



MARLOWE

HOUSTON  
EB5

IMMIGRATION THROUGH INV



# HOUSTON EB5 PRESENTS: MARLOWE

A 20-story, 95 residence contemporary tower with one, two, and three bedroom floorplans, located in the heart of downtown Houston. Ideally situated, Marlowe provides the very best living experience downtown Houston has to offer: professional sports venues, parks, shopping centers, and restaurants all within less than 200 meters. With sophisticated finishes and a host of outstanding services and amenities, Marlowe is the pinnacle of a live, work, and play lifestyle.

PWC's annual Emerging Trends Survey rated Houston the best Real Estate Market to invest in for the year 2015, well ahead of perennial leaders New York, LA, and San Francisco. Marlowe presents a unique opportunity with 2 billion USD in new commercial development to be completed in downtown Houston by 2017, the current residential unit capacity falls short of satisfying the ever-growing demand.

The City of Houston has recognized the need for more residential units and has approved Marlowe for the downtown living incentive program, which reimburses developers up to \$15,000 per unit developed in downtown.

## PROPERTY LOCATION

The site is located in Downtown Houston near the 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.





## BUILDING SPECIFICATIONS

(as currently designed)  
Floors: 20  
Parking: 164  
Residences: 87  
Penthouses: 8

## BUILDING FEATURES

24-hour Concierge  
Valet Parking  
Private Garages Available  
Storage Units Available  
Downtown, City and Discovery Green Views  
Modern Architecture  
Pied-A-Terre for Guests  
Starlight Pool and Hot Tub  
State-of-the-Art Fitness Center  
Steam Room  
Massage Room  
Sauna  
Fire Pit

## STANDARD FEATURES

Soaring 10' Ceilings with 10' of Glass  
Low-Voltage Lighting  
Bosch (or equivalent) Appliances  
Gas Range/Cooktop  
Imported Cabinetry  
Extensive Choices of Natural Stones and Porcelains  
Hardwood Floors in Living Area  
Each Master Bath Shower has both Standard  
and Rain Heads  
Frameless Shower Doors in all Master Baths

## PENTHOUSE ADDITIONAL FEATURES

7 Exclusive Penthouses with Larger Terraces  
Enclosed Private Garage Included (2 spaces)  
Soaring 12' Ceilings with 12' of Glass  
Solar Shades Included  
Bertazzoni Kitchen Appliance Package  
Wine Cooler  
Premium Master Bath Fixtures  
Tile Wrapped Around Mirror in Master Bath  
TV in Master Bath  
Air Jet Tub in Master Bath  
Wood Floors Throughout  
Crown Molding in Living Areas



# TYPICAL FLOOR PLATE

LEVELS 10-13



**NEWMAN**  
1,393SF  
+50SF TERRACE

**CONNERY**  
727SF  
+52 SF TERRACE

**GABLE**  
1,178SF  
+59 SF TERRACE

**BRANDO**  
975SF  
+50 SF TERRACE



**PACINO**  
1,100SF  
+50SF TERRACE

**SINATRA**  
989SF  
+50 SF TERRACE

**SINATRA**  
1,001SF  
+50 SF TERRACE

**SINATRA**  
989SF  
+50 SF TERRACE

**REDFORD**  
1,235SF  
+50 SF TERRACE



CAROLINE STREET

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 or any and all improvements to any part of the condominium or property are subject to change or cancellation without notice.

