# A Diversified Fund Approach to EB-5 Investing

Atlantic American Partners

*A focus on preserving your investment*

Partnering with ***proven developers***,

following ***strict due diligence*** guidelines,

***monitoring every step*** of the development

and operational processes,

***maintaining control*** over major decisions,

negotiating ***structured exits***,

and ***diversification of investment*** are the

key steps we take to preserve your capital.

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# Is EB-5 Right For You?

Moving to another country is one of the biggest decisions a family can make. Choosing the right path to achieve this goal is equally as important. There are many options available to move to the United States – some providing temporary (non-immigrant) status and some providing permanent (immigrant) status – but all can be complicated and difficult to navigate. It is important to find the right immigration solution for your specific goals and situation.

The EB-5 Investor Visa has emerged as a very popular and fast path to permanent residency in the United States. The EB-5 Visa provides a permanent green card to the applicant and their immediate family, including spouse and any unmarried children under the age of 21.

Created in 1990 under the administration of President George H.W. Bush, the EB-5 Investor Visa Program was established to facilitate economic growth in the United States by increasing capital investment in job-creating enterprises. The Program established 10,000 immigrant visas per year to qualified foreign individuals seeking permanent resident status in the United States on the basis of their investment in new business enterprises that result in new job creation.

The Program requires a one-time $900,000[+] investment (which can be borrowed or gifted by a relative) in a new U.S.-based business or real estate project that results in the creation of 10 permanent jobs for U.S. residents. While required by law to be "at risk" and without a guaranteed return of capital, the investment is typically returned, with profits, once the permanent green card is received, in about 5 years.

[+] *Increased from $500,000 by USCIS on November 21, 2019.*

# Why Choose EB-5?

## Foreign applicants are choosing the EB-5 Visa for various reasons, including:

1. Opportunity – America is known as the Land of Opportunity, founded on the belief that anyone can achieve anything they set their mind to, no matter who they are. Whether you are an entrepreneur with the dream of starting your own business or looking to be a part of one of the biggest and best companies in the world, living in the USA can help you achieve your dream.

2. Children's Education – access to the U.S.'s no-cost public school system and ability to attend U.S. colleges and universities at U.S. resident tuition rates (colleges and universities also have a higher acceptance rate of domestic students versus international students).

3. Political and/or social unrest in home country.

4. Children's Employment – it is becoming increasingly more difficult for international students to obtain employment in the U.S. after graduation because many employers are not willing to take on the cost of sponsoring a foreign employee and more importantly, the risk that their work visa does not get approved or renewed. Foreign graduates are much more employable if they have their immigration status solved.

5. Retirement – lower cost of living and better quality of life.

6. Already in U.S. but on a non-immigrant (temporary) or expiring visa (and non-immigrant visas will not allow children to remain in U.S. once they turn 21).

7. H1-B work visas have become very difficult to obtain.

8. Caps and time delays on other visa options are driving foreigners to EB-5.

9. U.S. economy has been outperforming that of most other foreign countries.

# Benefits of the EB-5 Visa

Whether you are an entrepreneur, retiree, student or a family looking to live the "American Dream," the EB-5 Visa is one of the most flexible visas available and provides numerous benefits, including:

1. Ability to live and work anywhere in the United States
2. Ability to start a business
3. Access to U.S. entitlement programs, such as Social Security, Unemployment, Welfare and Healthcare (Medicare/Medicaid)
4. Access to the United States' no-cost public (primary and secondary) school system
5. Access to colleges and universities at local resident rates (not international student tuition rates, which can be many times more expensive)
6. Pathway to citizenship (EB-5 Visa holders have the option to become a U.S. citizen after 5 years)

7. Ability to sponsor Green Cards for relatives
8. No travel restrictions
9. No requirement to work
10. No language skills required
11. No age restrictions
12. No requirement for business experience or special training

# How Do You Qualify for EB-5?

## At-Risk Investment

Applicant must make an upfront "at risk" investment of $900,000. The investment can't have any guarantee for return of capital or possess any redemption rights for return of capital.

## Clean Background

Applicant (and if applicable, spouse and children) has not been convicted of a crime, has no history of financial fraud, and has not previously violated any U.S. laws.

## Legally Sourced Investment

Applicant must provide documentation showing they have legal ownership of the investment amount and the funds were received from an acceptable legal source, including:

- Employment income
- Investment income (stocks/business/real estate)
- Profits from sale of real estate or business
- Loans/mortgages (must be collateralized by assets legally owned by the applicant)
- Gifts from family members or relatives (which was legally sourced)

# The EB-5 Process

## 4.5 to 6 Years »»

### Step 1

**30-60 Days**

#### Subscription / Investment & Preparation of I-526 Petition

Investor completes and returns Investor Suitability Questionnaire to AAP.

Investor reviews and signs Subscription Documents.

Investor engages Immigration Attorney and completes Source of Funds documentation.

Investor wires Investment and Administrative Fee to AAP

AAP provides Immigration Attorney with fully executed Subscription Documents, receipt of funds and project documentation for I-526,

Immigration Attorney prepares I-526 petition.

*Timing for this step varies based on the Investor. The critical path items are preparation of Source of Funds (time can vary depending on the complexity of the case and availability of Investor's information) and transfer of investment from the Investor's bank account to AAP (some countries have restrictions on sending money out of the country, which can impact timing).*

### Step 2

**12-24 Months**

#### Petition for EB-5 Classification (I-526)

Immigration Attorney files I-526 petition.

