

**EB-5
VISA GUIDE**

Building the trust by integrity
IMMIGRATION PROCESS CENTER
& VISA CONSULTANCY



HORIZONHOSPITALITY
MANAGEMENT INC.

**TOWNPLACE SUITES
BY MARRIOTT &
MOTTO BY HILTON**

524 West Peachtree NW,
Atlanta, GA 30308



About Us

Developer



Horizon Hospitality Mgt Inc. is an Atlanta-based hotel management and development company that specializes in professional full- service management solutions for hotel investors and owners by significantly improving the value of the hotel while offering commendable services for our guests.

Inspired by years of experience and an exceptional pool of talented and seasoned professionals, our vision and outlook are beyond mere construction expertise and hotel development. The continuous upscaling of our participation through highly innovative prototype designs has the potential of yielding both high Return on Investment (ROI) and overall asset value.

Horizon's proven capabilities and supreme caliber to manage and resolve various challenging scenarios for multiple interest groups has positioned Horizon as one of the nation's leading, independent third-party management companies. Whether it is an individual operational requirement or an investor group that needs professional assistance, Horizon utilizes its best resources to facilitate personalized solutions. Its management team is highly inspirational and resolute in working through processes and all types of challenges that may arise.

EB-5 Partner



EB-5 Visa Guide is an Ahmedabad Based Proprietor firm that specializes in guiding EB5 clients to successfully acquiring Green Card.

Proven, Trusted & Reliable EB-5 Experts with 8Years of Experience, 300+ References For EB-5 Investments.

Known to provide a wide range of dynamic solutions, we aim to tackle some of the most complex immigration issues so that you do not face any setbacks while obtaining visas. Not only taking care of your personal and professional interests, we are also committed to bringing families together irrespective of how complex the application process might seem.

What Is the EB-5 Visa? An Overview

History

- » EB-5 stands for “Employment-Based – Fifth Preference,” a unique and specialized visa category that qualifies certain foreign investors who invests in U.S. commercial enterprises to qualify for a U.S. green card.
- » Passed into law in 1990, EB-5 is a United States permanent residency program that enables foreign investors to obtain an immigrant visa in the country.
- » 10000 Visas are allocated For EB-5 Category per year.

Beneficiaries

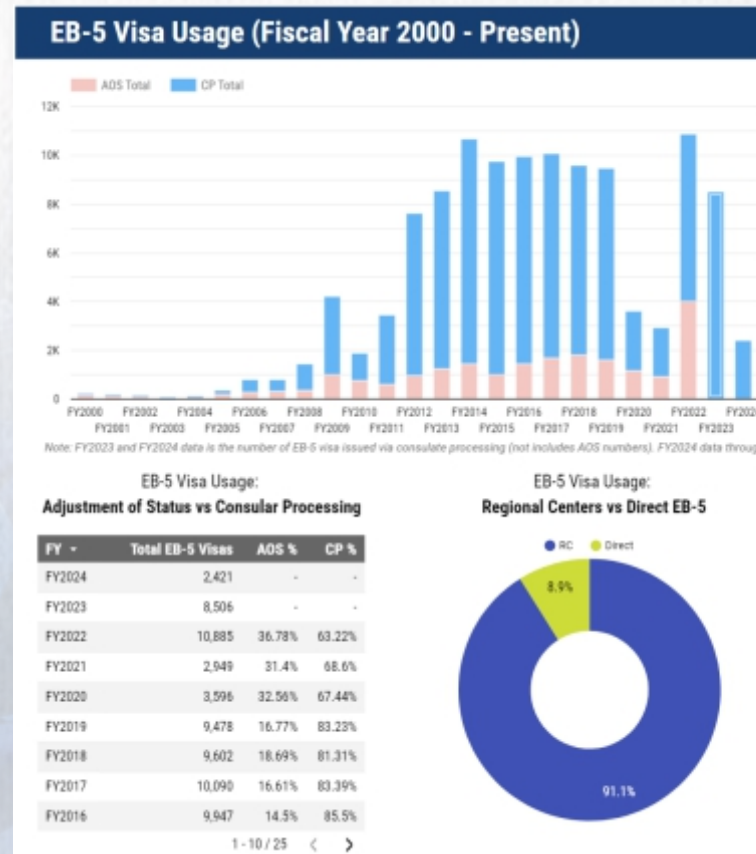
- » Investor + Spouse +Unmarried children under 21 at the time of application.

Investment Requirement

- » \$800,000 for investment in Targeted Employment Area (TEA) locations.
- » \$1.05 MILLION for investment in non-TEA locations.

Program Requirement

- » Make an investment into a NEW U.S. enterprise
- » Create & maintain 10 full-time For American Citizens jobs for 2 years.

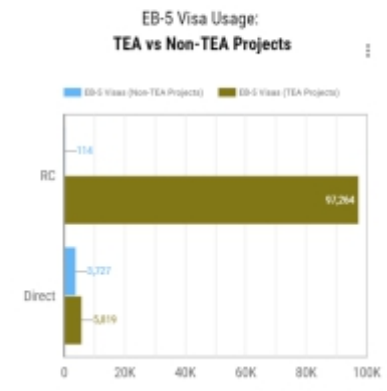
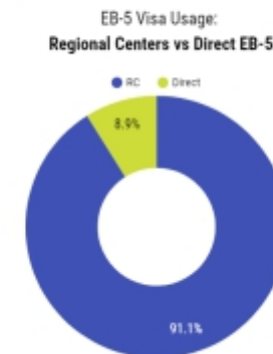


Since FY2000,

117,851

qualified investors and their family members across the globe have obtained a **legal permanent residency** in the United States via the EB-5 Program.

91% of the overall EB-5 visa number use is associated with qualified capital investment in a project located in a **targeted employment area (TEA)** via a **Regional Center (RC)** that **created jobs** for American workers.



