



THOMPSON

SAN ANTONIO

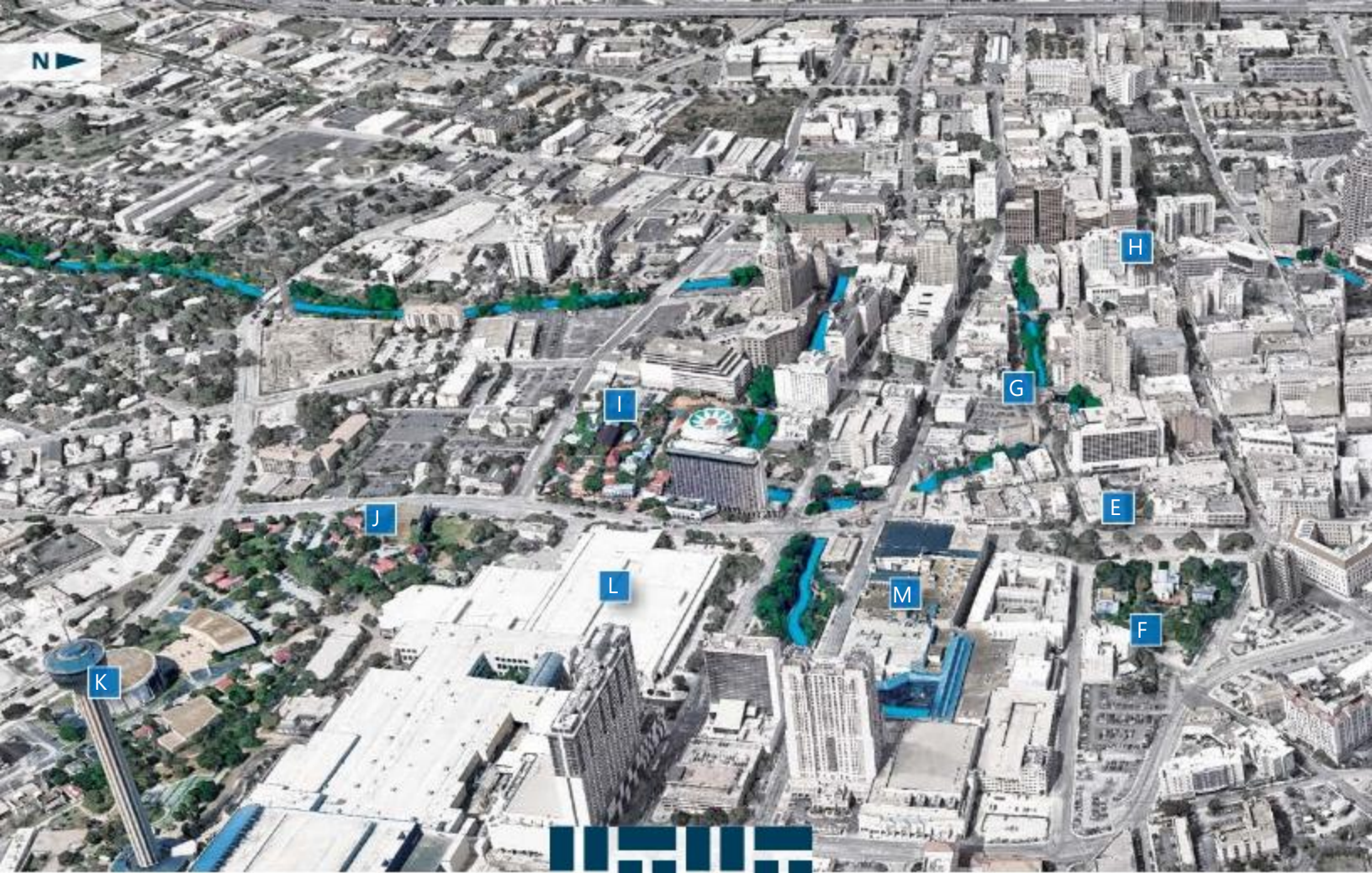
LUXURY HOTEL & CONDOMINIUMS



Migrationist

IMMIGRATION THROUGH INVESTMENT

THOMPSON HOTEL | HOUSTON | TEXAS



THOMPSON

SAN ANTONIO

A sophisticated, contemporary and luxurious hotel with condominiums located on the San Antonio River Walk, Thompson San Antonio offers a unique investment opportunity through the EB-5 program for those who seek to receive their permanent residency (Green Card) in the United States.

