

HOUSTON  
 EB5

IMMIGRATION THROUGH INVESTMENT

# Imperial Refinery District Lofts





## HOUSTON EB5 PRESENTS **Imperial Refinery District Lofts**

Imperial Refinery District Lofts will be a premier Class "A" development, pioneered by Houston EB5 and the award-winning Houston-based real estate developer Sueba USA Corporation. The meticulously designed project will encompass **273 units and will include a comprehensive amenity package**. As part of the Imperial Sugar Land master-planned community, residents will have access to all of the city's hospitality and entertainment venues plus convenient access to Downtown Houston.

The City of Sugar Land has been recognized for its excellence in both quality of life and economic development. Ranked as the **safest city in Texas**, and winner of the Community Sustainability Award from the International City/County Management Association for its multi-cultural outreach and education efforts, the City continues to gain higher recognition as one of the Best Places to Live in the Nation.

### **PROPERTY LOCATION**

The Project will be located just west of the corner of Highway 90 and Highway 6 in Sugar Land, Texas. **Set in Imperial Sugar Land, a high-end 716-acre, mixed-used development, the project will offer residents the lifestyle of city living in a suburban community.**

# FEATURES & AMENITIES

## COMMUNITY FEATURES

- Elevator Access
- Resort-Style Pool
- NetCafe
- Conference Center
- Starbucks Coffee Bar
- Parking Garage
- Fitness Center
- Limited Access Gate throughout Community
- Outdoor Cabana and Grilling Areas

## APARTMENT HOME FEATURES

- Stainless Steel Appliance Package
- Granite Countertops
- Luxurious Bathrooms with Custom Framed Mirrors
- Oversized Soaking Tubs (in most units)
- Under-mount Sinks and Travertine Backsplash
- Spacious Walk-In Closets
- 45" Kitchen Cabinetry with Brushed Nickel Accents
- Standard 9ft Ceilings / 12+ft Ceilings (in select units)
- Wood Floors (in select units)
- Modern Lighting / Contemporary Accents
- Washer / Dryer
- Patios / Balconies

IMPERIAL REFINERY DISTRICT LOFTS FLOOR PLANS



**AUnit**  
1Bedroom/1Bath  
560 Sf.



**BUnit**  
1Bedroom/1Bath  
725Sf.



**CUnit**  
1Bedroom/1Bath  
877Sf.



## IMPERIAL MARKET SUGARLAND

Imperial Market is the centerpiece of the **716-acre** Imperial masterplanned community, in affluent Sugar Land, Texas. It is being developed on the site of the Imperial Sugar Company Refinery, founded in 1843. This iconic site is the birthplace of the city of Sugar Land. Remaining original refinery structures will be painstakingly restored and repurposed, while new state-of-the-art structures will be built around them, retaining the architectural character that defines Imperial Market.

A **26.5-acre, 845,000 sf** mixed-use development on the site of the former Imperial Sugar Refinery

- **235,000 sf** of high-end retail
- **54,000 sf** of best-in-class cinema
- **106,000 sf** of Class A office space
- **300,000 sf** of luxury residential
- **125,000 sf** of distinctive Boutique Hotel
- **25,000 sf** of Houston Children's Museum
- Home of the Sugar Land Convention & Visitor's Bureau
- Home of the Sugar Land Heritage Foundation





# SUEBA USA CORPORATION

## INVESTMENT OVERVIEW

With over 30 years of experience and a unique, vertically integrated business model, SUEBA USA has built a reputation as one of the most innovative and consistently successful real estate developers in the Houston area. Since its founding, the company has met with resounding success. The development team collaborates with both land sellers and municipalities to create high quality projects that not only meet the resident's needs, but also complement the surrounding community. Sueba USA is well positioned in the growing Houston market to continue delivering innovative real estate products that distinguish the company from the competition and generate long-term value for its partners.

## INVEST IN QUALITY, SHARE OUR SUCCESS

**At SUEBA USA, we pride ourselves on consistently producing high and stable returns for our investors.** This is accomplished by undertaking strategically positioned developments, allowing us to effectively stabilize project rents. The typical Sueba USA development will be sold in whole to an institutional investor once stabilized, normally 3-5 years after construction. These institutional buyers are typically REITs, Pension Funds, Banks, and Education Funds.