Benefits for EB-5 Investors

The primary benefit is that the EB-5 is a direct path to US Citizenship where investors and their families can apply for US citizenship five years after possessing a Green Card. In addition, there are several other benefits enjoyed by the applicant, their spouse and unmarried children under 21 years of age:



Family Security

- » Opportunity to study in the best institutions around the globe in a hassle-free manner without facing restrictions imposed on foreign students.
- » Investors' children may qualify for state and federal financial aid and pay reduced "in-state" tuition at public universities.
- » Pay 150% to 300% lower tuition fees compared to non-resident students.
- » Explore job opportunities without any hassle of work permits, processing delays, sponsorship, expiry of visa, etc.
- » Spouse and children of the applicant will also receive Green Cards with the same benefits as the investor.



Personal & Professional Freedom & Security

- » Freedom to work, travel and live anywhere in the United States.
- » Freedom to enter and exit the United States as a Permanent Resident with the same visa free travel benefits as American citizens.
- » Freedom to start a business in the US, purchase property and invest in US economy.
- » Access to social security which includes pension and other retirement benefits.



Healthcare

- » Investors can gain access to the same healthcare plans and programs as available to US citizens.
- » Government subsidized healthcare provided for individuals above the age of 65 after residing in the US for five years.

EB-5 Visa Investment Options

Under the EB-5 program, the investor is required to invest in a lawful business entity that creates 10 full time jobs for 2 years for US citizens. There are two types of EB-5 investments for individuals who wish to gain permanent residency in the United States:

Investing at least \$800,000 in a Targeted Employment Area (TEA)

Investing in a rural area or an area which has an unemployment rate of at least 150% below the national average. USCIS determines whether an area or region qualifies as a TEA.

Investing at least \$1.05 million outside a TEA

This pertains to investing in locations that are considered as non-TEA. The investor also must determine whether to invest through a Regional Center which enhances the job creation calculation by counting indirect and induced jobs as well as direct jobs; or investing directly in their own business.



EB-5 Visa Process

Through the Regional Center option, third parties manage the investments and all aspects of the project. This route combines capital from different investors and uses the collective capital towards a single project.

Step 1 – Process Starts

- » Select the project you wish to invest in.
- » Begin the I-526 immigration process by Appointing an attorney and gathering valid documents.

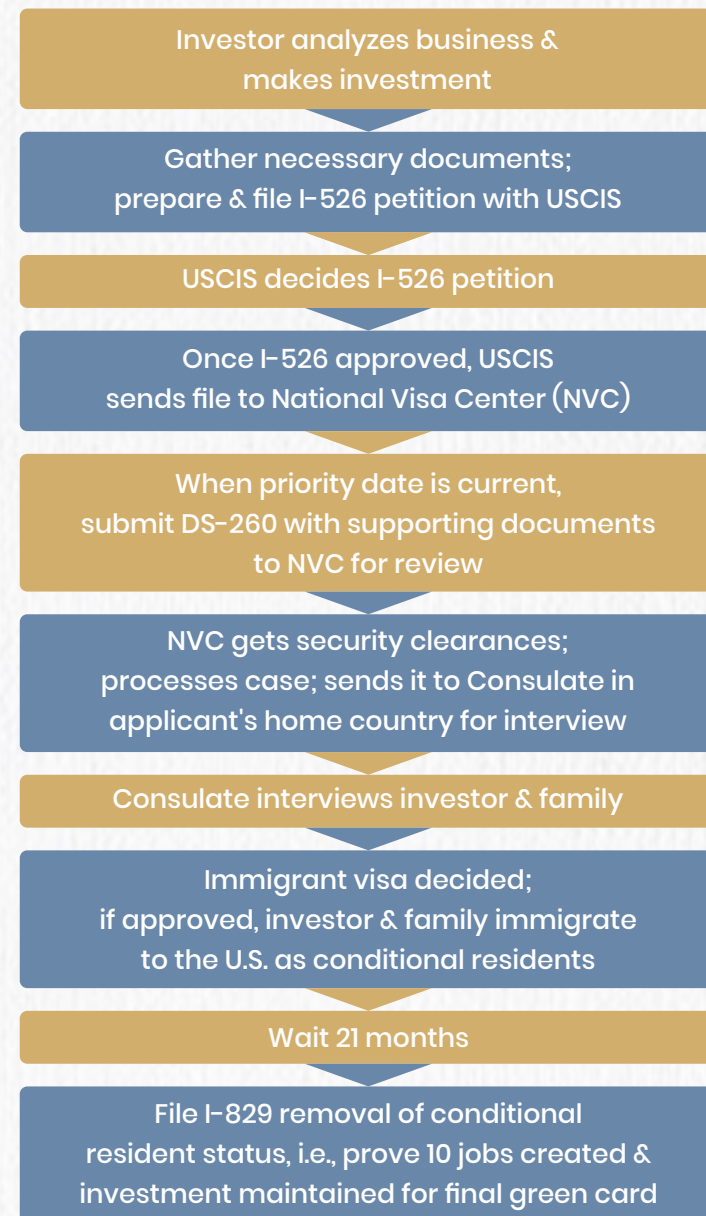
Step 2 – Documentation & Filing

- » Fund investment (minimum \$800,000 equity funding). Deposit US \$800,000 plus admin fee into the project
- » File your USCIS I-526 application with Business plan, Personal information, Source of Fund documents.

If applicant is in USA on any valid visa of USA, then parallel file

Step 3 – Adjustment of Status (if in USA)

- » File I-485 for adjustment of status from your existing visa status to permanent resident (Green Card).
- » Get your E.A.D card issued.
- » Get your Conditional Green Card for two years issued when I-485 approved.



EB-5 Visa Process

If applicant is outside USA: After USCIS approval these are the next steps: **Step 3 – Consulate Process (if outside USA)**

- » File with the NVC
- » Interview at a local consulate
- » Get your travel visa issued
- » Get your Conditional Green Card for two years issued upon arrival.

After getting a conditional green card: minimum of 21 months later

Step 4 – Proof of Meeting I – 829 Conditions

- » Get your investment sustainment verified.
- » Get your job creation verified.