The EB-5 program, administered by the United States Citizenship and Immigration Services (USCIS), provides foreign nationals with the opportunity to receive permanent residency in the United States in return for making a qualified investment in a job-creating U.S. enterprise. USCIS has certified Houston EB5 as a Regional Center. While most Regional Centers only place money in projects, Houston EB5 is intrinsically involved in the development of Thompson San Antonio.

The City of San Antonio is the Tourism Capital of Texas. It attracts over 20 million tourists per year. In 2016, San Antonio ranked as the #2 Best Travel Destination in the World by Budget Travel.



BUILDING SPECIFICATIONS

20 FLOORS | 162 HOTEL ROOMS | 66 CONDOMINIUMS | 5 PENTHOUSES

HOTEL AMENITIES FOR THE ARTS' RESIDENTS

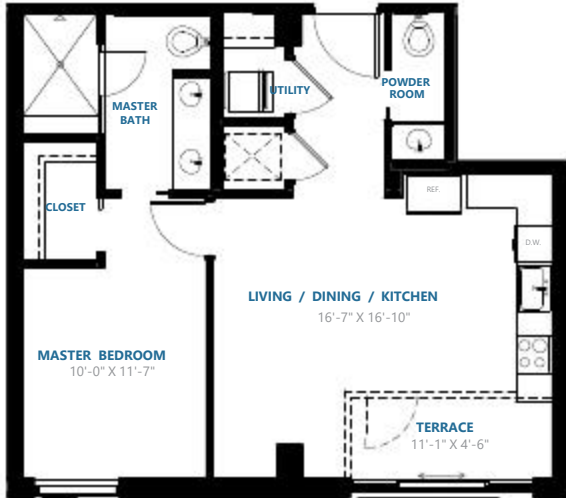
- 24-Hour Concierge
- Valet Parking
- Ample Guest Parking
- Views of Downtown, River Walk and Hill Country
- Contemporary Design
- Stylish Lobby
- World-Class Restaurant
- Boardroom for Private Meetings
- Meeting and Event Planning Support
- Pool Deck with Cabanas & Pool Bar
- Lavish Spa
- State-of-the-Art Fitness Center
- 24-Hour Room Service
- 5,006 sq.ft. Prefunction and Ballroom
- Special Hotel Room and Food & Beverage Rates

CONDOMINIUM FEATURES

- Soaring 10' Ceilings with 10' of Glass
- Thermador Kitchen Appliances (or equivalent)
- Italian Kitchen and Bathroom Cabinetry by PEDINI
- Integrated Low-Voltage Lighting in Kitchen Cabinets
- Selection of Natural Stones and Quartz
- Wood Floors
- Tile Floor in Bathrooms
- Master Bath with Standard and Rain Shower Heads
- Frameless Shower Doors in Master Bath
- Optional Wine Cooler in Kitchens
- Optional EV Charge Stations
- Optional Four Season Rooms

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.

