



METROPICA

Sunrise, Florida, USA



EB-5 Investment Opportunity

WHAT IS EB-5?



THE U.S. IMMIGRANT INVESTOR PROGRAM

Since its introduction in 1990 by the U.S. Immigration Act, the EB-5 program provides a special category of immigration visa for the high-net-worth international investor.

After the successful completion of the program, investors and their family members (spouse and children under the age of 21) are given a conditional resident status in the United States, which can be converted into a permanent residency with a path to citizenship.

WHO CAN APPLY

International investors and their family members (spouse and children under the age of 21 unmarried).



FEES & COSTS

FEE SCHEDULE FOR THE EB5 VISA

• Capital Commitment	\$500,000
• Regional Center Fee	\$50,000
• Legal Fees*	\$20,000

USCIS FILING FEES**

• I-526 Conditional Green Card	\$1,500
• Form I-485 Petition Filing Fee**	\$900
• I-829 Permanent Green Card***	\$3,750

TOTAL	\$576,150
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*Estimate. The legal fees include all of the legal work for the two EB-5 petitions or conditional and permanent green card as well as client support during consular processing. If the client chooses to adjust status while living in the U.S., that will require additional legal fees and USCIS fees based on the number of individuals in the family.

**United States Citizenship & Immigration Services.

***Biometric fee is \$85, where applicable.

EB-5 VISA PROCESS

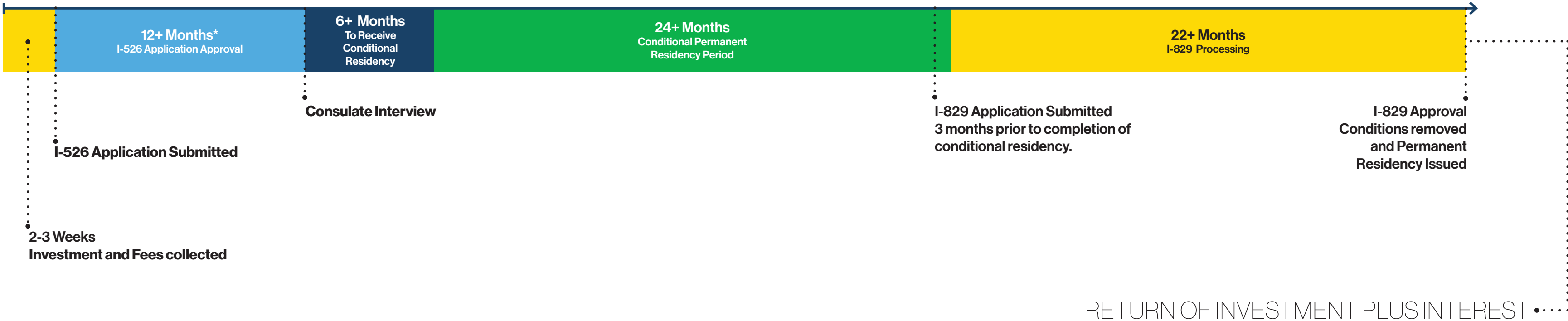
APPLICATION PROCESS

After the approval of the initial application, which is focused primarily on establishing the legal source of the investment of \$500,000 (known as an I-526 Petition), the applicant and his or her immediate family are eligible for a conditional resident status in the United States.

Once the applicant establishes that the investment of \$500,000 was made in the selected project and the 10 full-time jobs were created within the required period (or will be created within a reasonable time period), the condition attached to the visa is removed and the applicant and family receive permanent resident status in the United States.



STEPS TO APPLY AND RECEIVE THE EB5 INVESTOR VISA**



* I-526 processing times vary from country to country
** Processing times stated are estimates and may vary



METROPICA ONE

DESIGNED BY **yoo**

EB-5 APPROVED PROJECT

Metropica One Designed by yoo

Tower One
now under construction

28 Levels
with unobstructed views

263
Luxurious 1, 2 and 3 bedroom residences

December 2017
Building Top-off

November 2018
Final Occupancy

TOWER ONE AMENITIES

- Lobby with 24 hour concierge and security
- Movie Theater
- Saltwater pool with lounging areas
- Tennis courts
- Children's playroom
- Gym
- Spa w/ Steam room & Sauna
- Clubroom
- Guest Suite
- Outdoor food & Beverage area
- Pet grooming station
- Storage facilities

