



**EB5**



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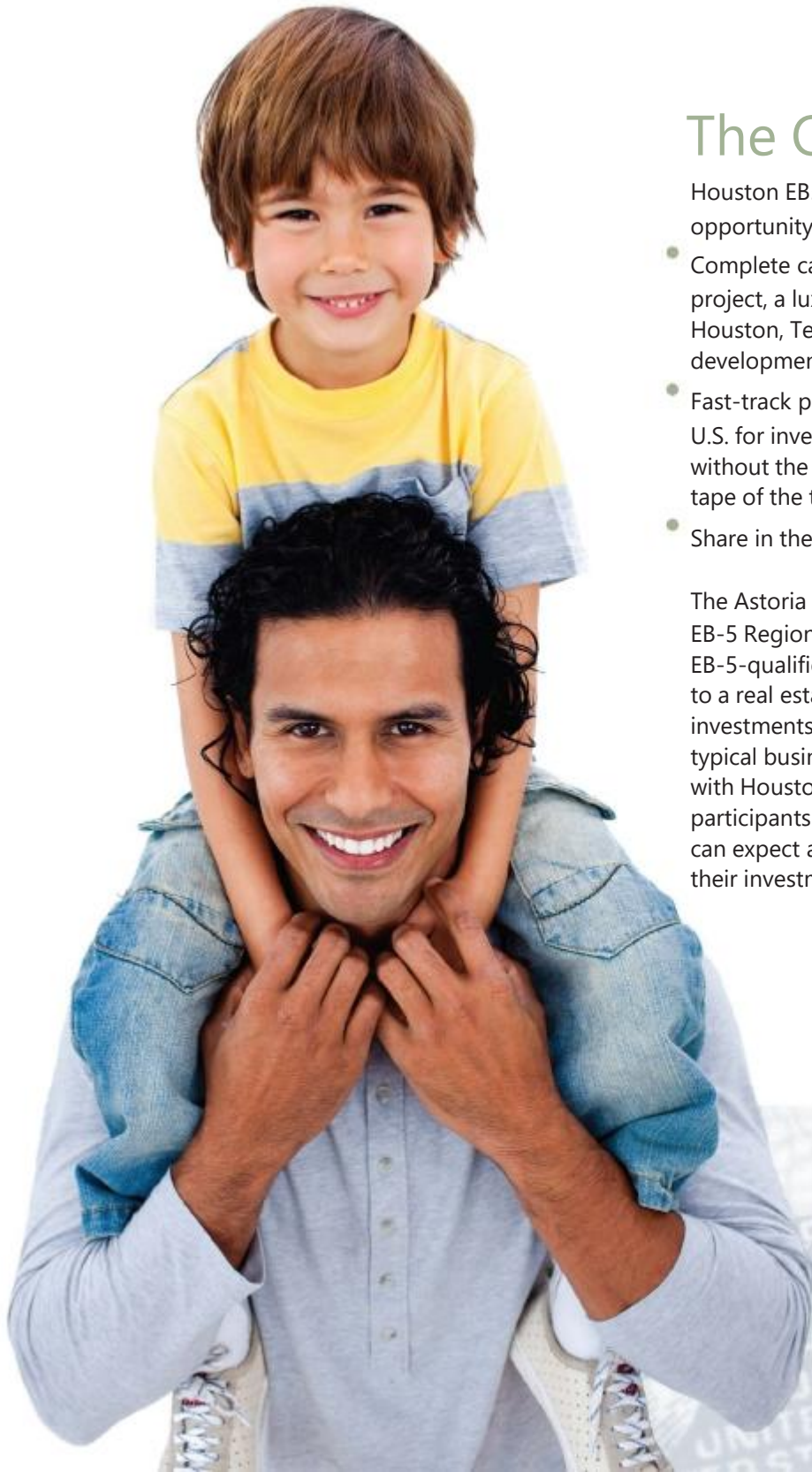
## immigration through investment

Houston EB5 presents an opportunity to receive permanent residency in the United States, in return for making a qualified residential real estate investment in one of Houston's most desirable neighborhoods, near the Houston Galleria shopping complex. This vibrant area continues to expand its offerings—featuring the best the city has to offer in shopping, restaurants and convenient city living.