Step 5 – Get your Permanent Green Card

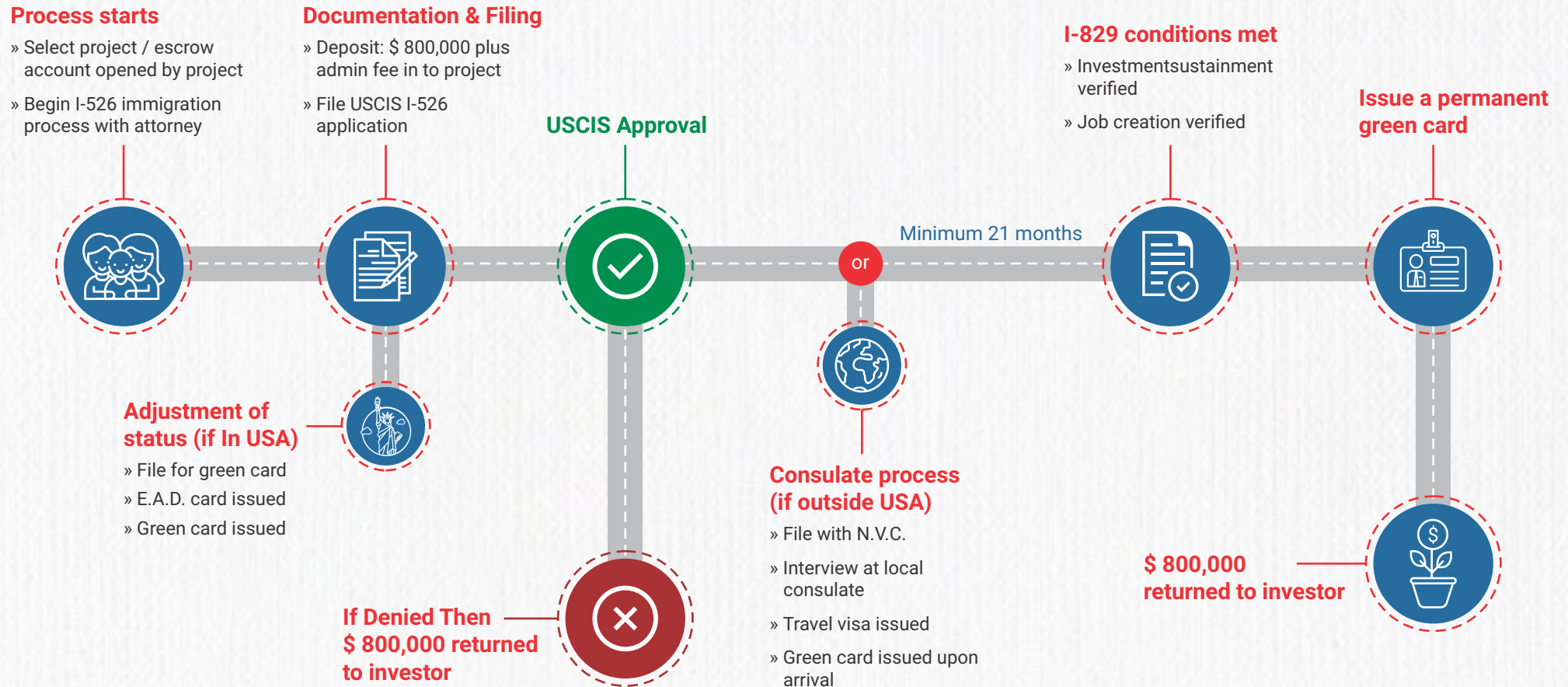
- » After all the conditions have been met, you will be issued your Permanent Green Card for 10 years.

Step 6 – Investment Returned to Investor

- » You will get back the amount you invested (US \$800,000)



EB-5 Visa Process Diagram



TOWNPLACE SUITES BY MARRIOTT & MOTTO BY HILTON

524 West Peachtree NW, Atlanta, GA 30308

Developer



HORIZONHOSPITALITY
MANAGEMENT INC.

www.horizonhmi.com

TOWNPLACE BY MARRIOTT

Total Area : ~88,000 sq ft
Total Rooms : 140
Property Address : 524 West Peachtree NW
Atlanta, GA 30308
Parking : Garage
Rooftop : Bar & Grill/Nightclub
Floors : 12



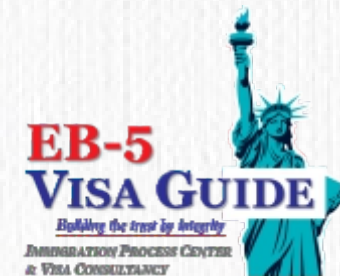
MOTTO BY HILTON

Total Area : ~102,000 sq ft
Total Rooms : 216
Property Address : 524 West Peachtree NW
Atlanta, GA 30308
Parking : Garage
Rooftop : Bar & Grill/Nightclub
Floors : 12

8 DIFFERENT BUSINESS CONCEPTS IN 2 TOWERS

DEVELOPMENT PLAN TO COMPLETE THE 2 ASSET:

Between the 2 hotels there will be 8 different businesses in 2 towers
(2 hotels, 2 rooftop restaurant/bars, 2 nightclubs, 2 parking decks)



Atlanta Hotels Market Analysis

Hotel	Proposed Downtown Mixed-use Development	Existing Compset
	Townplace suites by Marriott / Motto by Hilton	Staybridge Suites Crown Plaza
Guestrooms	356 Rooms	275 rooms
Building Square Footage:		
Hotel	190,000 SF	240 000SF
Coference Center	10,000 SF	26,000 SF
Retail Space	0 SF	5,400 SF
ADR	\$ 196	\$ 203
Occupancy Rate	68% (yr. 1)	75.6 %
REVPAR	\$ 133.28	\$ 153.17
Development Costs	\$ 111,080,170	\$ 85,500,000

Project Overview

Horizon Hospitality Management Inc. is developing a Motto by Hilton and a Townplace Suites by Marriott consisting of approximately 190,000 square feet of hotel, rooftop restaurant and bar, and nightclub in the Midtown neighborhood of Atlanta, Georgia. (the "Project").