Large financial institutions seek to purchase multifamily developments such as a Sueba USA project for a simple reason; they raise a lot of money every year, and need stable, incoming producing projects to pay interest to their investors. Projects of this type make up significant portions of the investment portfolios of many financial institutions, as they offer a practical approach to generating investor income. Sueba USA has developed more than 32 million square feet of multi-family, single-family and commercial space, valued at over **\$1 Billion**, and continues to maintain constructive long-term relationships with institutions, partners, lenders and **state and local governments** that contribute to their success.



## THE OPPORTUNITY

HoustonEB5 is offering foreign investors the opportunity to:

- **Complete capitalization of the Imperial Refinery District Lofts project, 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 Imperial Refinery District Lofts development**

Given that real estate investments remain much safer in nature than typical business investments—compounded with Sugar Land’s strong economic environment—participants in HoustonEB5’s Imperial Refinery District Lofts project can expect a more reliable and timely return on their investment.

In HoustonEB5’s development, Imperial Refinery District Lofts, its investors will become limited partners and not only share in the potential profits, but have the opportunity to obtain green cards and future citizenship for their immediate

family. Houston EB5 development projects are specifically selected because of their high quality and attention to detail, as well as their ability to generate a significant number of jobs.

Throughout the course of the project, the Houston EB5 team of professionals will work diligently to provide assistance at various stages of the EB-5 Program application process. As a partner, the Houston EB5 Team will:

- **Help answer questions throughout the EB-5 Program process**
- **Work with immigration attorneys to assist you with your petition**
- **Keep detailed project and investment documentation, demonstrating that you have fulfilled all the requirements for the I-829 petition**
- **Provide regular reports regarding the progress of the project, job creation data and the status of your funds**





# ABOUT THE HOUSTON EB5 TEAM

HoustonEB5wasfoundedin2010forthepurposeofhelpingforeigninvestorsreceivepermanentresidencyintheUnited States,inreturnformakingqualifiedrealestateinvestmentsthroughHoustonEB5—anEB-5RegionalCenterlocatedin Houston,Texas.

Withmorethan25yearsofrealestateexperience,theHoustonEB5teamworkstodevelophighqualityresidentialhigh-rise, mid-rise,mixed-useandsuburbanprojects.Throughtheyears,theorganizationhasandcontinuestopartnerwithindustry experts,whilealsodemonstratinglong-termfinancialstrengththatenablesHoustonEB5toconsistentlydeliverworld-class projects.HoustonEB5hascompletedthreesuccessfulraises,totalingover\$55millionfortheirAstoria,Block384andMarlowe projects,andhasa100%successrateon1-526approvals.



## **ROBERTO CONTRERAS**, Principal

Contrerashas owned severalhighly successfulbusinesses and receivednational andinternationalrecognition including Ernstand Young'sentrepreneurof theyearawardin 2002;TimeMagazine's VisionsofTomorrow,and in 2005his company CosentinoUSA wasrecognizedby INC.500 as oneof thetop50 fastestgrowing private companies inthe USA. Contrerasrecently foundedSt. Christopher Holdings,aPrivateEquity firm that hasacquired majority interests in 9 companiesvalued atover\$125M.



## **ACHO AZUIKÉ**, Managing Director

Acho Azuiké is the Managing Directorof HoustonEB5.He isresponsible forgeneralmanagement oftheregional center. Mr. Azuiké overseesthe identificationand evaluationof potential investmentsthat meet EB-5program criteria.He manages HoustonEB5's compliancewithall EB-5Programrequirements, including reportingtothe US Citizenshipand ImmigrationServiceas wellas compliancewithall relevantsecuritieslawsand regulations.Mr. Azuiké has over10 years ofexperience in therealestate industry withexperiences rangingfrom realestatefinance to realestate development. Mr.Azuikéhas alsoworkedat companies suchas HinesandMidway Companiesin Houston, TX where heworked ondevelopmentprojects rangingfrom thedevelopmentofLEED CertifiedClass A office buildings to \$500M mixeduse developmentprojects.



## **EMILIO GUZMÁN**, Chief Investor Relations

Emilio Guzmánis Chief Investor RelationsforHouston EB5.AsChief Investor Relations,Mr.Guzmánis responsible forstrategicclientmanagementcommunication,marketingandinvestmentcomplianceenablethemosteffective business relation between investors andcompany.Mr.Guzmán bringsover18 yearsofcombinedexperience inreal estate investment markets tohis appointedpositionas ChiefInvestorRelations forHoustonEB5 RegionalCenter. Mr. Guzmánpreviously workedwith ColliersInternationalin theHoustonoffice heading theInternationalServices Group, representinginternationalclientsandprivate equity fundsin commercial realestate. As partofhiscontinued studies, heobtainedan Executive Certification fromHarvard BusinessSchool in RealEstateCapitals,Partnerships and Portfolios.



