



# HOUSTON'S

384  
BLOCK

DOWNTOWN

HOUSTON  
EB5

IMMIGRATION THROUGH INVESTMENT

# 384 BLOCK

DOWNTOWN



## PROJECT SUMMARY

# HOUSING

The project will consist of approximately 240 units in an 8-story building. The plan comprises 3 floors of parking with 5 floors of residential units above. The project site is an entire Downtown Houston city block, Block 384, consisting of 62,500 square feet, or 1.4348 acres. The project is being developed in partnership with Allied Realty, a Houston based multifamily developer founded in 1985.

Downtown Houston has implemented a tax incentive program to encourage residential development of the Downtown area of Houston. The project is eligible for the program and has been approved by the Downtown Living Initiative board. The program will provide reimbursement of 75% of the increase in property tax revenue associated with the development up to \$15,000 a unit.

## PROPERTY LOCATION

The site is located in Downtown Houston near the northwest intersection of I-45 & Hwy 59. The site is within close proximity to the Toyota Center, BBVA Compass Stadium, Minute Maid Park, Theater District and all of the downtown entertainment and hospitality venues.

With over 800 million dollars in commercial development to be completed by 2017, the current residential unit capacity in downtown will fall short of satisfying the ever-growing demand. For this reason the City of Houston is welcoming needed residential projects like Block 384.

# ELEVATION

# 38



Notwithstanding any other information (including, without limitation, any marketing, sales, advertising, brochures, or similar information), all prices, building design, architectural renderings, plans, amenities, features and specifications of any and all improvements to any part of the building or property are subject to change or cancellation without notice.



# THE OPPORTUNITY

Houston EB5 is offering foreign investors the opportunity to:

- Complete capitalization of the Block 384 project, a residential 8-story apartment complex in downtown 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 Block 384 development

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 Block 384 project can expect a more reliable and timely return on their investment.

In Houston EB5’s development, Block 384, 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. Each of the Houston EB5 development projects are specifically selected because of their high quality and attention to detail, as well as an 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

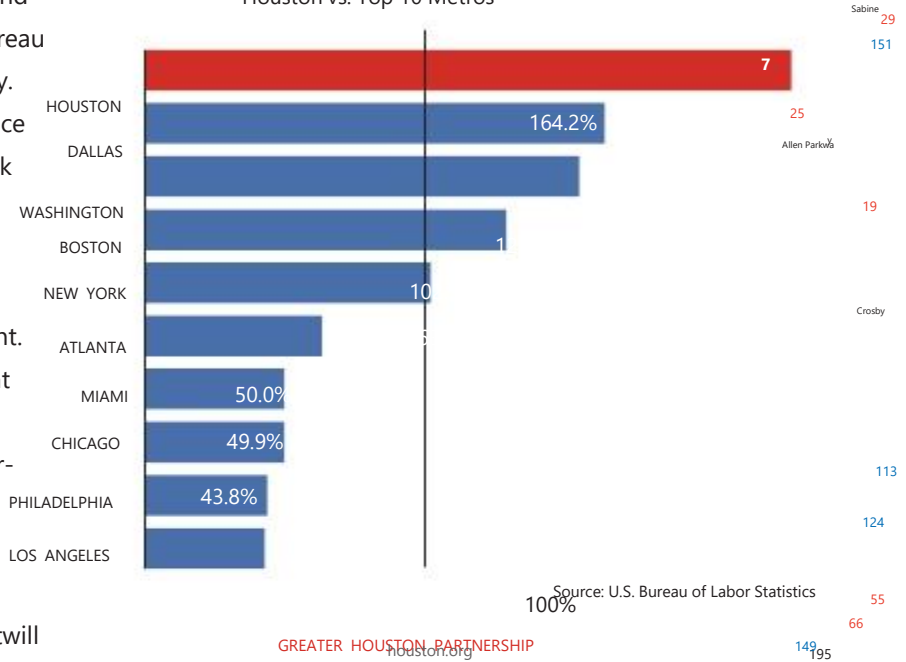
# DOWNTOWN HOUSTON RENTAL MARKET

Lead by the energy, medical, and manufacturing sectors Houston has created the highest number of jobs out of any U.S. city since the 2008 recession. As a result in 2013 Houston also led all U.S. cities in Real GDP growth and largest numeric population growth according to the Bureau of Economic Analysis and U.S. Census Bureau, respectively. It is this boom in industry and population that caused Price Waterhouse Coopers and the Urban Land Institute to rank Houston the best U.S. city for real estate investment in 2014 in their annual Emerging Trends report.