METROPICA FUTURE PHASES

Future Office Space
500,000 SF Office
50,000 SF Retail

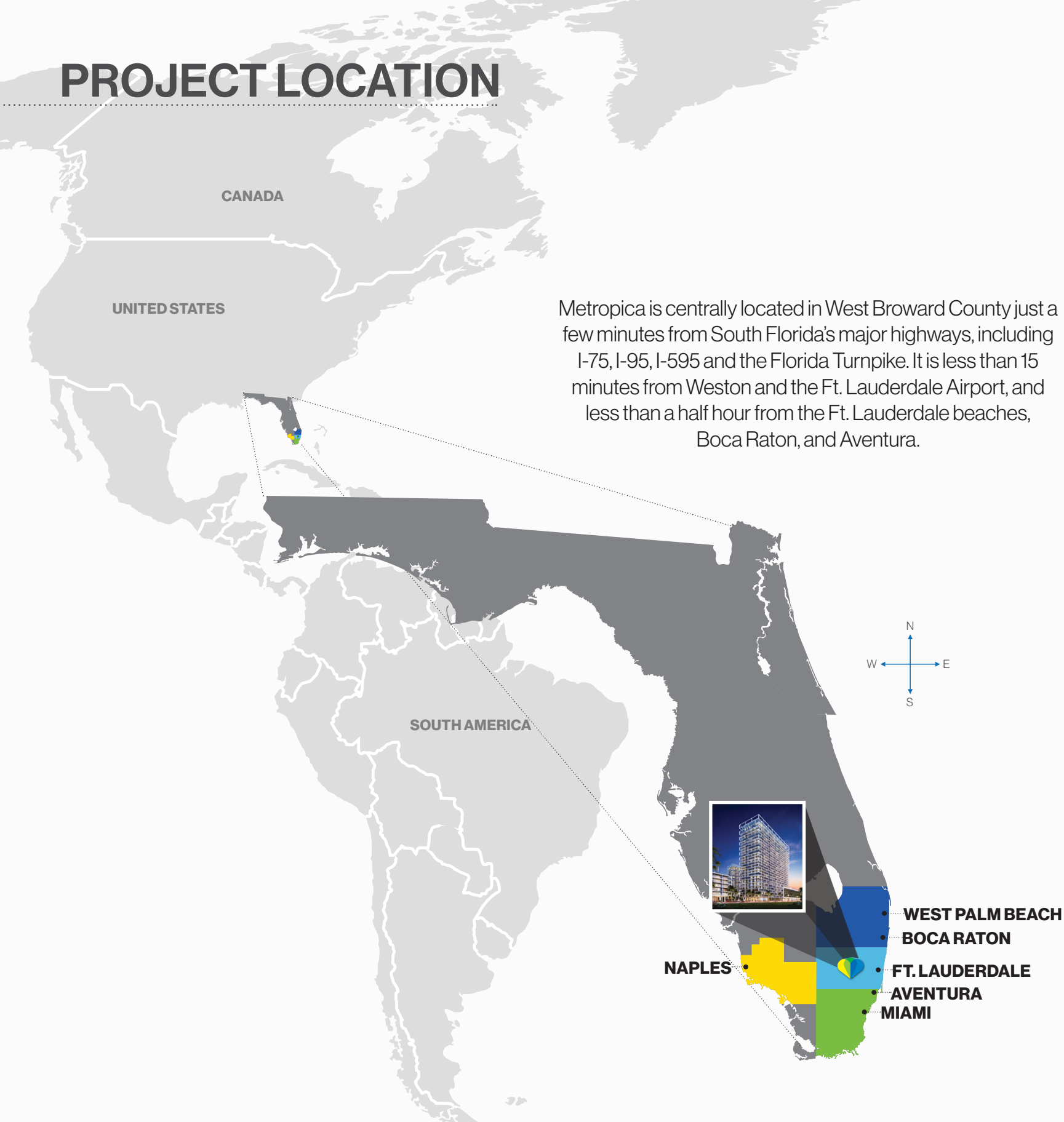
Future Residential Towers
1900 luxury residences
at completion

EB-5 Approved:
Metropica One
Designed by YOO

Future Town Center
400,000 SF Retail
240 Key Hotel
140,000 SF Class A Office
345 Rental Apartments



PROJECT LOCATION



FLORIDA FACTS

WHY INVEST IN FLORIDA?

State Population: **19.89 million (2014)** - Third most populated state in the U.S.

State GDP: **789.8 billion (2015)**

- Fourth largest economy in the nation

No state personal income tax

Florida average temperatures of **28 (C) degrees in the summer and 20 (C) degrees in the winter**

Top Universities in Florida:

- **University of Florida**
- **Florida International University**
- **Nova Southeastern University**
- **University of Miami**

Top Health and Wellness Facilities:

- **Mayo Clinic** (Jacksonville, FL)
- **Cleveland Clinic** (Weston, FL)
- **Baptist Hospital** (Miami, FL)

Major international Airports:

- **Miami International Airport 44.3 million passengers (2015)** - 2nd airport in the U.S. for international travel
- **Ft. Lauderdale International Airport - 26.9 million passengers (2015)** - One of the fastest growing airports in the U.S.