## **CHARLES FOSTER**, Legal Counsel

Foster Global is the nation's secondlargest immigrationlaw firm. With clienteleincluding InternationalSuperstar Yao Ming, Foster Global is wellrecognizedforproviding topqualitylegal services toits clients. HoustonEB5 has selected co-chairman Charles Foster torepresent foreign investorsparticipatingin theMarloweRegionalCenter Program. Charles is expresidentof theAmericanImmigrationLawyersAssociationand currentlysits onitsboard. He is also the Chairman of the TexasAsian Society.



## **AM BASSADOR EDUARDO AGUIRRE**, Legal CounselandHead Consultant

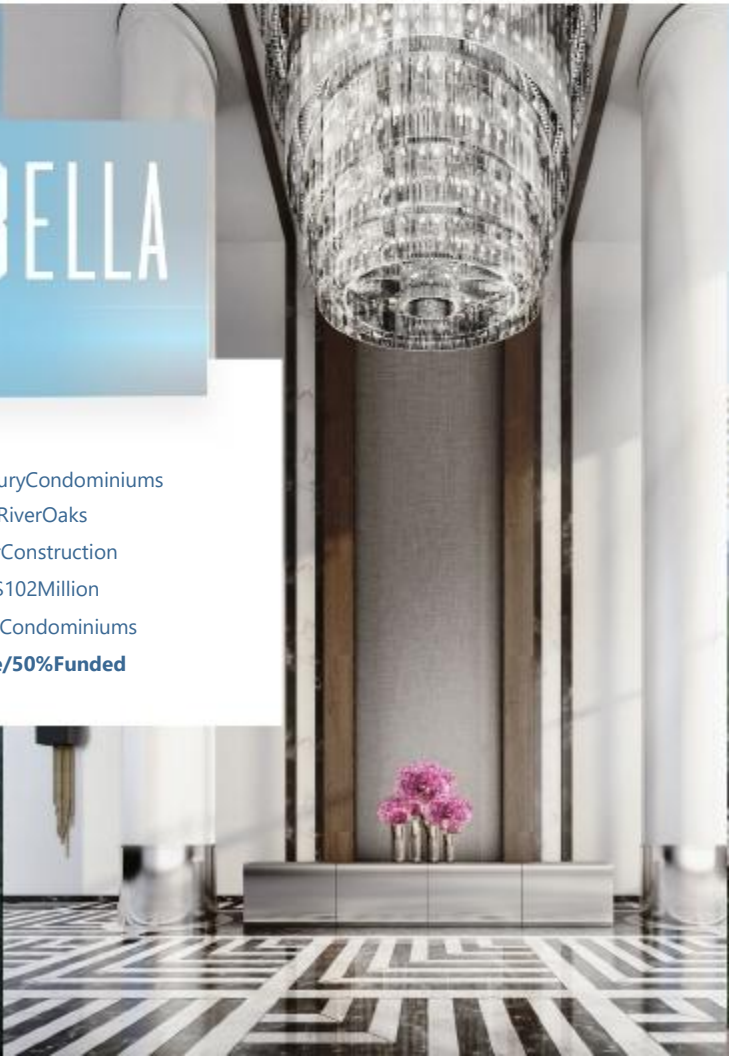
Aguirre is the CEO of Atlantic PartnersCoLLC,aninternationalconsulting group.AmbassadorAguirreheld three senior level executive positions for7½years duringthePresident GeorgeW.BushAdministration. In additionto serving as U.S. Ambassador toSpain (2005-2009),he servedfor2½ years,as thefirstDirector ofU.S. Citizenship and Immigration Services(USCIS).Ambassador Aguirrehas beenagreatresource ofinformationas wellas representation between HoustonEB5,its clientsand theUSCIS.



**ProductType/LuxuryCondominiums**  
**Location/DowntownHouston**  
**Status/ConstructionScheduled1Q2016**  
**TotalCost/\$46Million**  
**Size/20Floors+95Condominiums**  
**32Investors/FullyFunded**



**ProductType/LuxuryCondominiums**  
**Location/RiverOaks**  
**Status/UnderConstruction**  
**TotalCost/\$102Million**  
**Size/33Floors+99Condominiums**  
**Upto\$35MRaise/50%Funded**





Our team:

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Chief Investor Relations

**AchoAzuike**  
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**RobertoContreras, IV**  
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