Downtown lies at the heart of this growth and investment. With over 800 million dollars in commercial development to be completed by 2017, the current residential unit capacity in downtown will fall short of satisfying the ever-growing demand. For this reason the City of Houston is welcoming residential projects like Block 384 with a

\$15,000 tax credit per unit built. Ultimately Block 384 won't just be a good project located in a great market, it will be a necessary project located in a great market.

Percent of jobs recovered through March '13  
Houston vs. Top 10 Metros



For more information, please visit [www.HoustonDowntownAlliance.org](http://www.HoustonDowntownAlliance.org)

## COMPARABLE EFFECTIVE RENTS OCCUPANCY OF SURROUNDING AREA

**\$1,400**  
550 sq. ft.

**\$2,600**  
at 1,350 sq. ft.

96%	99%	99%
2222 Smith Street	City Place Midtown	One Park Place
96%	93%	96%
Camden Midtown	Houston House	Post Midtown Square
98%	95%	98%
Camden Travis	Metro Midtown	Post Rice Lofts

Sabine 29  
151  
Allen Park 25  
19  
Crosby  
113  
124  
55  
66  
149  
195  
108  
Points  
1. All  
2. All  
3. A  
5. Ar  
6. Ba  
7. BB  
8. Bo  
9. Bo  
10. C  
11. Ce  
12. C  
13. Ch  
14. C  
15. Cit  
16. Cit  
17. Co  
18. Co  
19. Di  
20. 2b  
22. Do  
23. Do  
24. Du  
25. Ele  
26. E  
27. Fe  
28. Fir  
29. Fo  
30. Ge  
31. Gr  
32. Gr  
33. Ha  
34. Ho



# HOUSTON, TEXAS

Texas is the second most populous state in the United States. Its economy

is the second biggest in the United States and the 13th biggest in the world. Houston is the largest city in Texas and the 4th largest city in the United States.

Houston is the home of NASA (National Aeronautics and Space Administration). All mission control and training takes place in NASA's Houston Headquarters.

Home to more than 5,000 energy related firms. Houston is considered by many as the Energy Capital of the world.

24 U.S. Fortune 500 companies are headquartered in Houston; only New York City is home to more Fortune 500 headquarters in the U.S. Houston ranks #7 in the world with most number of Global Fortune 500 headquarters. (Source : Fortune Magazine and CNN (2013) )

The Port of Houston ranks first in the United States in international waterborne tonnage handled and second in total cargo tonnage handled. It is the tenth largest port in the world. In 2013 the U.S. Department of Commerce, International Trade Administration recorded Houston as being the top export city in the US.

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. It performs more heart surgeries than any city in the world and US News and World Report consistently ranks its MD Anderson Cancer Center #1 in the world in cancer research and treatment. Other esteemed facilities include Texas Children's Hospital and Baylor College of Medicine. The area will continue to grow, as new hospitals, clinics, research centers and office spaces—totaling more than \$7-billion—are currently being planned.

Houston is home to several universities. Rice University is perennially #17 overall university with Baylor College of Medicine ranking top 15 in medicine and the University of Houston ranking top 3 in entrepreneurship and hotel management.

With 22 acres of park space per 1,000 residents (National average 12.4 acres) Houston residents have many opportunities to lead a healthy and active outdoor lifestyle. Memorial park and George Bush Cullen Park both host State protected Nature reserves with walking and biking trails. The City is currently undertaking a 58 million dollar renovation of the Buffalo Bayou Park river system that runs through the city.

Recently named by the New York Times and The Kinder Institute of Urban Research of Rice University as the most culturally diverse city in America, Houston represents the American way of welcoming immigrants of diverse backgrounds and cultures. Not only is Houston America's gateway to Latin America, its Chinatown is geographically the largest in America. Houston is also unique in that it hosts a Vietnam town and Little India.