Upon notice of receipt from USCIS is issued (typically less than 2 weeks), AAP invests Investor's capital into the job creating entity, which triggers their acceptance as a Limited Partner.

Investor receives Welcome Letter and Login Instructions for AAP's secure Investor Portal.

*Timing for this step varies depending on USCIS's adjudication time. USCIS's website currently lists 27.5 to 46.5 months on average for approval of an I-526, which is based on all cases received, including those with requests for additional evidence. Actual industry experience is much faster (averaging 18 months).*

### Step 3

**1-5 Months[1]**

#### Receive Conditional Green Card

Upon I-526 approval, Investor must obtain the "conditional" green card, which is subject to visa availability[1].

If the Investor is already in the U.S. on another visa (for example, F1, H-1B, etc.), the Investor's Immigration Attorney files for Adjustment of Status. This does not include an interview and is a relatively quick process.

If the Investor is abroad, they must have an interview at the U.S. Consulate or U.S. Embassy in their home country. Interview dates average 120 days from the time of scheduling.

*Timing for this step varies based on visa availability[1] and Investor's physical location at the time of I-526 approval.*

**Note: 1** - Some countries currently have a wait time for visa availability due to limits on the number of visas available (each country is limited to 700 EB-5 visas annually) and oversubscription of petitioners from that country. As such, some countries (currently announced for China, Vietnam and India) have "retrogressed" and investors are subject to a queue until visas become available. Investors should consult an immigration attorney about current visa availability for their country of birth.

Step 4

## 21-24 Months

### Conditional Permanent Residency Period

Upon notice that adjustment of status or interview has been approved, Investor must visit the U.S. within 180 days to activate the green card.

Upon entering the U.S., Investor and derivatives (spouse and children) receive their conditional green cards, which provide all the benefits of the permanent green card, except that it expires if job creation is not proven. The conditional green card is valid for two years from date of issue.

Step 5

## 18-24 Months

### Petition to Remove Conditions (I-829)

Approximately 21 months after receipt of conditional green card, the Investor is eligible to apply to have "conditions" removed from green card.

AAP provides Immigration Attorney with the supporting job creation documentation and proof that the Investor's $900,000 has remained "at risk" during the conditional residency period.

Immigration Attorney prepared I-829 petition.

Investor signs I-829 petition.

Immigration Attorney files I-829 petition.

*The I-829 petition can be filed during a window starting 3 months prior to (and ending on the date of) expiration of the conditional green card. Approval typically takes 18 to 24 months. The Investor can continue to renew the conditional green card while the I-829 petition is being processed.*

**Once I-829 petition is approved, the Investor and derivatives (spouse and children) will receive their *unconditional/ permanent* green cards.**

Investor is eligible to receive $900,000 investment back.

# Who is
# Atlantic American Partners

WE ARE RECOGNIZED AS A TOP PRIVATE EQUITY FIRM BY TAMPA BAY BUSINESS JOURNAL FOR THE FIFTH YEAR IN A ROW.

**Atlantic American Partners** is dedicated to helping our clients and their families achieve their immigration goals, while providing one of the safest investment solutions in the EB-5 industry.

We are part of a 45-year old investment bank and private equity fund manager that has completed over 900 investment banking transactions valued at over $40 billion and managed over $1.2 billion of institutional capital. With a history of managing capital for banks, insurance companies and pension funds, we bring an institutional quality investment option based on the principles of diversification and asset allocation.

Atlantic American Partners has been sponsoring EB-5 investments since 2009. We focus on the quality of projects rather than quantity of investors and intentionally invest in smaller, more manageable projects that have a higher probability for success and profitability.

We have successfully completed different 32 EB-5 projects with 100% project approvals to date, helping over 650 families with their immigration process.

# A TRACK RECORD YOU CAN TRUST

A LEADER IN THE EB-5 INDUSTRY FOR 10 YEARS

32 SUCCESSFULLY COMPLETED EB-5 PROJECTS

650+ FAMILIES HELPED WITH THEIR IMMIGRATION PROCESS

100% I-526 AND I-829 PROJECT APPROVALS

$325 MILLION+ OF EB-5 CAPITAL INVESTED

CAPITAL AND PROFITS RETURNED ON MULTIPLE OFFERINGS

# Professional Investment Management

*“...We are not developers trying to raise money for our own projects.*

*We are a team of real estate investors and asset managers who source only the highest quality opportunities...”*

**As an extension of a 45-year-old investment bank and private equity firm, Atlantic American Partners leverages its experience of managing capital for institutional investors (banks, insurance companies, and pension funds) to provide a more professional and institutional quality EB-5 investment. We are not developers trying to raise money for our own projects. We are a team of real estate investors and asset managers who source only the highest quality opportunities from some of the best developers in the country and then negotiate terms that benefit our investors, not the project sponsors.**

