

EB-5 成绩：第五期（奥兰多 - 奥林匹克） - 2015

EB-5 Success: Phase 5 (Orlando - Olympic) - 2015



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） - 建设中

EB-5 Success: Phase 7 (Kissimmee) – Under Construction



全部售出
Sold Out

EB-5 成绩：第八期（沃斯湖） - 建设中

EB-5 Success: Phase 8 (Lake Worth) – Under Construction



全部售出
Sold Out

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）-建设中

EB-5 Success: Phase 11 (Boynton Beach) - ***Under Construction***



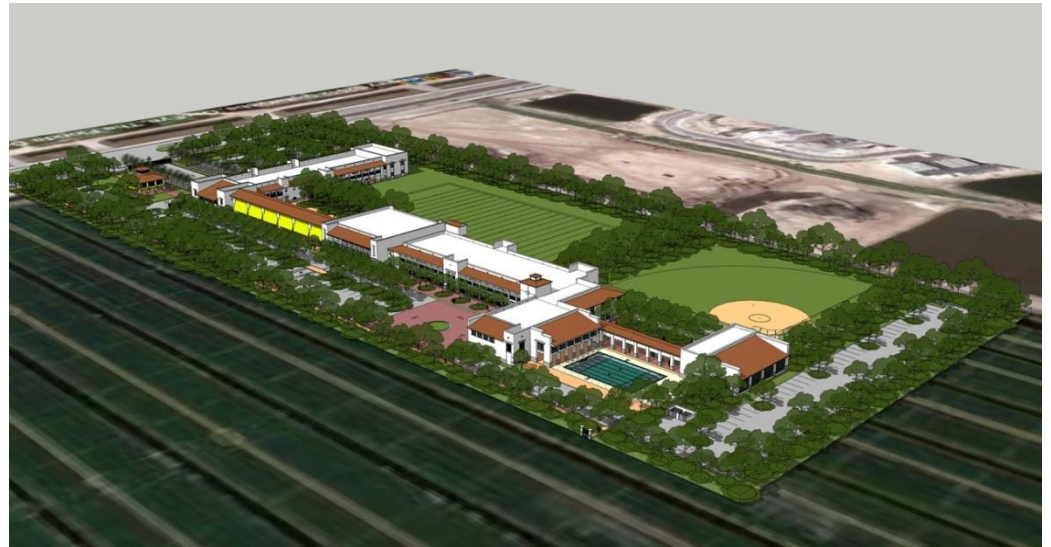
EB-5 特许学校当前项目（6月2014）

EB- Charter School Current Project (June 2014)

EB-5 特许学校第十一期（博因顿滩，佛罗里达州）

EB-5 Charter School Phase 11 (Boynton Beach, Florida)

- 位置：博因顿滩，佛罗里达州
- 学校运营商：萨摩赛特学院
- 开发商：**Academica**
- Location: Boynton Beach, Florida
- School Operator: Somerset Academy
- Developer: Academica
- 学校招生数量：**2,100**个学生
 - 第一期：**700** 个学生（**100%**招生率）
 - 第二期：**1,400** 个学生（**2014**年开学）
- School Capacity: 2,100 students
 - **Phase I: 700 (already 100% full)**
 - **Phase II: 1,400 (open in 2014)**
- 学校面积：**609,840**平方英尺
- 年级数：六年级-12年级
- School Size: 609,840 square feet
- Levels: Grades 6 to 12



预期交付时间：
2014年8月

Expected Delivery:
August 2014

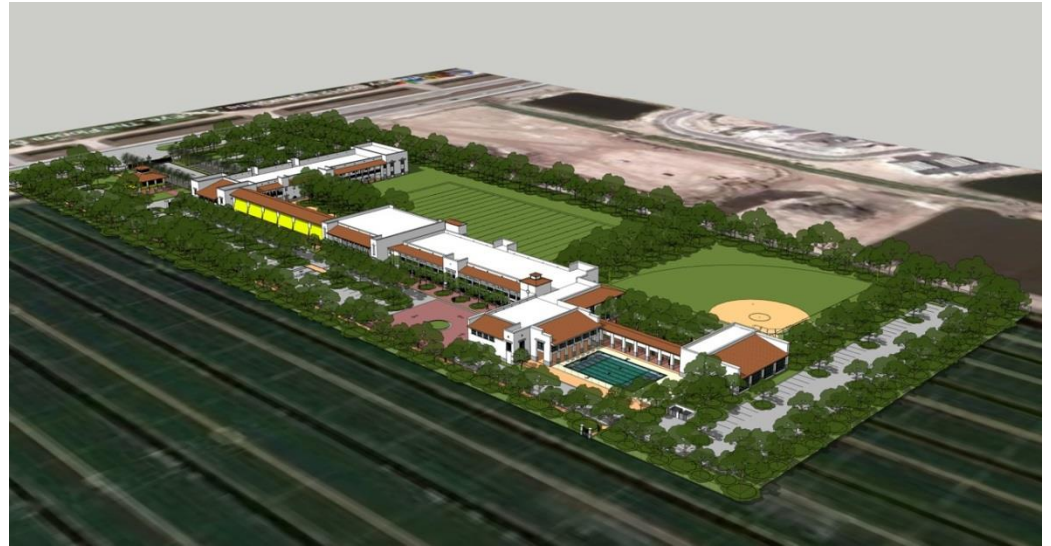
EB-5 特许学校当前项目（6月2014）

EB- Charter School Current Project (June 2014)