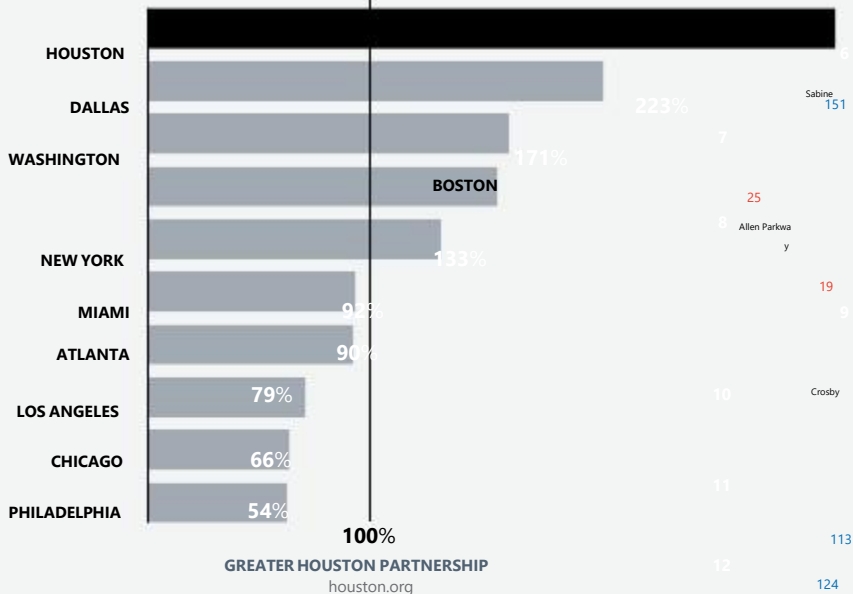
# DOWNTOWN HOUSTON

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 Cooper and the Urban Land Institute to rank Houston the **best U.S. city for real estate investment** in 2015 in their annual Emerging Trends report.

Downtown lies at the heart of this growth and investment. With over **2.6 billion dollars** in Office, Hotel and Retail 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 Marlowe with a **\$15,000 tax credit per unit** built. Ultimately, Marlowe won't just be a good project located in a great market, it will be an necessary project located in a great market.

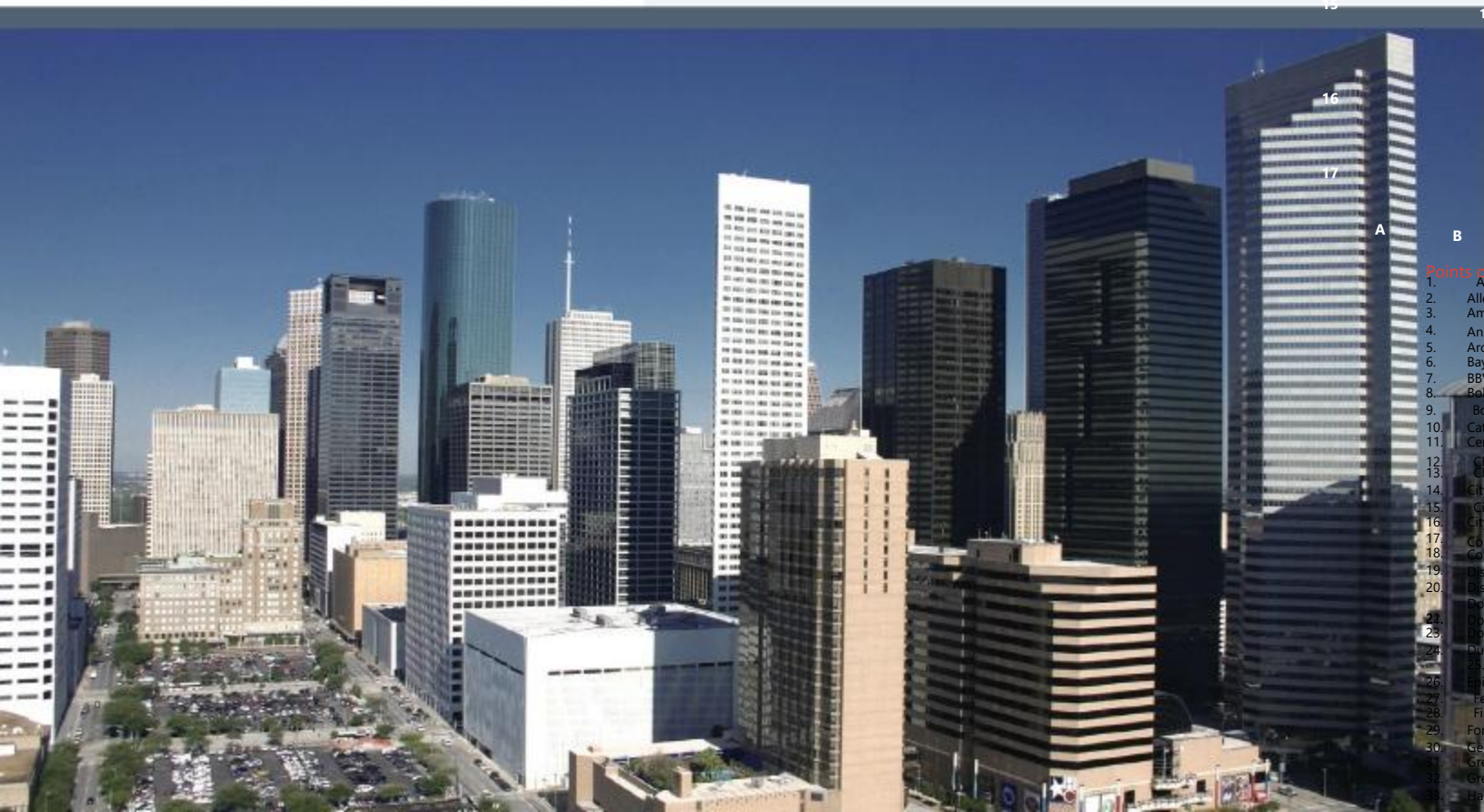
## Percent of jobs recovered through APRIL '14