Our growing portfolio of hotel developments allows us to create an innovative and highly profitable mixed-use development concept. Horizon will develop 2 hotels (Motto by Hilton and Townplace by Marriott) in midtown Atlanta. Both towers will have a rooftop bar and restaurant which will convert into nightclubs on peak nights. 524 West Peachtree Street NW is one of Atlanta's most vibrant business districts and directly across from Emory Hospital along with an array of colleges and universities in the area. With I-75 and I-85 coupled together, the site is in front of the busiest highway in America. Sports, Conventions, Weddings, and Sightseeing activities such as the Georgia Aquarium, World of Coke, and Zoo Atlanta are near the proposed hotel site. All the demand generators needed for a hotel are in this area. The Atlanta Falcons and Atlanta Hawks Stadiums are nearby that allow year-round sports.

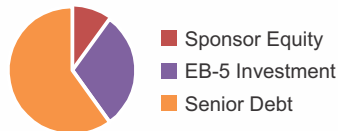
The total capitalization for both projects simultaneously is estimated to be approximately \$110,971,248. The Project is seeking \$32,000,000 in EB-5 Investments which will entitle each investor to ownership of the assets. The remaining equity has been filled by the developer's equity and partners. The debt will be secured by a private lender or a bank. Construction is expected to begin in the 3rd quarter of 2024, with a targeted completion of late 2025.

There are 824 jobs expected to be created at construction completion. Only 400 are required for I-829 completion.



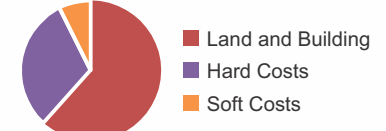
SOURCES

Sponsor Equity	11.17%	\$12,323,149
EB-5 Investment	28.83%	\$32,000,000
Senior Debt	60.00%	\$66,648,099
Total	100.00%	\$110,971,248



USES

Land and Building	61.64%	\$68,400,000
Hard Costs	31.10%	\$34,479,136
Soft Costs	7.30%	\$8,092,112
Total	100.00%	\$110,971,248



Strong Financial Performance: \$12.6 million in net operating income at stabilization; Total project cost is \$110,971,248 and estimated resell value at CO is projected to be at \$161 million. So EB-5 investment is safe and assured to be returned.

Job Creation: Based on construction expenditure only, the project will create more than 824 permanent new jobs. EB-5 investment will require evidence of only 400 jobs.

Fully Capitalized: All required capital is committed and available for the start of construction from the sponsor, EB-5 Investors, and a private lender.

Construction Guarantee: Job creation is 100% supported by construction expenditure. Construction completion will be supported by a guaranteed maximum price contract and assured by a completion guarantee from the general contractor. All required job creation will occur after construction and before operations.

Experienced Team: The team is comprised of the most prolific and respected professionals in the industry. Horizon Hospitality Mgt Inc. has developed more than 60 hotels in the U.S.

Construction is expected to begin during the 3rd quarter of 2024.

	2024	2025	2026
PROJECT PHASES			
Pre-Construction			
Construction			
Operations			
JOB CREATION			
Construction Jobs		824 Jobs	
Operations Jobs (Revenue Input)			98 Jobs



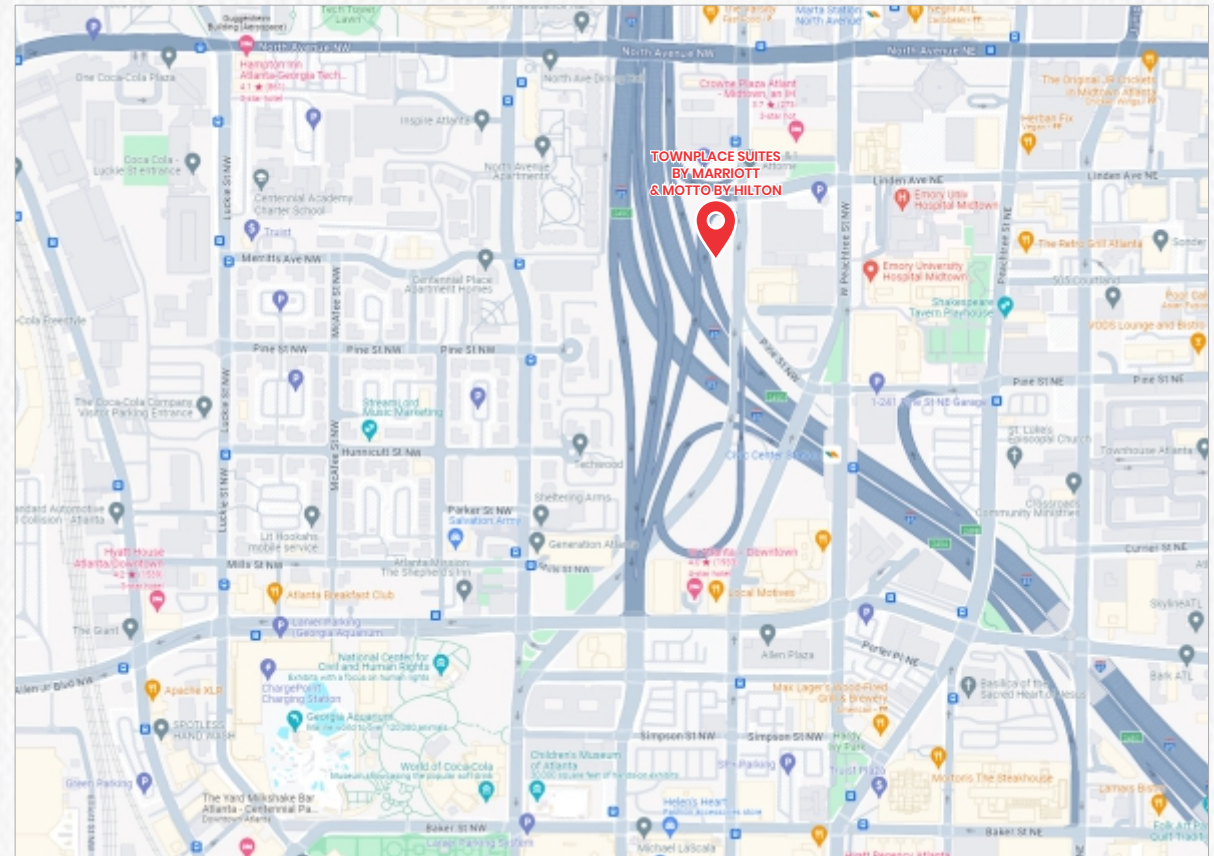
Location

524 West Peachtree NW, Atlanta, Georgia

The Project will be centrally located in the Midtown neighborhood of Atlanta, Georgia. Atlanta is the capital city of Georgia and is the 8th largest metro region in the U.S., with more than 5.5 million citizens. Atlanta is home to world-renowned companies such as Coca-Cola, Delta Air Lines, SunTrust Bank, and CNN. With the busiest international airport in the world, Atlanta is a global city and business hub of the Southeastern U.S.