EB-5 特许学校第十一期（博因顿滩，佛罗里达州）

EB-5 Charter School Phase 11 (Boynton Beach, Florida)

- 项目开发成本： **2300万美金**
- **EB-5投资： 1700万美金（74%）**
- **34个EB-5投资名额**
- **投资类型： 抵押借款**
- Project Development Cost: 23,000,000\$
- EB-5 Investment: 17,000,000\$ (74%)
- 34 EB-5 Investors
- Type of Investment: Mortgage Loan



预期交付时间：
2014年8月

Expected Delivery:
August 2014

第十一期创造就业

Phase 11 Job Creation

USCIS 要求: 340个就业岗位

USCIS Requirement: 340 Jobs

项目创造就业机会: 约为426个就业岗位 (建设和学校营运)

Project Job Creation: around 426 Jobs
(construction and school operation)

直接创造工作岗位: 188个学校员工

Direct Jobs: 188 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***



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

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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%



Many charter schools find they cannot raise enough grant funds to cover the costs of their facility projects. If a school can afford the costs of taking a loan or issuing tax-exempt bonds and if it has the resources to make debt service payments, this may be a suitable source of financing for a facility project. In some cases, borrowing may even reduce the fiscal burden of facilities if loan payments or bond payments are lower than lease payments, or if the loan or bond issue allows the school to increase enrollment.

The following worksheet can be adapted to your school's financing needs. Use it to compare sources of financing, their terms and conditions.

Description	Bank Financing	Tax-exempt Bond Issue
Loan amount	\$100,000 - \$5,000,000	Minimum of \$4 million
Term in years	5 to 20 years	Up to 30 years
Balloon payment (yes / no)	Yes	No
Interest rate fixed for the full term	No	Yes
Equity requirement (loan to value)	Between 10% and 20%	None
Collateral and security required	Mortgage and Pledge of Revenues	Mortgage and Pledge of Revenues
Prepayment penalty	Yes	No
Estimated time to approval / rejection	2 - 3 months	4 - 6 weeks
Estimated time from approval to closing	1 - 2 months	2 - 3 months
Interest rate	1.0 % - 1.50%	1.50 - 2.00%
Fees	Varies	Varies
How often will you be billed for payments?	Monthly	Monthly
Information required of borrower:		
Audited financial statements	3 years	3 years
Current fiscal year budget	Yes	Yes
Enrollment list by grade	Yes	Yes
Copy of original charter and renewals	Yes	Yes
Land or building appraisal	Yes	Yes
Phase I environmental study	Yes	Yes

For a free evaluation of your financing options, please contact:

Greg McKenna
PNC Capital Markets
Public Finance Department
Phone: 412.762.3630
Email: greg.mckenna@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 and Legal Fee: 55,000\$



美国政府EB-5

US Government EB-5

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



U.S. Citizenship
and Immigration
Services

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
6547 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.

Rick Scott
GOVERNOR



Jesse Panuccio
EXECUTIVE DIRECTOR

April 17, 2014

Elliot Winer
Northeast Economic Analysis Group
74 Robbins Road
Sudbury, Massachusetts 01776

Dear Mr. Winer:

In response to your request, the Bureau of Labor Market Statistics has verified that 9385 Boynton Beach Boulevard in Palm Beach County, Florida is located in Census tract 77.13. The area consisting of contiguous Census tracts 59.34, 59.36, 59.47, 77.13, 79.12, 80.01, 80.02, 81.01, 81.02, 82.01, 82.02, 82.03, 83.01, 83.02, and 9804 qualifies as a high unemployment area under the provisions of the EB-5 Investor Visa Program. The 2013 annual average unemployment rate for the combined area was 11.6 percent, above the qualifying rate of 11.1 percent for that time period (see enclosed table).

The method used to estimate the unemployment rate in this area is called Census-share disaggregation, a standard U.S. Department of Labor, Bureau of Labor Statistics procedure used to calculate rates for small subcounty areas.

Since this area is located in the Miami-Ft. Lauderdale-West Palm Beach Metropolitan Statistical Area, it is not considered a rural area. The area does qualify as a Targeted Employment Area however, due to its high unemployment rate.

Please call Demetria Rollins at 850-245-7218, if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rebecca Rust".