HOUSTON VS. TOP 10 METROS



Source: U.S. Bureau of Labor Statistics

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



# 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 United States. Houston ranks as the 7th city in the world with the largest 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 and the International Trade Administration recorded Houston as being the top export city in the US.

Just a light rail ride from Downtown, the 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. Houston hosts more heart surgeries than any city in the world. US News and World Report consistently ranks 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. This 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 ranked #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 of Houston 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.



# THE OPPORTUNITY

Houston EB5 is offering foreign investors the opportunity to:

- **Complete capitalization of the Marlowe project, a 20-story, 95 residence contemporary tower 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 Marlowe 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 Marlowe project can expect a more reliable and timely return on their investment.

In Houston EB5's development, Marlowe, 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 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

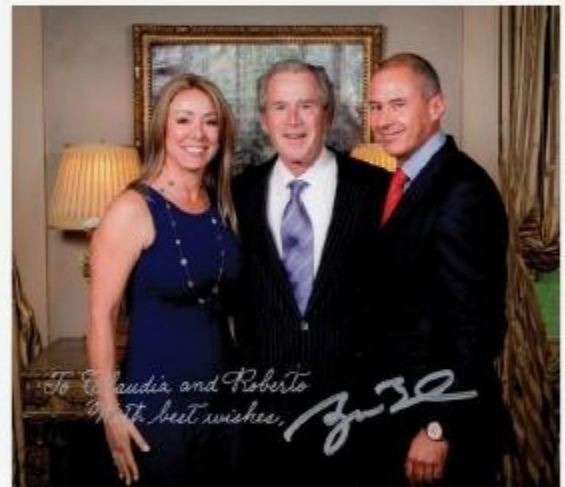
HoustonEB5was founded in2010 for thepurpose of helpingforeign investorsreceive permanent residency intheUnitedStates, inreturn for makingqualified realestate investments throughHouston EB5—anEB-5Regional Centerlocated in Houston, Texas.

Withmore than25 yearsof real estateexperience, theHoustonEB5 team worksto develop highqualityresidential high-rise, mid-rise,mixed useand suburbanprojects.Through theyears, theorganizationhasandcontinuesto partner withindustryexperts, while alsodemonstrating long-termfinancialstrength that enablesHoustonEB5 to consistentlydeliver world-classprojects. HoustonEB5hasrecentlyacquired full fundingfor Block 384and completeda successful raise of \$29MforitsAstoriaProject, a luxuryhigh risecondominium project inHouston, TX. The project is currentlyunder constructionand slated for completionlate2015. Houston EB5currently has a 100% successrate on I526approvals.



## **R O B E R T O C O N T R E R A S**, Principal

Contrerashasownedseveralhighly successful businessesandreceivednational and internationalrecognitionincluding Ernstand Young'sentrepreneurofthe year awardin 2002; TimeMagazine'sVisions ofTomorrow, andin2005his companyCosentinoUSA was recognizedbyINC. 500asone ofthe top50 fastestgrowingprivatecompaniesin theUSA. ContrerasrecentlyfoundedSt. Christopher Holdings,aPrivate Equityfirm that has acquiredmajorityinterests in9 companies valuedat over\$125M.