More specifically, Midtown Atlanta, which stretches between Buckhead and Downtown, is the city's cultural heart and epicenter of corporate and high-tech growth. Home to the High Museum of Art, Woodruff Arts Center, Georgia Institute of Technology (Georgia Tech), Savannah College of Art and Design Atlanta (SCAD), major regional and national law firms, corporations, and Technology Square, Midtown is the core of Atlanta employment growth.

- » Georgia Aquarium - 0.3 mile
- » The Coca-Cola Company - 0.9 mile
- » Mercedes Benz Stadium - 1.6 miles
- » Georgia Institute of Technology - 0.6 mile
- » Atlantic Station - 2.3 miles



Population Statistics

- » 2014 (estimate): 5.6 Million
- » 2040 (estimate): 8 Million
- » 8th Largest GDP of all US MSAs: \$600.3 Billion (2023)

Tourism

- » 167.7 Million Visitors per year
- » 2nd Most Visited US City

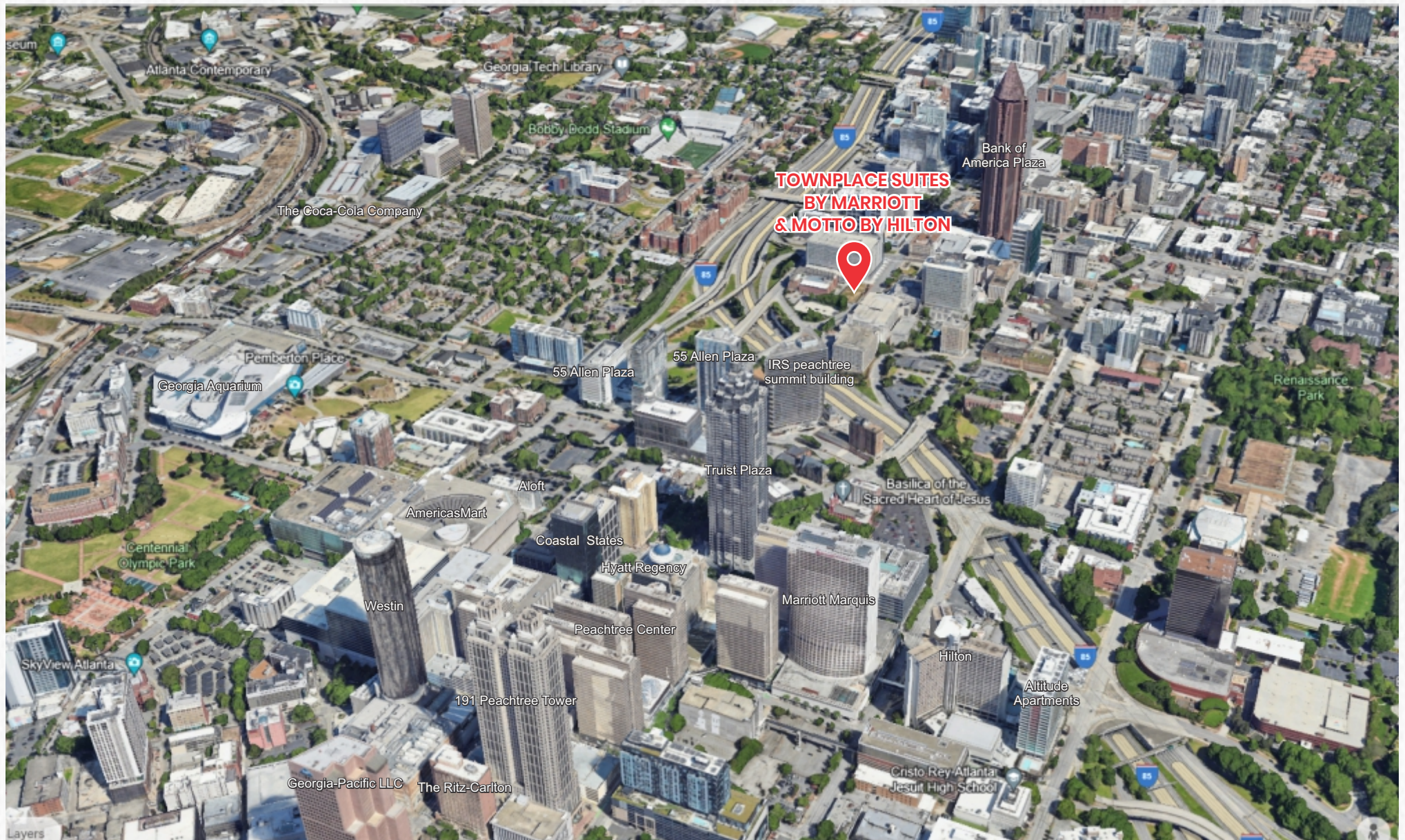
Companies Headquartered in Atlanta

- » 3rd Most Fortune 500 Headquarters in the USA
- » The Coca-Cola Company
- » CNN
- » UPS
- » Home Depot
- » Mercedes-Benz America
- » Porsche America
- » Delta Airlines
- » Georgia-Pacific
- » Microsoft
- » Facebook
- » Google
- » NCR

Major Universities

- » Emory University
- » Georgia Institute of Technology
- » Georgia State University Major Transportation Center
- » Home to Hartsfield-Jackson International Airport, the world's busiest airport by passenger volume
- » Serves as convergence of three major interstate highways— I20, I75, and I85

Location



Investment Opportunity



Horizon Hospitality Mgt Inc has been in business for over (40) years. Our distinguished portfolio of sixty (60) properties includes its developed properties and properties under contract for development and acquisition with seven different flagships: Hilton Worldwide, Marriott, Intercontinental Hotel Group, Wyndham Worldwide, Best Western, Carlson Group, Choice Hotels.