Become a crucial part in helping to expand the city's skyline by investing in Houston EB5's featured development, a world-class high-rise residential building designed with impeccable style and elegance... **Astoria.**



# Opportunity



## The Opportunity

Houston EB5 is offering foreign investors the opportunity to:

- Complete capitalization of the Astoria project, a luxury high rise condominium in Houston, Texas and an EB-5 qualified development project
- Fast-track permanent, legal residency in the U.S. for investors and their immediate family without the usual roadblocks and/or red tape of the traditional immigration process
- Share in the profits of the Astoria development

The Astoria opportunity is unique, even for an EB-5 Regional Center, in that it is one of the first EB-5-qualified developments dedicated entirely to a real estate venture. Given that real estate investments remain much safer in nature than typical business investments—compounded with Houston's strong economic environment—participants in Houston EB5's Astoria project can expect a more reliable and timely return on their investment.

# lifestyle

## Why Houston?

### **Real Estate Market**

Housing values in the Houston Uptown Galleria area have been trending upward since 1997. Factoring in the decline associated with the recent downturn in our economy the average appreciation is still over 30%.

### **Business**

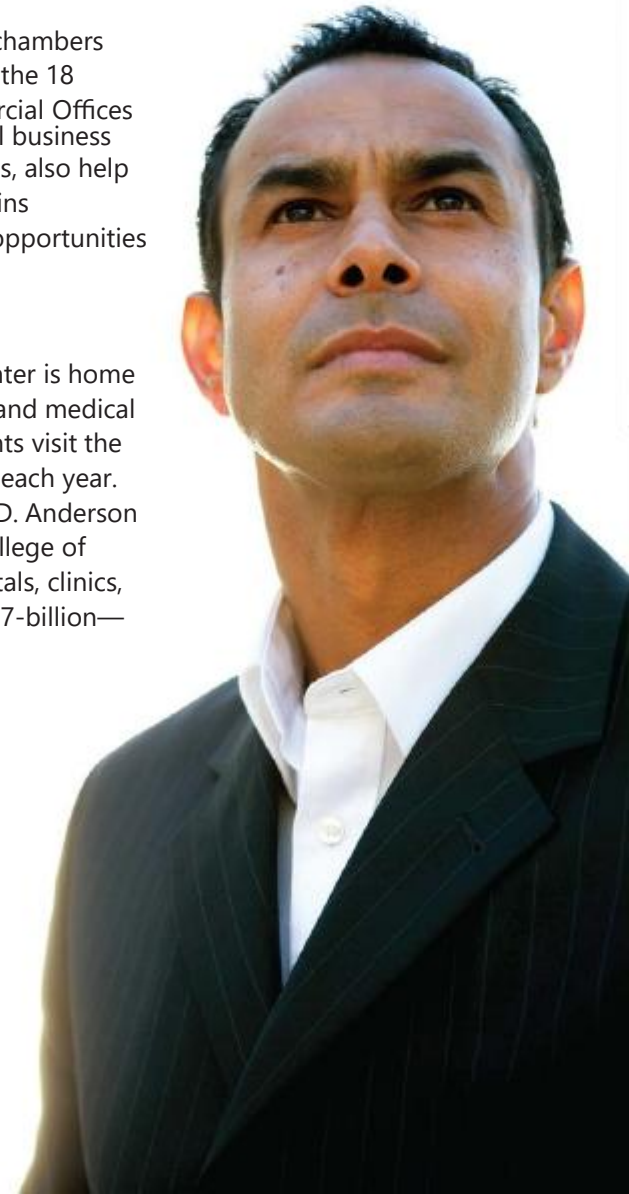
With no state, personal or corporate income tax, Houston is consistently recognized as one of the most affordable cities to do business. All in all, there's a reason 23 Fortune 500 companies base their operations in the nation's fourth-largest city. The region's highly-talented, yet cost-effective labor pool, superior transportation network and proximity to market also contribute to Houston's competitive business climate.