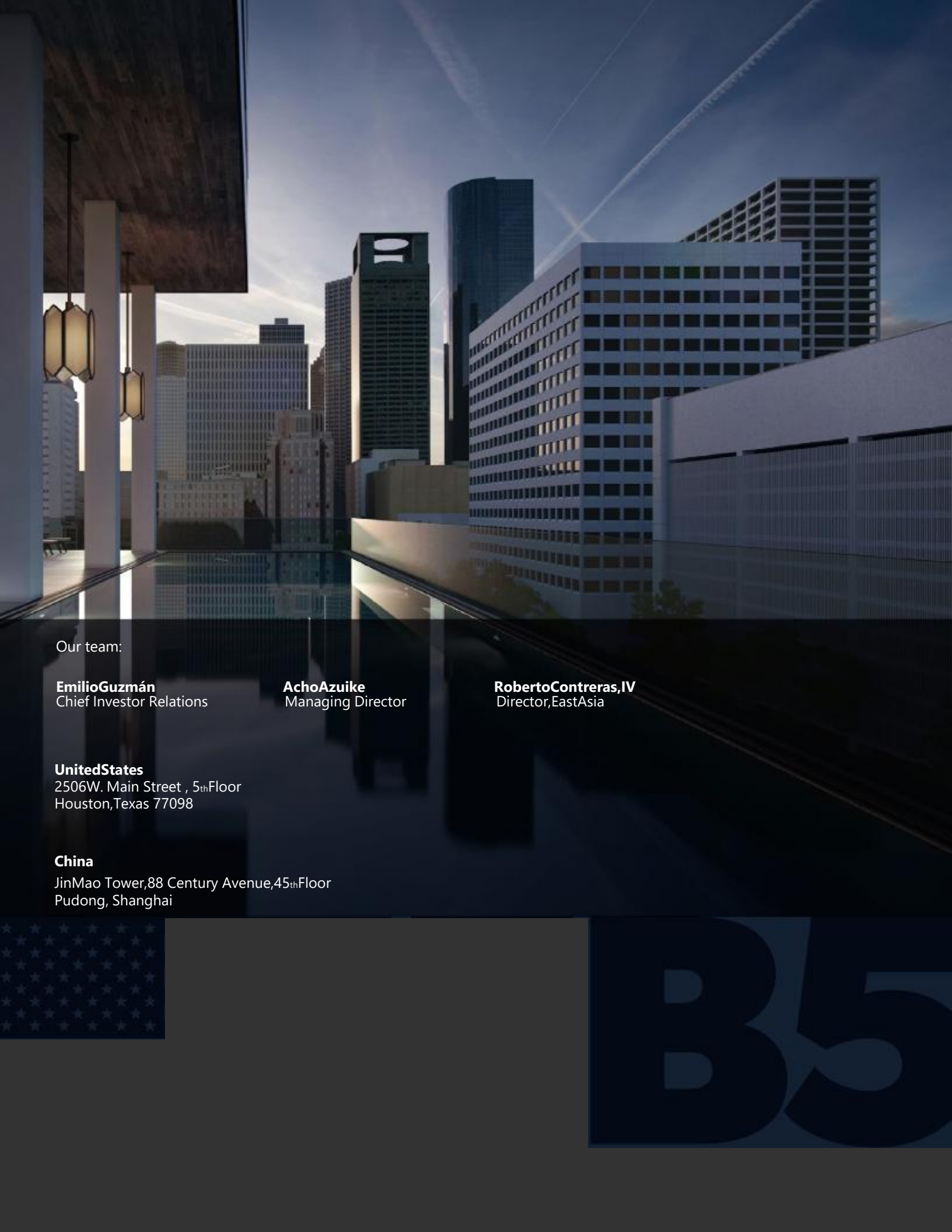


## **R A N D A L L D A V I S**, Principal

DavisisaPioneerofHouston'smid and high-risecondo living.At42completed projects estimated atavalueofover \$1.2billion, Davis hascompleted morehi-risebuildings thanany developerinTexas.He hasforged a reputation forsold-out,highlysought afterresidences thatareunparalleled indesign and concept. HisdevelopmentsinHouston and other areas includeRenoir, Gotham,Metropolis, Cosmopolitan,Hotellcon, St. Germain and MetropolisLasVegas.







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**B5**