We are seeking investors who share our vision of a dynamic, mixed-use property development in Atlanta, Georgia.

Our growing portfolio of hotel developments allows us to create an innovative and highly profitable mixed-use development concept. Horizon will develop 2 hotels (Motto by Hilton and Townplace by Marriott) in midtown Atlanta. Both towers will have a rooftop bar and restaurant which will convert into nightclubs on peak nights. 524 West Peachtree Street NW is one of Atlanta's most vibrant business districts and directly across from Emory Hospital along with an array of colleges and universities in the area.

Third-Party Management

Horizon's proven capabilities and supreme caliber to manage and resolve various challenging scenarios for multiple interest groups has positioned Horizon as one of the nation's leading, independent third-party management companies. Whether it is an individual operational requirement or an investor group that needs professional assistance, Horizon utilizes its best resources to facilitate tailor-made solutions. Its management team is highly inspirational and resolute in working through processes and all types of challenges that may arise.

Offered individually or as a comprehensive package of services, Horizon enhances the overall performance of a business and its operations with the following services:



Pre-Takeover Management Services

- » Evaluation of historic operating results
- » Financial projections
- » Market analysis
- » Capital improvement requirements
- » Product repositioning

New Hotel Management Services

- » Competitive reviews & cash flow projections
- » Analysis of construction plans, costs, and interior design options to ensure asset profitability.
- » Market introduction
- » Continuous management services

Our Journey



History has always been in the making at Horizon Hospitality. Our success has been driven by excellent management standards as well as the best teams at work in various challenging segments.

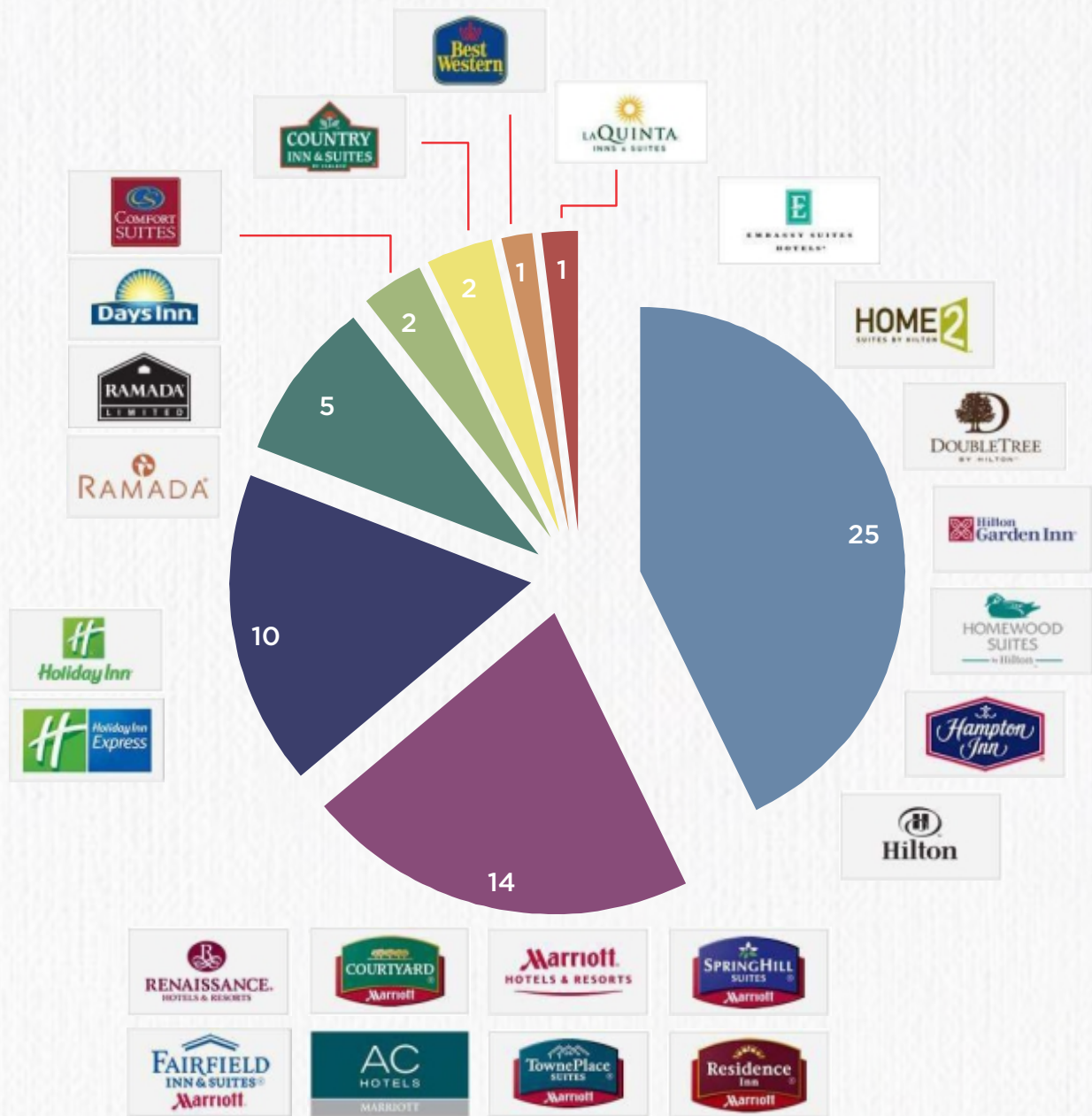
Our passion for delivering better value with uncompromising quality standards kept us going and we are confident to reach new milestones in the future. A quick look at our timeline would give you the impression of what we are and how we claim to be one of the most preferred hotel management companies in the nation.