S OF AMERICA
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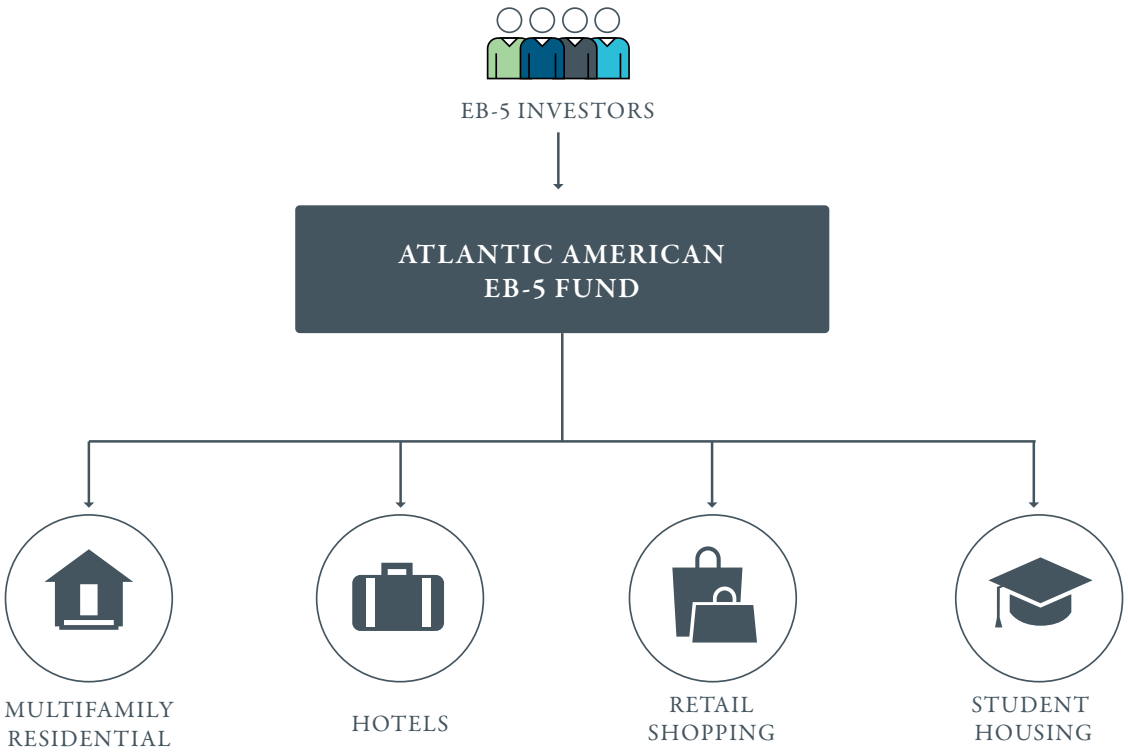
# A Diversified Fund Approach to EB-5 Investing

*Diversification* is the age-old principle of *don't put all your eggs in one basket*. The idea is that if one investment loses money, the other investments in the portfolio will make up for the loss.

The vast majority of EB-5 projects involve investing in a single asset – a hotel, apartment, office building or casino. This model involves a high degree of investment risk because if the project fails, the investor can lose 100% of their investment.

Atlantic American Partners is recognized as a pioneer in the EB-5 industry for developing a unique diversified fund model, where investors own a portfolio of assets – not just one. Each Fund includes multiple projects in different asset classes, built by different developers, in different geographies. Much like a mutual fund, this approach diversifies investment risk and helps to prevent against loss of capital.



# A True Partner Providing Real Benefits

## Keeping an Eye on Your Investment

Once the EB-5 investment is made, we stay actively involved in every step of the process. We monitor construction and spending, and help solve any problems that may arise. We secure 50% of the board of directors' seats and ***maintain control over major decisions*** that could affect the immigration status of our investors, the value of the asset, and when projects get sold.

## Ability to Earn a Real Profit

Most EB-5 offerings are structured to benefit the developer, not the investors who are taking significant financial risk. Our Fund is structured differently – we share our profits with our investors, who can generate a meaningful gain. Our goal is to offset all the costs associated with obtaining your green card (legal, administrative fees, USCIS fees, etc).

## Transparency of Investment

As we do with our institutional investors, we strive to provide a transparent investment process. In addition to being available at any time to answer questions, we provide regular construction/project updates as well as financial and capital account statements on a quarterly basis.

## Interests are Aligned

Our interest is truly aligned with our EB-5 investors as we do not earn a capital gain unless our Funds return capital to investors. Upon liquidation of each Fund, we return capital to investors first, before splitting profits. By doing this, we are incentivized to invest in safe, but profitable investments.

## Investment Structures that Benefit You

We review over 300 investment opportunities each year from some of the top real estate developers in the United States and only select a handful that not only meet the requirements of the EB-5 Program but also are safe investments that generate real profits. We focus on making investments that are based on safe underwriting assumptions, and only partner with established, proven developers/operators who have a solid track record of success. This is critical in ensuring each project's success and is a key factor in protecting our investors' capital.

We negotiate an investment structure that benefits the EB-5 investor, not the developer. This includes structured exits in each of our projects so that capital can be returned after the investors receive their permanent green cards. We also maintain control through board participation, and actively monitor our investments to ensure success.

## Safely Meeting the Job Creation Requirement

Securing your green card is our top priority, which means job creation is very important to us. We generally invest in projects that have targeted job creation of 20% or more than the program requires, therefore creating a cushion and ensuring that we meet the minimum of 10 per investor.

In addition, most if not all our projects meet the job creation requirement from construction alone – so all jobs are created by simply building the property. This removes any operational risk (such as meeting a hotel's revenue projections) from the project's job creation.

Finally, we don't file investor visa applications until the project has secured all of the capital (including the bank financing) required to fully develop the property.

