one of the world's most flexible immigration programs. An investor's age, business background, experience and language abilities pose no restrictions. An investor only needs to be able to prove that their source of investment funds can be legally obtained.
- Investors have considerable freedom. The program does not require investors to participate in the management of the "day to day" business of the company. Investors are limited to a partner's role and have the freedom to engage in other personal business and investment.
- With access to the official green card, the investor is free to not only enter the U.S., but can also enjoy the freedom to work in the U.S.



- The EB-5 category is a major feature of "family emigrated", ie investors, their spouses and unmarried children under 21 years of age are entitled to apply for U.S. immigration. Once you have been issued conditional permanent resident status, the investor's family (spouse and unmarried children under 21 years old) will be able to enjoy both permanent residency and other benefits including:
  - 1 The freedom to live and work anywhere in the United States;
  - 2 No need to apply for employment authorization to accept work;
  - 3 Can start your own company or business;
  - 4 Bid for a green card for other immediate family members;
  - 5 Enjoy other benefits of permanent resident status, such as tuition at public universities will be the same as for U.S. citizens;
  - 6 After five years, you will have permanent resident status and may apply for U.S. citizenship.



### EB-5 Application Flowchart



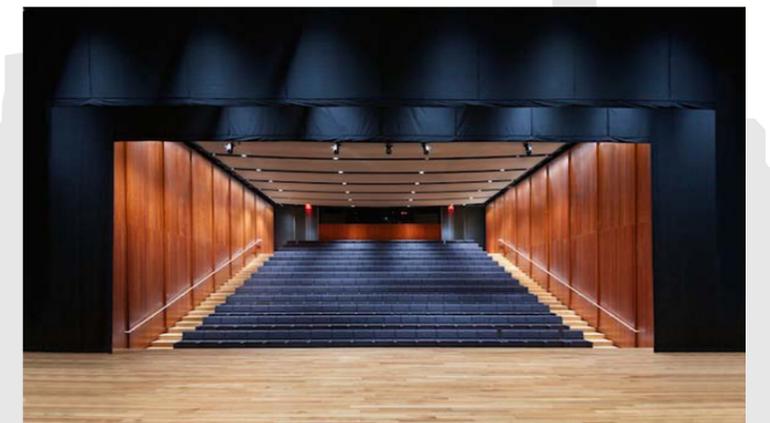
### About Houston

- As the country's fourth-largest city, the third-largest county (Harris), and the largest city in the state of Texas, many people know that there's no place quite like Houston.
- Houston ranks sixth among U.S. metropolitan areas with a population of 5,867,489 and covers more than 8,800 square miles.
- More than 90 languages are spoken throughout the Houston area.
- With more than 5,000 energy-related firms, Houston is considered by many as the Energy Capital of the world.
- Home to the Texas Medical Center (TMC), the largest medical center in the world, with a local economic impact of \$10 billion and includes 49 member institutions—as well as M.D. Anderson Cancer Center, the No. 1 cancer hospital in the country.
- Forbes agrees and ranks Houston as the best city to live to stretch a paycheck.
- There is no state income tax in Texas, unlike other states, such as California, New York and others that have state tariffs and other personal business taxes.
- Recorded 2.54 million payroll jobs in November 2010, more than the job counts of 31 U.S. states, including Arizona, Colorado and Alabama.
- Houston's economy has a broad industrial base in the energy, aeronautics, and technology industries: only New York City is home to more Fortune 500 headquarters.

- Texas has 52 Fortune 500 companies headquartered in the state, 2nd between California and New York. 23 Fortune 500 companies are headquartered in Houston.
- 62 of the world's top 100 non-U.S.-based corporations have a presence in Houston.
- The Port of Houston ranks first in the United States in international waterborne tonnage handled and second in total cargo tonnage handled. It is the tenth largest port in the world.
- The Greater Houston area has more than 40 major institutions of higher learning, such as Rice University, the 'Harvard of the South'.
- Houston has 5 professional sports teams (baseball, basketball, football, soccer and hockey), four major sports venues and is home to the Rockets with basketball stars Yao Ming & Jeremy Lin.
- Discover a thriving professional arts scene, with year-round professional resident companies in ballet, opera, symphony and theater; only four other U.S. cities can say the same. And the nearby Museum District stakes its claim as the country's fourth largest, with 18 cultural powerhouses set within blocks of one another.



- Houston has a Theater District second only to New York City with its concentration of seats in one geographic area. Located downtown, the 17-block Theater District is home to eight performing arts organizations with more than 12,000 seats.
- Houston has more than 500 cultural, visual and performing arts organizations, 90 of which are devoted to multicultural and minority arts.
- Houstonians eat out more than residents of any other city. While here you can choose to indulge in one of the more than 11,000 restaurants ranging from award-winning and upscale to memorable deli shops, with every ethnic cuisine imaginable.





If you wish to apply, you must meet one of the following conditions to proceed:

- 1 In the past three years, for each year at least \$ 200,000 of income or joint income of \$ 300,000 for couples (income includes wages, salaries and/or dividends to shareholders).
- 2 More than one million U.S. dollars of net assets (net assets including real estate, cash, gifts, deposits).

For an application form, please visit our website at [www.txrfc.com](http://www.txrfc.com).

And for more details, please visit the Frequently Asked Questions (FAQ) section of our website at <http://www.txrfc.com/EN/faq.aspx>

Contact: Jing Wang

Tel: 713 964 8108

Email: [info@txrfc.com](mailto:info@txrfc.com)

Address: 1520 Oliver St. Houston, Texas 77007 USA