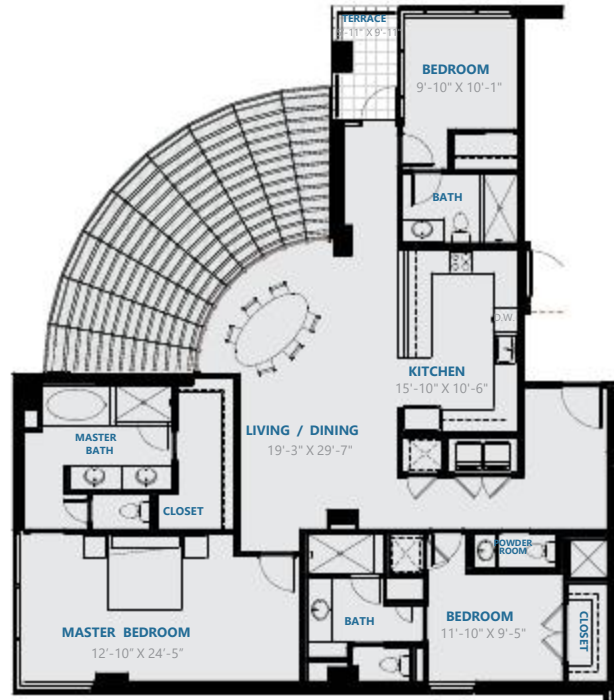
TYPICAL CONDOMINIUM FLOOR PLANS



DEGAS

735 SF

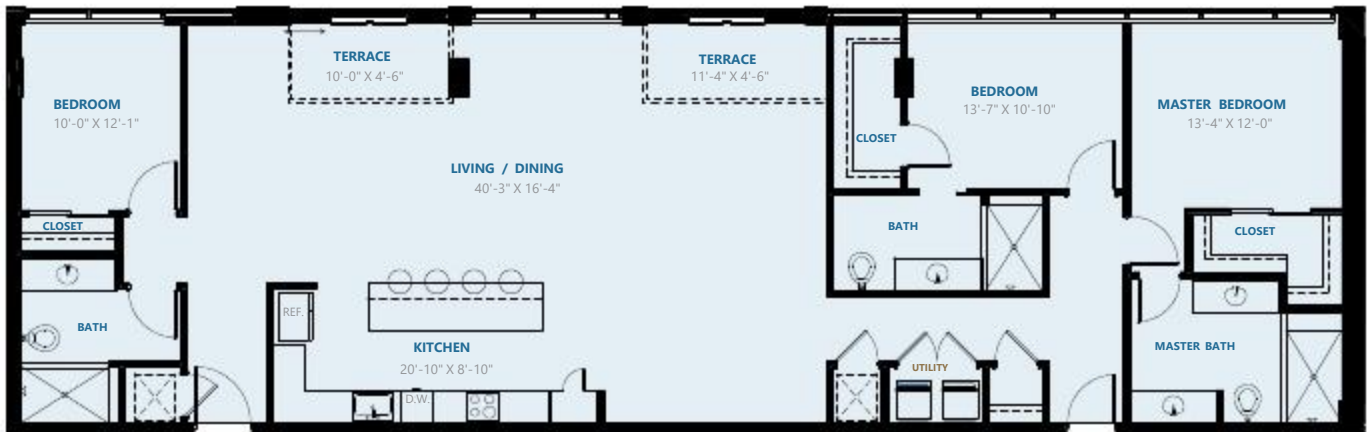
- 1 BEDROOM
- 1.5 BATHROOMS
- OPTIONAL: 50 SF TERRACE



VAN GOGH

2,041 SF

- 3 BEDROOMS
- 3.5 BATHROOMS
- 59 SF TERRACE



DA VINCI

2,170 SF

- 3 BEDROOMS
- 3 BATHROOMS
- OPTIONAL: 45 SF TERRACE / 51 SF TERRACE



THE CITY OF SAN ANTONIO

The City of San Antonio continues to grow in importance as one of the top 10 largest cities in the United States of America. Its population of 1,409,019 ranks San Antonio as the seventh most populated city in the country, and second in the state of Texas.

The City of San Antonio is the Tourism Capital of Texas. It attracts over 20 million tourists per year. In 2016, San Antonio was ranked as the #2 Best Travel Destination in the World by Budget Travel. The Economic Impact Study that the San Antonio Tourism Council conducts every two years reveals that tourism contributes more than \$10.7 billion to the local economy. The Henry B. Gonzalez Convention Center alone hosts more than 300 events each year, and over 750,000 convention delegates from around the world.