## Timely Return of Capital

Most EB-5 projects do not have a mechanism to return capital to investors in a timely manner. We do things differently. Every EB-5 investment that we make has a structured exit that coincides with the time it takes to obtain a permanent green card. The developer must either return capital and profits, or we can force a sale of the project.

By controlling the sale of each project, we can return capital, and profits, to our investors once their "at risk" period has expired and they are permitted to receive capital back per the regulations of the EB-5 Program.

## Third Party Assurance

Each of our Funds undergoes an annual audit by a third-party Certified Public Accountant (CPA), who reviews all of the financial statements, transactions and transfers of EB-5 capital. This provides our investors assurance that all of the information we communicate throughout the year is accurate and correct.

# Meet Our Team

The Atlantic American team has well over 100 years of combined experience and have structured, completed, managed and exited investments through multiple business and economic cycles.

O. Garwood "Gar" Lippincott
Managing Partner

J. Patrick "Rick" Michaels
Partner and Chairman

Rosie Roden
Director of Global Business Development

JoAnn Covington
Director of Marketing, China

Daniel Ryan
Managing Director
Emerging Markets – Africa

Brad Gordon
Partner and Treasurer

Brittany Johnson
Director of Investor Administration

Robert Moreyra
Managing Partner

Bradley Snyder
Partner

Ming Jung
Partner & CFO

Pardeep Kumar
Managing Director

Olivia Heredia
Investor Relations Coordinator

Helvecio Pereira
Director, R2R Global Brazil

Eric Duffy
Financial Analyst and Asset Manager

Cristen Carlson
Director of Accounting, Audit

Our team has collectively invested $1.75 billion through 21 private equity funds and completed transactions in excess of $40 billion. In addition, we have significant EB-5 experience, having successfully invested over $325 million of EB-5 capital in 32 EB-5 projects since 2009.

# Past Offerings

Since 2009, Atlantic American Partners has succesfully closed 10 investment offerings aimed at helping EB-5 investors achieve their immigration goals.

| Project | Number of Investors | EB-5 Capital Raised | # of Assets/ Projects | Total Job Creation | Jobs per Investor |
|---|---|---|---|---|---|
| **Fund 1: Atlantic American Opportunities Fund, LP** | 23 | $11,500,000 | 4 | 489 | 21.3 |
| **Fund 2: Atlantic American Opportunities Fund II, LP** | 41 | $20,500,000 | 3 | 679 | 16.6 |
| **Fund 3: Atlantic American Opportunities Fund III, LP** | 89 | $44,500,000 | 6 | 1,504 | 16.9 |
| **Fund 4: Harbour Island Apartments, LP** | 38 | $19,000,000 | 1 | 884 | 23.3 |
| **Fund 5: Atlantic American Opportunities Fund IV, LP** | 79 | $39,500,000 | 4 | 1,416 | 17.9 |
| **Fund 6: Franklin Street High-Rise, LP** | 46 | $23,000,000 | 1 | 1,352 | 29.4 |
| **Fund 7: Atlantic American Fortune Fund, LP** | 100 | $50,000,000 | 3 | 1,722 | 17.2 |
| **Fund 8: Autograph Rocky Point, LP** | 18 | $9,000,000 | 1 | 594 | 33.0 |
| **Fund 9: Atlantic American Fortune Fund II, LP** | 75 | $37,500,000 | 4 | 1,230 | 16.4 |
| **Fund 10: Campus Life Fund I, LP** | 100 | $50,000,000 | 4 | 1,828 | 18.3 |
| **Total Past Offerings** | 609 | $304,500,000 | 31 | 11,698 | 19.2 |

# 1 Fund 1: Atlantic American Opportunities Fund, LP

Atlantic American Opportunities Fund I raised **$11,500,000** from **23 EB-5 investors**. During the height of the global economic recession, we successfully invested in four grocery-anchored neighborhood shopping centers – an asset class that typically performs well in good and bad economies, and an example of our focus on making investments in safe, market-driven projects.

Washington Shores

Meres Town Center

Horizon Park

Lauderdale Manor

| Project | Description | Location | Project Cost / Budget | EB-5 Investment Amount | Number of Investors | Actual / Projected Job Creation | Jobs per Investor |
|---|---|---|---|---|---|---|---|
| **Fund 1: Atlantic American Opportunities Fund, LP** | | | | | | | |
| Meres Town Center | Grocery Anchored Shopping Center | Tarpon Springs, FL | $15,219,000 | $3,500,000 | 7 | 194 | 27.7 |
| Lauderdale Manor | Grocery Anchored Shopping Center | Ft. Lauderdale, FL | 5,261,033 | 3,000,000 | 6 | 110 | 18.3 |
| Horizon Park | Grocery Anchored Shopping Center | Orlando, FL | 20,665,000 | 3,500,000 | 7 | 107 | 15.3 |
| Washington Shores | Grocery Anchored Shopping Center | Tampa, FL | 3,000,000 | 1,500,000 | 3 | 78 | 26.0 |
| **AAOF I Totals** | | | **$44,145,033** | **$11,500,000** | **23** | **489** | **21.3** |

# 2 Fund 2: Atlantic American Opportunities Fund II, LP

Atlantic American Opportunities Fund II raised **$20,500,000** from **41 EB-5 investors** and invested in a diversified portfolio of three assets, including an assisted living (elderly care) facility, the redevelopment of Tampa's century-old federal courthouse into the award-winning Le Méridien Hotel, and a grocery-anchored neighborhood shopping center in a thriving Orlando, Florida suburb.