Our Timeline

- 1978: Purchased and managed first hotel franchise Ramada Inn in Calhoun, Ga.
- 1982: Developed and managed Days Inn in Cartersville, Ga.
- 1991: Developed and managed Days Inn in Chattanooga, TN.
- 1992: Developed and managed Ramada Ltd. in Acworth, Ga.
- 1992: Developed and managed Comfort Inn in Memphis, TN.
- 1993: Developed and currently managing Holiday Inn Express Calhoun, Ga.
- 1994: Developed and managed Wingate Inn Atlanta Ga.
- 1994: Developed and currently managing Holiday Inn Express in Acworth, Ga.
- 1994: Developed and managed Hampton Inn Calhoun, Ga.
- 1994: Developed and managed Hampton Inn Cartersville, Ga.
- 1995: Developed and managed Country Inn & Suites Marietta, Ga.
- 1995: Developed and managed Comfort Suites Alpharetta, Ga.
- 1995: Developed and managed Best Western in Thomaston, Ga.
- 1996: Developed and managed Hampton Inn, McDonough, Ga.
- 1996: Developed and managed Country Inn & Suites Alpharetta Ga.
- 1997: Developed and currently managing Holiday Inn Express Atlanta, Ga.
- 1998: Developed and managed Days Inn Stockbridge, Ga.
- 1999: Developed and managed Country Inn & Suites Alpharetta, Ga.
- 2000: Developed and currently managing Holiday Inn Express Alpharetta, Ga.
- 2001: Developed and managed Holiday Inn Express Cummings, Ga.
- 2002: Nim Patel developed Horizon Hospitality Management Inc.
- 2003: Purchased and managed Comfort Suites Acworth, Ga.
- 2009: Developed and currently managing Fairfield Inn & Suites Cartersville Ga.
- 2010: Developed and currently managing Hampton Inn Ringgold, Ga.
- 2010: Developed and currently managing Holiday Inn Express Atlanta Ga
- 2013: Developed and currently managing Hampton Inn Adairsville.
- 2014: Developed and currently managing Fairfield Inn Calhoun Ga.
- 2014: Developed and currently managing Hampton Inn McDonough Ga.
- 2015: Purchased and currently managing Fairfield Inn Cincinnati, OH.
- 2015: Purchased and managed Hilton Garden Inn Shreveport, LA.
- 2015: Purchased and managed Hampton Inn Natchez, MS.
- 2016: Developed and currently managing the Hampton Inn Emerson Ga.
- 2016: Developed and currently managing the Home2 Suites by Hilton Cartersville, Ga.
- 2017: Developed and currently managing Fairfield Inn & Suites Acworth Ga.
- 2017: Developed and currently managing Springhill Suites Columbia Mo.
- 2018: Developed and currently managing Hampton Inn Milwaukee Wisconsin
- 2018: Developed and currently managing Holiday Inn Express Calhoun Ga.
- 2018: Developed and currently managing Springhill Suites Ringgold Ga.
- 2018: Developed and currently managing Hampton Inn Acworth Ga.
- 2020: Developed and managing Springhill Suites Suwanee/Johns Creek Ga.
- 2020: Developed and managing Springhill Suites Alpharetta Ga.
- 2021: Developed and managing Tru by Hilton Cartersville Ga.
- 2021: Developed and managing Embassy Suites Atlantic Station Atlanta Ga.
- 2021: Developed and managing Fairfield Inn & Suites Marietta Ga.
- 2023: Developed and managing Aloft Nashville TN
- 2023: Developed and managing Home2 Suites Calhoun GA

With our highly acclaimed contributions to the hotel management industry, we have always been focussed to create and offer economically viable solutions to help many of our clients and patrons to experience the difference of working with us. All our projects are driven by sound business planning with an objective of delivering appropriate return of investment, even by strictly aligning with our philosophy and mission statement.

Brand Diversity (60 properties)