Rebecca Rust, Chief
Bureau of Labor Market Statistics

RR/to

Enclosure

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399

866.FLA.2345 | 850.245.7105 | 850.921.3223 Fax

www.floridajobs.org | [www.twitter.com/FLDEO](https://twitter.com/FLDEO) | www.facebook.com/FLDEO

An equal opportunity employer/program. Auxiliary aids and services are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TDD equipment via the Florida Relay Service at 711.

PHASE 11: 5 Major Advantages

第十一期：五大主要优势

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. 项目资产由享有盛名的公司进行评估（CBRE世邦魏理仕）

Project Assets Appraised by a reputable firm (CBRE Richard Ellis)

4. 超过标准25%的高就业创造力

Job Creation exceeding 25% of the requirement

5. 清晰的返还策略

Clear Exit Strategies



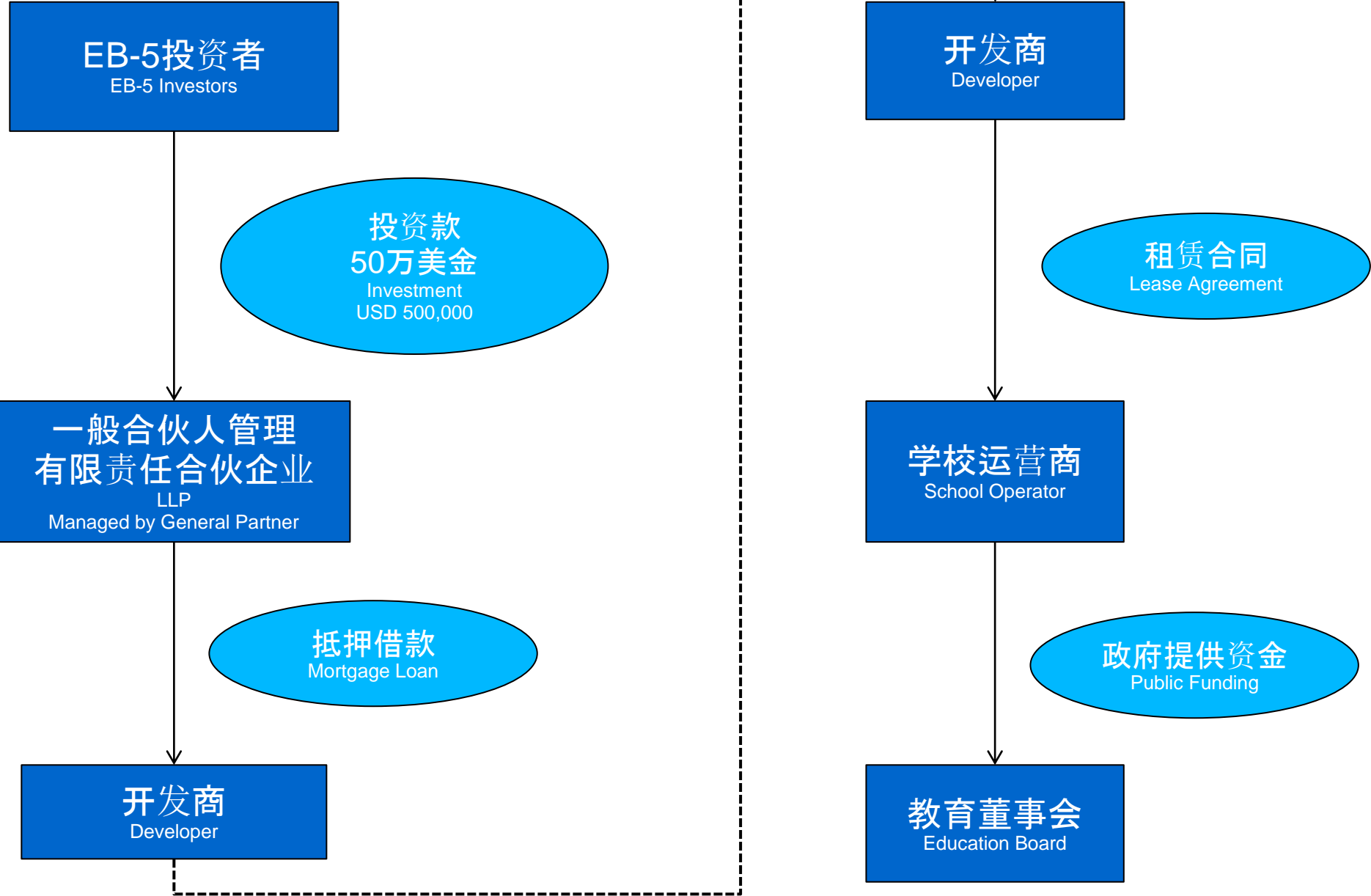
感谢观赏

Thank You



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\$