Le Méridien Tampa

Osprey Lodge at Lakeview Crest

Mills Park

| Project | Description | Location | Project Cost / Budget | EB-5 Investment Amount | Number of Investors | Actual / Projected Job Creation | Jobs per Investor |
|---|---|---|---|---|---|---|---|
| **Fund 2: Atlantic American Opportunities Fund II, LP** | | | | | | | |
| Osprey Lodge at Lakeview Crest | Assisted Living Facility | Tavares, FL | 28,055,660 | 4,000,000 | 8 | 199 | 24.9 |
| Le Meridien Tampa (Marriott) | Full Service Hotel | Tampa, FL | 29,135,706 | 12,000,000 | 24 | 353 | 14.7 |
| Mills Park | Grocery Anchored Shopping Center | Winter Park, FL | 22,190,151 | 4,500,000 | 9 | 127 | 14.1 |
| **AAOF II Totals** | | | **$79,381,517** | **$20,500,000** | **41** | **679** | **16.6** |

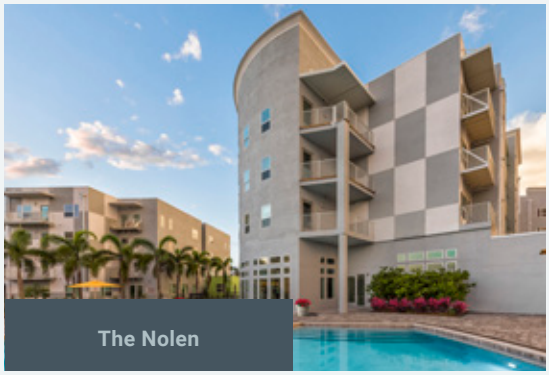
# 3 Fund 3: Atlantic American Opportunities Fund III, LP

Atlantic American Opportunities Fund III raised **$44,500,000** from **89 EB-5 investors**, creating a diversified portfolio of six assets, including two select service hotels, three multifamily residential rental apartment communities and an assisted living/memory care facility.

Aloft Tampa

Marriott Residence Inn Orlando Downtown

Estero Oaks


The Nolen

The Cabana at Jensen Dunes

Channelside

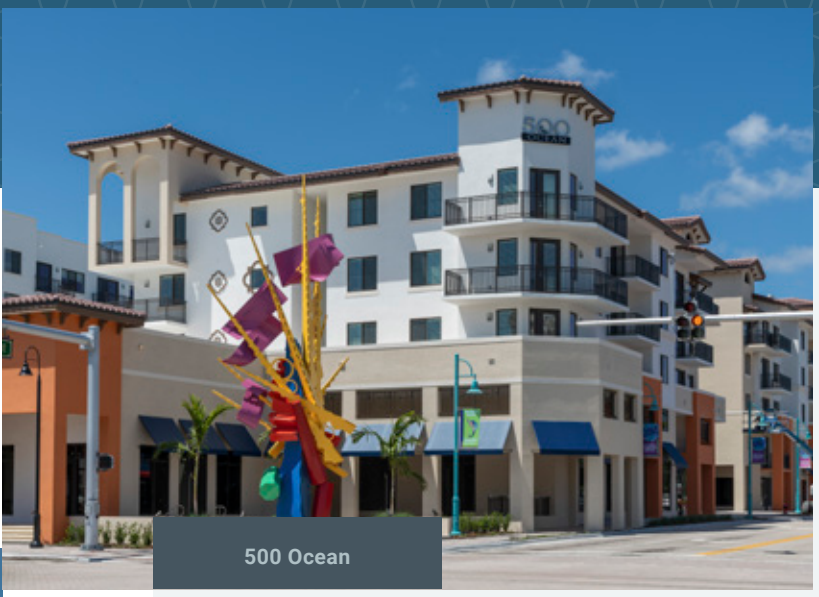
| Project | Description | Location | Project Cost / Budget | EB-5 Investment Amount | Number of Investors | Actual / Projected Job Creation | Jobs per Investor |
|---|---|---|---|---|---|---|---|
| **Fund 3: Atlantic American Opportunities Fund III, LP** | | | | | | | |
| Aloft Tampa (Marriott) | Limited Service Hotel | Tampa, FL | 15,688,865 | 4,500,000 | 9 | 192 | 21.3 |
| Residence Inn Orlando Downtown (Marriott) | Extended Stay Hotel | Orlando, FL | 25,378,333 | 7,000,000 | 14 | 178 | 12.7 |
| Channelside | Multifamily Residential | Fort Myers, FL | 39,511,912 | 7,000,000 | 14 | 183 | 13.0 |
| The Nolen | Mixed Use (Residential / Retail) | Clearwater, FL | 37,926,123 | 10,000,000 | 20 | 533 | 26.7 |
| The Cabana at Jensen Dunes | Assisted Living Facility | Jensen Beach, FL | 27,216,500 | 7,500,000 | 15 | 211 | 14.1 |
| Estero Oaks | Multifamily Residential | Estero, FL | 41,331,781 | 8,500,000 | 17 | 207 | 12.2 |
| **AAOF III Totals** | | | **$187,053,513** | **$44,500,000** | **89** | **1,504** | **16.9** |