# ALLIED REALTY

Allied Realty is a leading fully-integrated, multi-family real estate investment and development firm headquartered in Houston, Texas, with an additional office in Denver, Colorado. Founded in 1985, Allied Realty has a proven track-record of identifying, evaluating and executing successful multi-family development and acquisition investments on behalf of its investor partners. These partners have all received positive returns and include leading institutional investors, family trusts and private individuals.

Allied Realty pursues a range of multi-family real estate investments that offer investors the opportunity for maximizing risk-adjusted returns, with a strong focus on capital preservation. This is accomplished by developing projects for a target population to quickly achieve rent stabilization. Upon stabilization, normally 3-5 years after construction, the typical Allied project will be sold in whole to an institutional investor. Allied has targeted institutional investors who value projects with stable income generation and stable value added potential. These institutional buyers are typically pension funds, Education funds, Banks, and REITs. Previous buyers include CBRE, General Electric, and TAA Associates.

Why do these big financial institutions need to purchase such kind of Allied Realty projects? The reason is quite simple: they raise a lot of money each year, and they need stable projects which can generate solid cash flow to pay interest to their investors. Projects of this type make up a significant component of the investment portfolios of many financial institutions, as it is impossible to get monthly returns from solely developing new projects. As a leading developer in this specific market, Allied Realty has several decades of practical experience and has established a mature operation model and reputation that is trusted by banks and financial institutions. In total Allied Realty and its investment partners have successfully and profitably acquired or developed more than 13,000 multi-family units with a total aggregate value of approximately \$1.1 billion.





# ABOUT THE HOUSTON EB5 TEAM

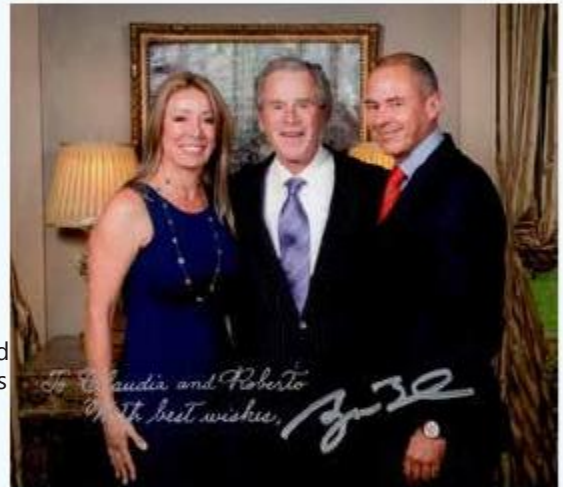
Houston EB5 was founded in 2010 for the purpose of helping foreign investors receive permanent residency in the United States, in return for making a qualified real estate investment in Block 384—an EB-5 Regional Center opportunity located in Downtown Houston.

With more than 25 years of real estate experience, the Houston EB5 team works to develop high quality residential high-rise, mid-rise, mixed use and suburban projects. Through the years, the organization has and continues to partner with industry experts, while also demonstrating long-term financial strength that enables Houston EB5 to consistently deliver world-class projects. Houston EB5 has recently completed a successful raise of \$29M for its Astoria Project, a luxury high rise condominium project in Houston, TX. The project is currently under construction and slated for completion late 2015. We currently have a 100% success rate on 1526 approvals for that project.



**ROBERTO CONTRERAS, Principal**

Contreras has owned several highly successful businesses and received national and international recognition including Ernst and Young's entrepreneur of the year award in 2002; Time Magazines Visions of Tomorrow, and in 2005 his company Cosentino USA was recognized by INC. 500 as one of the top 50 fastest growing private companies in the USA. Contreras recently founded St. Christopher Holdings, a Private Equity firm that has invested over for large or majority stakes in 9 companies valued at over 125M.



**RANDALL DAVIS, Principal**

Davis is a Pioneer of Houston's mid and high-rise condo living. At 42 completed project's estimated at a value of over 1.2 billion Davis has completed more hi-rise buildings than any developer in Texas. He has forged a reputation for sold-out, highly sought after residences that are unparalleled in design and concept. His developments in Houston and other areas include Renoir, Gotham, Metropolis, Cosmopolitan, Hotel Icon, St. Germain and Metropolis Las Vegas.





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