The #1 attraction in San Antonio is The Alamo, an old fortress that represents for Texans their independence from the Mexican army. The Alamo is considered as one of the UNESCO World Heritage Sites.

The City of San Antonio is also famous for its River Walk, the city's second most visited attraction. It runs from the Museum Reach area all the way to Downtown and provides access to stunning bike and walking paths. At the River Walk, guests can visit numerous distinguished shops, restaurants, and bars.

In addition to these attractions, the City of San Antonio offers its guests the opportunity to discover and experience diverse cultures at HemisFair Park, La Villita, El Mercado, as well as at the Tower of the Americas. Other places to visit are the Wineries in Texas Hill Country, Sea World, The Shops at La Cantera, The Western Art Museum, and Six Flags.

The city has a diversified economy with about a \$96.8 billion metropolitan Gross Domestic Product. The city's growth industries include: Aerospace, Healthcare & Biosciences, Information Technology and Cybersecurity, Manufacturing, Transportation and Logistics, and Hospitality and Entertainment.

The City of San Antonio is home to six Fortune 500 companies: Valero Energy Corp, Tesoro Corp, USAA, CTS Brands Inc., iHeartMedia, Inc., and NuStar Energy. The 14th largest private company in the United States, H.E.B. is also headquartered in San Antonio.

San Antonio counts with 31 higher education facilities including the University Of Texas Health Science Center at San Antonio, the University of Texas at San Antonio, and Texas A&M University.

San Antonio International Airport offers more than 30 non-stop domestic and international flights with 10 airlines.

THE OPPORTUNITY

Houston EB5 is offering foreign investors:

- A sound investment opportunity to complete capitalization of the Thompson San Antonio Luxury Hotel & Condominiums
- Fast-track permanent, legal residency in the U.S. for investors and their qualified immediate family without the usual roadblocks and/or red tape of the traditional immigration process
- The opportunity to share in the profits of the project

Given that real estate investments remain much safer in nature than typical business investments—compounded with San Antonio’s strong economic environment— participants in Houston EB5’s Thompson project can expect a more reliable and timely return on their investment.

Investors will become limited partners in Houston EB5’s development: Thompson San Antonio Luxury Hotel & Condominiums, and not only share in the potential profits, but also 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 your partner, the Houston EB5 Team will:

- Help answer your questions throughout the EB-5 program process
- Work with immigration attorneys to assist you with your I-526 petition
- Keep detailed project and investment documentation to demonstrate that you have fulfilled all the requirements for your I-829 petition
- Provide regular reports regarding the progress of the project, job creation data and the status of your funds.



T H O M P S O N H O T E L S

Visionaries, rebels and creative spirits—
see what awaits when you feel more like a resident
than a traveler.

Earning a voice in some of the most exciting local scenes is Thompson's passion and purpose, with a design-forward collection of boutique lifestyle hotels and resorts for those who do not think small.

At Thompson you're a resident, rather than a traveler. And because each property is absolutely a product of its environment, we contribute to our communities and count our neighbors among our guests by creating essential local destinations, from living room style lobbies to chef-driven restaurants and exceptional rooftop bars.

The Thompson portfolio of lifestyle hotels includes the newly-opened The Beekman in Lower Manhattan, Thompson Nashville and Thompson Seattle; the recently-opened The Cape in Los Cabos and Thompson Playa del Carmen in Riviera Maya, Mexico; Gild Hall and Smyth in New York City; Thompson Chicago; and Thompson Toronto.

Thompson Hotels is a member of Two Roads Hospitality, the leading operator of independent hotels with more than 95 properties in eight countries and growing, also boasting an extensive roster of award-winning restaurants and bars, stunning vacation residences, world-class golf courses, and indigenous spa and wellness offerings.

thompsonhotels.com

GET TO KNOW HOUSTON EB5

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. Houston EB5 is certified by United States Citizenship and Immigration Services as an EB-5 Regional Center in Houston, Texas.