# 4 Fund 4: Harbour Island Apartments, LP

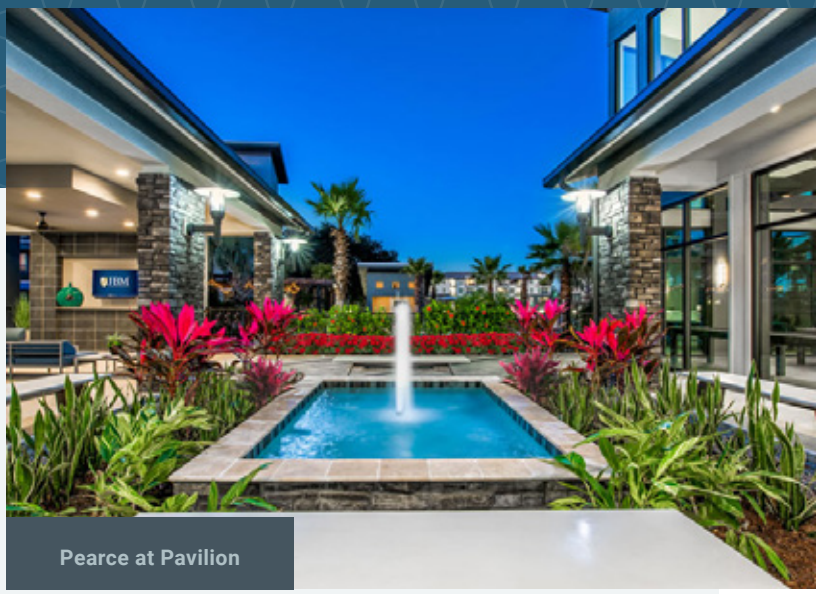
| Project | Description | Location | Project Cost / Budget | EB-5 Investment Amount | Number of Investors | Actual / Projected Job Creation | Jobs per Investor |
|---|---|---|---|---|---|---|---|
| **Fund 4: Harbour Island Apartments, LP** | | | | | | | |
| 500 Harbour Island | Multifamily Residential | Tampa, FL | 63,214,286 | 19,000,000 | 38 | 884 | 23.3 |
| **Harbour Island Apartments Total** | | | **$63,214,286** | **$19,000,000** | **38** | **884** | **23.3** |

# 5 Fund 5: Atlantic American Opportunities Fund IV, LP

Atlantic American Opportunities Fund IV raised **$39,500,000** from **79 EB-5 investors**, creating a diversified portfolio of four assets, including a multifamily residential rental apartment community, a mixed-use multifamily residential rental apartment community, and two hotels on Orlando's famous International Drive.



500 Ocean



Pearce at Pavilion

Marriott TownPlace Suites SeaWorld

Holiday Inn Express SeaWorld

| Project | Description | Location | Project Cost / Budget | EB-5 Investment Amount | Number of Investors | Actual / Projected Job Creation | Jobs per Investor |
|---|---|---|---|---|---|---|---|
| **Fund 5: Atlantic American Opportunities Fund IV, LP** | | | | | | | |
| Pearce at Pavilion | Multifamily Residential | Riverview, FL | 38,000,000 | 10,500,000 | 21 | 326 | 15.5 |
| 500 Ocean | Mixed Use | Boynton Beach, FL | 74,859,000 | 13,000,000 | 26 | 510 | 19.6 |
| TownePlace Suites Orlando SeaWorld | Limited Service Hotel | Orlando, FL | 27,969,400 | 8,000,000 | 16 | 302 | 18.9 |
| Holiday Inn Express Orlando SeaWorld | Limited Service Hotel | Orlando, FL | 25,793,672 | 8,000,000 | 16 | 278 | 17.4 |
| **AAOF IV Totals** | | | **$166,622,072** | **$39,500,000** | **79** | **1,416** | **17.9** |

# 6 Fund 6: Franklin Street High-Rise, LP

| Project | Description | Location | Project Cost / Budget | EB-5 Investment Amount | Number of Investors | Actual / Projected Job Creation | Jobs per Investor |
|---|---|---|---|---|---|---|---|
| **Fund 6: Franklin Street High-Rise, LP** | | | | | | | |
| Nine15 | Multifamily Residential | Tampa, FL | 97,800,000 | 23,000,000 | 46 | 1352 | 29.4 |
| **Franklin Street High-Rise Total** | | | **97,800,000** | **$23,000,000** | **46** | **1,352** | **29.4** |

# 7 Fund 7: Atlantic American Fortune Fund, LP

Atlantic American Fortune Fund I was the firm's first offering under its Fortune Fund brand. The Fund raised **$50,000,000** from **100 EB-5 investors** to create a diversified portfolio of three assets – a luxury multifamily residential rental apartment high-rise, the redevelopment of a historic office building into a Le Méridien hotel, and a multifamily residential rental apartment community – located in three different States.