8 HILTON - 42%

8 MARRIOTT - 23%

8 CHOICE - 3%

8 CARLSON - 3%

8 INTERCONTINENTAL
HOTELS GROUP (IHG) - 17%

8 WYNDHAM - 8%

8 BEST WESTERN - 2%

8 BLACKSTONE
GROUP - 2%

Our Portfolio



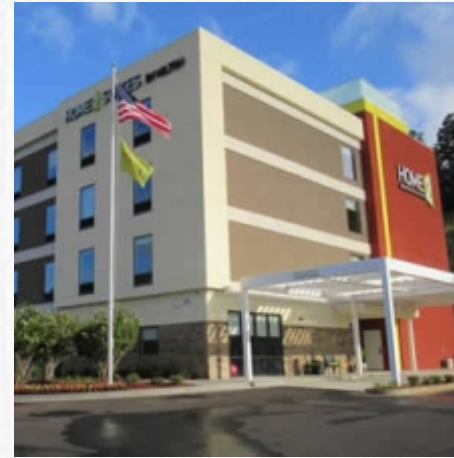
Fairfield Inn & Suites

2490 Delk Road, Marietta, GA 30067



Aloft

608 McGavock Pk, Nashville, TN 37214



Home2 Suites

902 Hwy 53, Calhoun, GA 30701



Embassy Suites

290 17th Street, Atlanta, GA 30363



Tru by Hilton

25 Overlook Parkway,
Cartersville, GA 30121



Homewood Suites

231 Avalon Ct, McDonough, GA 30253



Springhill Suites

2692 Peachtree Parkway,
Suwanee, GA 30024



Springhill Suites

1360 Old Roswell Road,
Roswell, GA 30076

Our Portfolio



Fairfield Inn & Suites

1002 Hwy 53 East, Calhoun, GA 30701



Hampton Inn

6875 Battlefield Pkwy,
Ringgold, GA 30736



Fairfield Inn & Suites

20 Canyon Pkwy, Cartersville, GA 30121



Hampton Inn & Suites

101 Travelers Path, Adairsville, GA 30103



Holiday Inn Express

2920 Clairmont Road,
Atlanta, GA 30329



Springhill Suites

155 General Lee Dr,
Ringgold, GA 30736



Hampton Inn

1320 GA-92, Acworth, GA 30102



Fairfield Inn & Suites

3508, Baker Road,
Acworth, GA 30101

Our Portfolio



Hampton Inn & Suites

86 Old Allatoona Rd SE,
Cartersville, GA 30121



Holiday Inn Express

200 Northpoint Pkwy,
Acworth, GA 30102



Holiday Inn Express

135 Hampton Drive,
Calhoun, GA 30701



Hampton Inn & Suites

5601 N Lover's Lane Rd,
Milwaukee, WI 53225



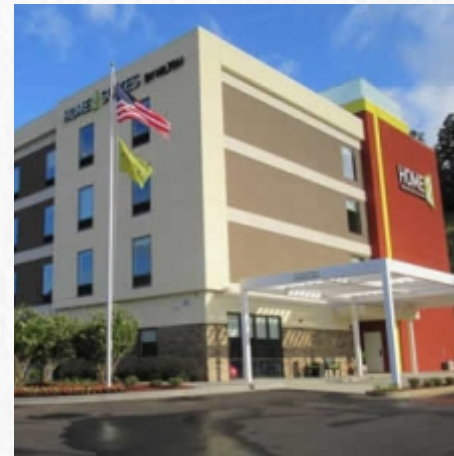
Fairfield Inn & Suites

2211 Elkhorn Road
Lexington, KY



Springhill Suites

3415 Clark Ln
Columbia, MO 65202



Home2 Suites

1320 East Main Street,
Cartersville, GA 30120



Hampton Inn

250 Avalon Court,
Mcdonough, GA 30253

Under Development



Element by Westin

Emerson, GA
Opening 2nd Quarter 2024



Home2 Suites

Ringgold, GA
Opening February 2024



Towneplace Suites

Cartersville, GA
Opening 1st Quarter 2024



Towneplace Suites

Calhoun, GA
Opening 1st Quarter 2024



Fairfield Inn & Suites

Manchester, TN
Opening 4th Quarter 2024



Home2 Suites

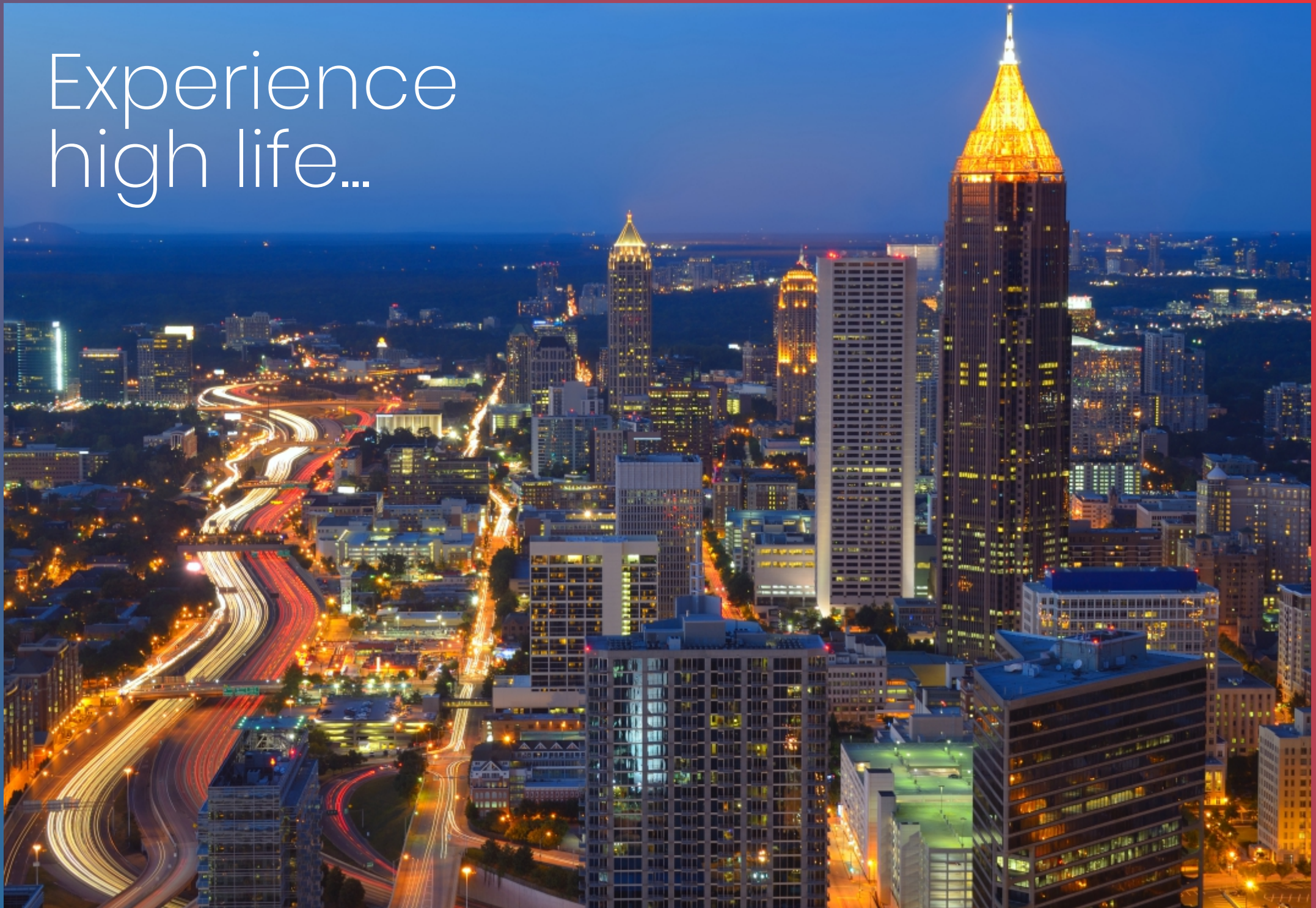
Acworth, GA
Opening 4th Quarter 2024



Towneplace Suites

Acworth, GA
Opening 2nd Quarter 2024

Experience
high life...



Contact



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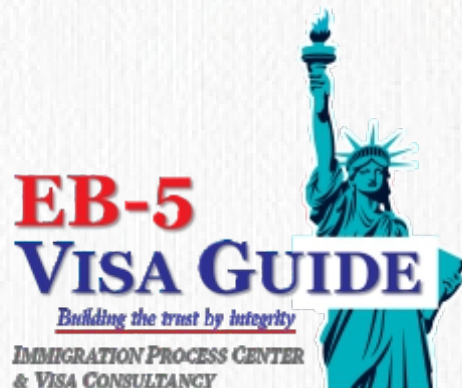
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