### **International Representation**

The city's more than 90 foreign consulates, 30 foreign chambers of commerce and foreign trade associations, as well as the 18 foreign government trade representatives and Commercial Offices further solidify Houston's reputation as an international business hub. Twenty-two foreign banks, representing 12 nations, also help streamline international business. Houston also maintains relationships with 17 sister-cities, promoting business opportunities across six continents.

### **MedicalCenter**

Just a light rail ride from Downtown, Texas Medical Center is home to the largest concentration of researchers, physicians and medical professionals in the world. More than 4.8-million patients visit the center's 49 medical research and academic institutions each year. Among the Medical Center's esteemed facilities are M.D. Anderson Cancer Center, Texas Children's Hospital and Baylor College of Medicine. The area will continue to grow, as new hospitals, clinics, research centers and office spaces—totally more than \$7-billion—are currently being planned.



### **Education**

Part of Houston's national appeal can be attributed to the educational opportunities that contribute to the city's overall quality of life. Distinguished school districts, along with prominent colleges and universities, draw newcomers with families and those wishing to pursue higher education. In addition to highly-rated public and private elementary schools, four state and four private universities are located in the city of Houston, along with top-ranked medical schools and top-tier law schools.

### **Houston Sports Teams**

In Houston locals don't just work hard, they play hard too. Loyal sports aficionados have professional teams to cheer on year-round including the Houston Rockets basketball, Astros baseball, Aeros hockey, Texans football and the two-time MLS Cup-winning Houston Dynamo. Having four stadiums—all less than 10 years old—the city itself draws world-class sporting events like the Super Bowl, World Series, All-Star Games and the NCAA Final Four—the latter of which will return to Houston in 2016.

### **Museum District**

Thanks to the Houston Museum District, the city continues to emerge as an internationally-known arts destination. The leafy and park-filled district draws more than 6-million people annually for visits to one of the area's 19 cultural institutions. The latest addition, Asia House, opened in April 2012, joining other educational mainstays such as the Museum of Fine Arts, the Houston Museum of Natural Science, the Children's Museum of Houston, The Menil Collection and the Contemporary Arts Museum. In a single day, art aficionados can view one of only two Rembrandt paintings in Texas, one of the most highly-renowned Surrealist collections in the country and the world's finest collection of gems and minerals.

### **Theatre District**

Ranked second to NYC's Broadway district, Houston's 17-block Theatre District is home to nine renowned performing arts organizations in four venues. Houston's professional resident companies include Houston Ballet, Houston Grand Opera, Houston Symphony and the Alley Theatre. From Broadway productions to local dance performances, Houston's award-winning theatre scene is known for providing cutting-edge and diverse works that appeal to a wide-range of art aficionados.



A man in a dark suit and white shirt is walking on a paved path. The path is lined with trees on the left and a railing on the right. The background is bright and slightly blurred, suggesting an outdoor setting. The word "ASTORIA" is written in large, white, serif capital letters on a black rectangular background that spans across the middle of the image.

# ASTORIA

Set in the heart of Houston, the Galleria area remains one of the city's most desirable districts and a natural location for EB5 Houston's Astoria development.

Consisting of 69 luxury condominiums, the 28-floor property is the ultimate in custom high-rise living. Boasting sweeping views of the nation's fourth-largest city, Astoria raises the bar with world-class amenities and classically-modern, Art Deco features. Located minutes from top-notch shopping, dining and outdoor recreation options, the development exudes cosmopolitan appeal.