Alta Delray Station

Le Méridien Houston

Yoo on the Park

| Project | Description | Location | Project Cost / Budget | EB-5 Investment Amount | Number of Investors | Actual / Projected Job Creation | Jobs per Investor |
|---|---|---|---|---|---|---|---|
| **Fund 7: Atlantic American Fortune Fund, LP** | | | | | | | |
| Yoo on the Park | Multifamily Residential | Atlanta, GA | 69,000,000 | 23,000,000 | 46 | 634 | 13.8 |
| Le Meridien Houston (Marriott) | Full Service Hotel | Houston, TX | 78,221,800 | 14,000,000 | 28 | 691 | 24.7 |
| Alta Delray Station | Multifamily Residential | Delray Beach, FL | 59,800,000 | 13,000,000 | 26 | 397 | 15.3 |
| **AAFF I Totals** | | | **$207,021,800** | **$50,000,000** | **100** | **1,722** | **17.2** |

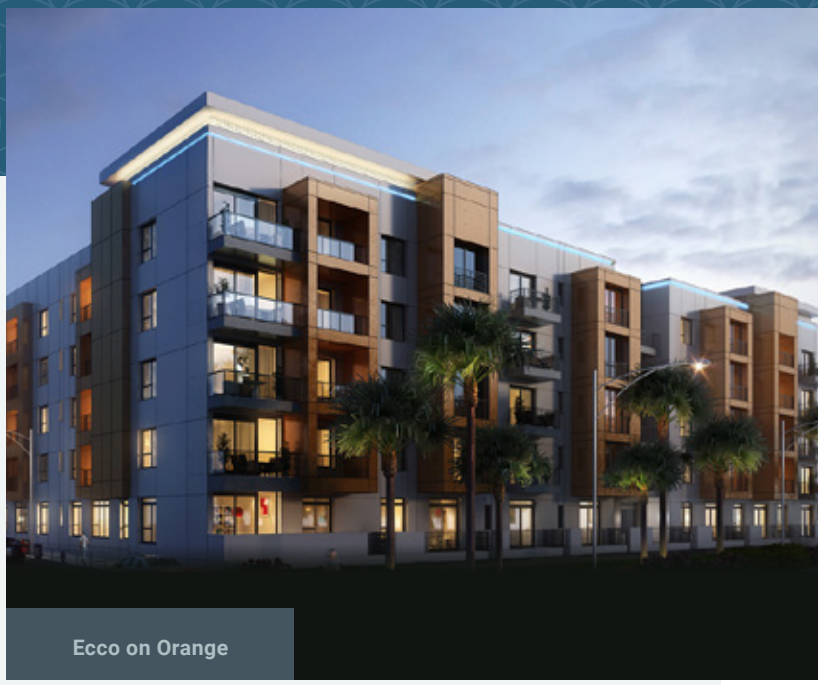
# 8 Fund 8: Autograph Rocky Point, LP

| Project | Description | Location | Project Cost / Budget | EB-5 Investment Amount | Number of Investors | Actual / Projected Job Creation | Jobs per Investor |
|---|---|---|---|---|---|---|---|
| **Fund 8: Autograph Rocky Point, LP** | | | | | | | |
| The Current (Marriott Autograph Collection) | Full Service Hotel | Tampa, FL | 50,085,181 | 9,000,000 | 18 | 594 | 33.0 |
| **Autograph Rocky Point Totals** | | | **50,085,181** | **$9,000,000** | **18** | **594** | **33.0** |

# 9 Fund 9: Atlantic American Fortune Fund II, LP

Atlantic American Fortune Fund II raised **$37,500,000** from **75 EB-5 investors**, creating a diversified portfolio of four assets, including two major chain hotels (Wyndham and Hilton) supporting the Ft. Lauderdale International Airport and two multifamily apartment communities – one in the Tampa Bay area and one in downtown Orlando.

Wyndham Garden
Ft. Lauderdale Airport



Ecco on Orange

TRU by Hilton
Ft. Lauderdale Airport

Meres Crossing

| Project | Description | Location | Project Cost / Budget | EB-5 Investment Amount | Number of Investors | Actual / Projected Job Creation | Jobs per Investor |
|---|---|---|---|---|---|---|---|
| **Fund 9: Atlantic American Fortune Fund II, LP** | | | | | | | |
| Wyndham Garden Ft. Lauderdale Airport | Limited Service Hotel | Dania Beach, FL | 21,772,519 | 5,500,000 | 11 | 244 | 22.2 |
| Meres Crossing | Multifamily Residential | Tarpon Springs, FL | 41,446,700 | 12,500,000 | 25 | 379 | 15.2 |
| Ecco on Orange | Multifamily Residential | Orlando, FL | 61,497,811 | 14,000,000 | 28 | 419 | 15.0 |
| TRU by Hilton Ft. Lauderdale Airport | Limited Service Hotel | Dania Beach, FL | 18,934,012 | 5,500,000 | 11 | 188 | 17.1 |
| **AAFF II Totals** | | | **$143,651,042** | **$37,500,000** | **75** | **1,230** | **16.4** |

# 10 Fund 10: Campus Life Fund I, LP

Atlantic American Fortune Fund II raised **$50,000,000** from **100 EB-5 investors**, creating a diversified portfolio of four assets, including two major chain hotels (Wyndham and Hilton) supporting the Ft. Lauderdale International Airport and two multifamily apartment communities – one in the Tampa Bay area and one in downtown Orlando.

Bellamy Daytona

Entra West End

Rivers Walk

Haven FSU

| Project | Description | Location | Project Cost / Budget | EB-5 Investment Amount | Number of Investors | Actual / Projected Job Creation | Jobs per Investor |
|---|---|---|---|---|---|---|---|
| **Fund 10: Campus Life Fund I, LP** | | | | | | | |
| Bellamy Daytona | Student Housing | Daytona Beach, FL | 25,594,970 | 6,500,000 | 13 | 239 | 18.4 |
| Entra West End | Student Housing | Atlanta, GA | 49,864,090 | 15,500,000 | 31 | 488 | 15.7 |
| Rivers Walk | Student Housing | Boone, NC | 42,780,695 | 9,500,000 | 19 | 434 | 22.8 |
| Haven FSU | Student Housing | Tallahassee, FL | 66,657,500 | 18,500,000 | 37 | 667 | 18.0 |
| **CLF I Totals** | | | **$184,897,255** | **$50,000,000** | **100** | **1,828** | **18.3** |

# Current Offerings

Introducing

# Fund 11: Atlantic American Fortune Fund III, LP

Atlantic American Partners is excited to announce its 11th EB-5 Fund, Atlantic American Fortune Fund III, LP (AAFF III). AAFF III will raise capital from up to 100 EB-5 investors, investing in a diversified portfolio of projects, which will be 100% owned by the EB-5 investors.