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 team has and continues to partner with industry experts. Houston EB5 has demonstrated long-term financial strength, which enables the organization to deliver world-class projects consistently. Houston EB5 has completed four successful raises for Astoria, Eighteen 25, Marlowe, and Arabella projects, and has a 100% success rate on I-526 and I-829 petition approvals.



ROBERTO CONTRERAS, President & CEO

Roberto Contreras has owned several highly successful businesses and has received national and international recognition, including Ernst and Young's Entrepreneur of the Year Award in 2002, and Time Magazine's Visions of Tomorrow. In 2005, Mr. Contreras' company, Cosentino USA, was recognized by INC. 500 as one of the top 50 fastest growing private companies in the USA. Mr. Contreras is the founder of St. Christopher Holdings, a Private Equity firm with majority interests in 9 companies valued at over \$125M.



ACHO AZUIKE, Managing Director

Acho Azuiké is responsible for the general management of this Regional Center. Mr. Azuiké oversees the identification and evaluation of potential investments that meet EB-5 program criteria. In addition, he manages Houston EB5's compliance with all EB-5 program requirements, including reporting to the United States Citizenship and Immigration Services as well as compliance with all relevant securities laws and regulations. Mr. Azuiké has over 10 years of experience in the real estate industry ranging from real estate finance to real estate development.



EMILIO GUZMÁN, Executive VP & Chief Investor Relations

Emilio Guzmán is responsible for strategic client management communication, international partnerships & alliances, marketing, and investment compliance to enable the most effective business relations between investors and the company. Mr. Guzmán brings over 20 years of experience in real estate investment markets. As part of his continued studies, Mr. Guzmán obtained an Executive Certification from Harvard Business School in Real Estate Capitals, Partnerships and Portfolios.



ROBERTO CONTRERAS IV, Director, East Asia

Roberto Contreras IV manages Houston EB5's activities in East Asia. Seeing China as a very important player in the global economy, Mr. Contreras has been managing the Houston EB5 office in Shanghai since 2014. Since coming on board, Mr. Contreras has diligently expanded Houston EB5's presence in China and has sourced over \$80 million USD in institutional and EB-5 funds. Mr. Contreras holds a BA in Economics and Political Science from Swarthmore College and is fluent in English, Spanish, and Mandarin.



CHARLES FOSTER, Legal Counsel

Charles Foster is the Chairman of Foster Global, the nation's second largest immigration law firm with clientele including International Superstar Yao Ming. Foster Global is well recognized for providing top quality legal services to its clients. Houston EB5 has selected Mr. Foster to represent foreign investors participating in the Houston EB5 Regional Center Program. Mr. Foster is ex-president of the American Immigration Lawyers Association and currently sits on its board. He is also Chairman of the Texas Asian Society.



AMBASSADOR EDUARDO AGUIRRE, Legal Counsel & Head Consultant

Ambassador Eduardo Aguirre is the CEO of Atlantic Partners Group, LLC, an international consulting group. Ambassador Aguirre held three senior level executive positions for 7 ½ years during the President George W. Bush Administration. In addition to serving as U.S. Ambassador to Spain (2005-2009), he served for 2 ½ years, as the first Director of U.S. Citizenship and Immigration Services (USCIS). Ambassador Aguirre serves Houston EB5 as a great resource of information and representation between the organization, its clients and the United States Citizenship and Immigration Services.



EB5

Emilio Guzmán
Executive VP & Chief Investor Relations

Acho Azuike
Managing Director

2506 W. Main Street, 5th Floor
Houston, Texas 77098
United States

Roberto Contreras, IV
Director, East Asia

Jin Mao Tower
88 Century Avenue, 45th Floor
Pudong, Shanghai
China

www.greencard.xpaze.com

Another DC Partners Landmark Developments Project
©2017 DC Partners, LLC. All rights reserved.

082017 1K