Customized to each resident's specifications, Astoria offers residents private elevator entrances, maids' quarters, a state-of-the-art fitness center, a private winery room and movie theatre, a pied-a-terre and starlight infinity-edge pool, among many other luxury features.

Within each made-to-measure home, buyers are able to redesign by moving walls, mixing textures and selecting finishes, while also enjoying standard additions like gourmet chef kitchens, origami tubs, hardwood floors and wine coolers. The ten exclusive penthouse residences will also be handsomely appointed with the standard additions, as well as private garages, upgraded kitchen appliance packages and master bath fixtures. Four of the ten will also feature heated, roof-top sky pools.

At Astoria, residents have the opportunity to make their dream home a reality.

Building Specifications  
*(as currently designed):*

Height: 322'  
Floors: 28  
Parking: 151 Spaces  
Residences: 69  
Design: Modern Art Deco

Building Features:  
Modern Art Deco Architecture  
Downtown, City and Galleria Views  
Private Elevator Entries  
Starlight Infinity-Edge Pool  
24-Hour Concierge  
Pied-A-Terre for Guests  
Storage Units Available  
Private Movie Theatre  
Private Wine Room  
State-of-the-Art Fitness Center

Standard Features:  
Soaring 10' Ceilings with 9' of Glass  
Glass Balcony Rails  
Low-Voltage Lighting  
Wired for Automatic Window Coverings  
Miele (or equivalent) Appliances  
Gourmet Chef Kitchens  
Pull-Out Pantries  
Wine Coolers  
Imported Cabinetry  
Porcelain Floors in Kitchen  
Extensive Choices of Natural Stones and  
Porcelains  
Hardwood Floors in Living Area  
Each Master Bath Shower has both Standard  
and Rain Heads  
Origami Tubs  
Frameless Shower Doors in all Master Baths  
TV in Master Bath  
Coffered Ceiling at Foyer  
Exclusive Bath Fixtures

Penthouse Additional Features:  
Ten Exclusive Penthouses with Extra Large  
Terraces  
Four Sky Pools Available  
Soaring 12' Ceilings with 10' of Glass  
Coffered Ceilings  
Upgraded Kitchen Appliance Package  
Custom Designed Kitchen Islands  
Large Wine Coolers  
His/Her Bathroom Areas  
Master Bath Fixtures

# ASTORIA





## about the developer

**Houston EB5** was founded in 2010 for the purpose of helping foreign investors receive permanent residency in the United States, in return for making a qualified real estate investment in the Astoria—an EB-5 Regional Center opportunity located in Houston’s desirable Galleria area.

A businessman with strong ties in the United States, Mexico and Europe, **Roberto Contreras** has made a name for himself as a respected entrepreneur. Contreras has owned several highly-successful companies including a surfacing company that is renowned worldwide—Cosentino North America. Contreras has received national and international recognition for his business accomplishments, including Ernst & Young’s Entrepreneur of the Year Award in 2002, *Time* magazine’s ‘Visions of Tomorrow’ award for Cosentino’s Silestone product in 2004 and, in 2005, Cosentino was recognized by Inc. 500 as one of the 500 fastest-growing private companies in the US.

World-class amenities and paramount discretion define living in a **Randall Davis** high rise. With a reputation for pairing the most desired aspects of a single-family home with features found at the finest resorts, residents are able to enjoy a living experience that reflects Davis’ forward-thinking and innovative approach. Having completed more high-rise buildings than any other developer in Texas, Davis has forged a reputation for sold-out, highly-sought after residences that are unparalleled in design and concept. His developments include Renoir, Gotham, Metropolis, Manhattan, Empire, Rice Lofts, St. Germain, Hotel Icon, Cosmopolitan and Metropolis Las Vegas.

### Our team:

**Emilio Guzmán**, *Chief Investor Relations*

**Acho Azuike**, *Managing Director*



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