Each investor's job creation will come from one specific project, but return of capital and profits will come from the entire portfolio, providing diversification of investment risk. As such, each investor in AAFF III will own an equal share of all the Fund's projects/assets.

AAFF III has identified three investments, totaling $41 million of EB-5 capital, as outlined on the following pages. Please contact us for additional information on AAFF III and its underlying projects.

| Project | Description | Location | Project Cost / Budget | EB-5 Investment Amount | Number of Investors | Actual / Projected Job Creation | Jobs per Investor |
|---|---|---|---|---|---|---|---|
| **Fund 11: Atlantic American Fortune Fund III, LP** | | | | | | | |
| Avery Dania Pointe | Multifamily Residential | Dania Beach, FL | $63,000,000 | $20,000,000 | 40 | 805 | 20.1 |
| Bellyard at the Interlock | Full Service Hotel | Atlanta, GA | $50,673,745 | $8,500,000 | 20 | 590 | 29.5 |
| Alabama & Maple | Student Housing | Ruston, LA | $39,920,000 | $12,500,000 | 25 | 405 | 16.2 |
| **AAFF III Totals** | | | **$ 153,654,495** | **$41,000,000** | **84** | **1,807** | **21.5** |

# Avery Dania Pointe

AAFF III's first project is Avery Dania Pointe, the first phase of multifamily rental apartments within a 102-acre Work, Shop, Live, Play mixed-use community called Dania Pointe, located in Dania Beach (Ft. Lauderdale), Florida. Avery Dania Pointe will offer 264 luxury apartment units and offer amenities such as a central courtyard (with clubhouse, swimming pool, fitness center, and yoga studio), keyless entry, video surveillance and a secure, attached parking garage.

Construction began in late 2018 and is expected to finish in April 2020.

# Bellyard at The Interlock

AAFF III's second project, **Bellyard at The Interlock**, will be a full-service hotel operating under Marriott's *Tribute Portfolio* brand. The Project will feature 161 guestrooms, a signature restaurant and bar, 2,800 square feet of meeting/event space, a fitness center, and an outdoor terrace with skyline views of Atlanta.

The Project is situated just a few miles from Atlanta's Midtown and Downtown central business districts, and just a few blocks from the Georgia Institute of Technology (also known as Georgia Tech), which is a top-ranked public college and one of the leading research universities in the United States.

Bellyard will be one element of *The Interlock*, a new mixed-use development in the heart of Atlanta's dynamic West Midtown neighborhood. Encompassing more than one city block, *The Interlock* will offer technology/incubator office space, stylish storefronts and restaurants, high-end residences and the Bellyard hotel.

Marriott
TRIBUTE
PORTFOLIO
FITNESS CLUB
FITNESS CLUB

14 ROOFTOP

# Alabama & Maple

LOUISIANA TECH UNIVERSITY

AAFF III's third project, **Alabama & Maple**, will be a purpose-built student housing property that will cater to students attending Louisiana Tech University in Ruston, Louisiana. LA Tech has experienced significant growth in the past four years, with enrollment at LA Tech's main campus in Ruston increasing 11%, reaching approximately 8,922 students as of Fall 2018. While student enrollment has increased, the number of on-campus residence hall beds has not and there are no plans for expansion in the near future. Off campus, there are limited options at nearby apartment communities, but nothing new has been built in more than 10 years.

*Purpose-built student housing* is an off-campus apartment community that specifically caters to students, providing a much better experience and level of service than on-campus residence halls and conventional apartment communities. Units typically come include kitchens and come fully furnished, have private bathrooms for each bedroom, and bedrooms have individual leases rather than a master lease for the entire apartment unit, which helps to mitigate student/co-signor liability issues. Purpose-built student housing properties also offer amenities tailored to the needs of college students, such as study rooms, student lounges, roommate matching and resident life programs.

Alabama & Maple, which is located just blocks from LA Tech's main campus, will consist of 168 three- and four-bedroom/bathroom units, with 588 total bedrooms. The community will include a clubhouse with resort-style swimming pool, fitness center, coffee bar, study rooms, computer lab, an outdoor sports court, outdoor grilling stations and walking/nature trails.

# The Next Steps

**If you are interested in participating in this exciting EB-5 offering, the next steps would be:**

1. Investor completes and returns AAFF III Investor Suitability Questionnaire
2. Investor receives and reviews AAFF III Offering Documents (including Subscription Documents)
3. Investor signs and returns Subscription Documents
4. Investor engages immigration counsel and completes Source of Funds documentation
5. Investor wires investment and administrative fee to AAFF III
6. AAFF III provides necessary documentation to immigration counsel completes Source of Funds documentation
7. Immigration counsel files Form I-526

LIVE THE
AMERICAN
DREAM

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