Tourism

- Over 105 million tourists visited Florida in 2015
- 89.1 billion in tourist spending in 2015
- U.S. Leader in the cruise industry, with two major ports - Port of Miami and Port Everglades

International Trade

- One of the largest export states in the U.S.
- Supports an estimated 1 million jobs



CONSTRUCTION SCHEDULE



JULY 2017

7th Level Tower Structure



SEPTEMBER 2017

14th Level Tower Structure
3rd Level Parking Structure



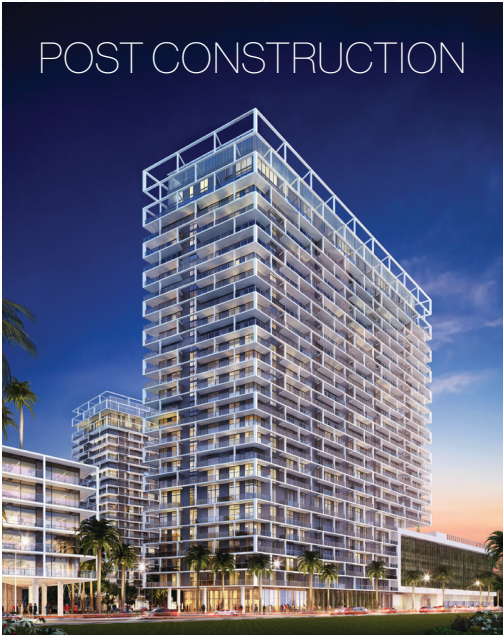
NOVEMBER 2017

28th Level Tower Structure



DECEMBER 2017

29th Level Tower Structure
Shell Top-Out
7th Level Parking Structure



POST CONSTRUCTION

OCTOBER 2018

Temporary Occupancy

NOVEMBER 2018

Final Occupancy



CAPITAL STRUCTURE AND INVESTMENT SECURITY

PRE-SALES



60% UNITS
ALREADY PRE-SOLD

COST AND REVENUE

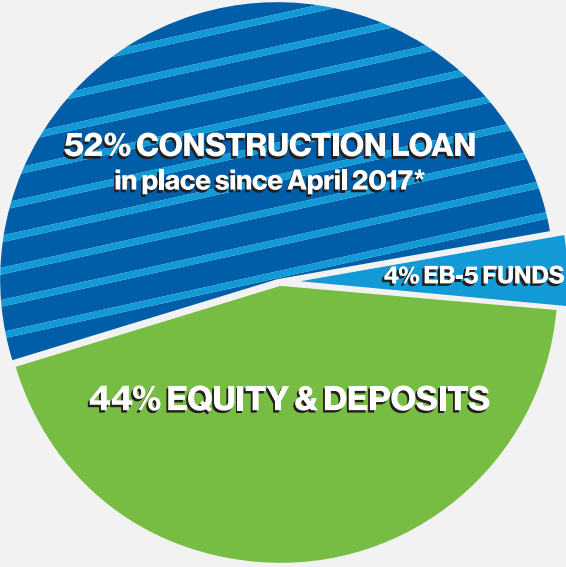
**TOTAL
PROJECT
COST**

**\$112
MILLION**

**ESTIMATED
SALES
REVENUE**

**\$135
MILLION**

FUND STRUCTURE



* As EB-5 funds are raised, they will be used to pay down the existing construction loan.

JOB CREATION



Required Through EB-5 – **1,400 JOBS**

Tower One Estimate – **1,750 JOBS**

DEVELOPER GUARANTEES

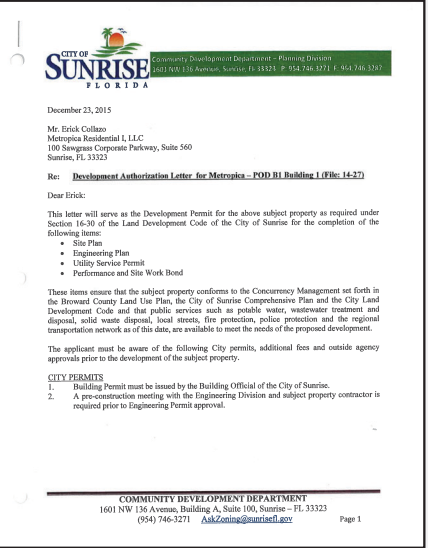
CONSTRUCTION GUARANTY

Developer's well-capitalized parent entity has guaranteed construction completion. This provides additional assurance that the jobs will be created and that the investor will receive their green card.

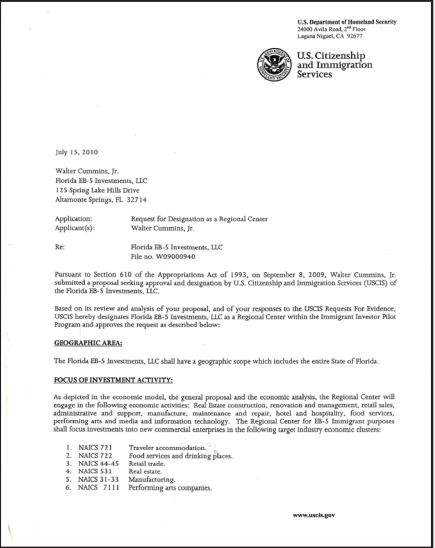
I-526 DENIAL GUARANTY

Developer's well-capitalized parent entity will refund the capital contribution in the event of an I-526 denial for any reason whatsoever.

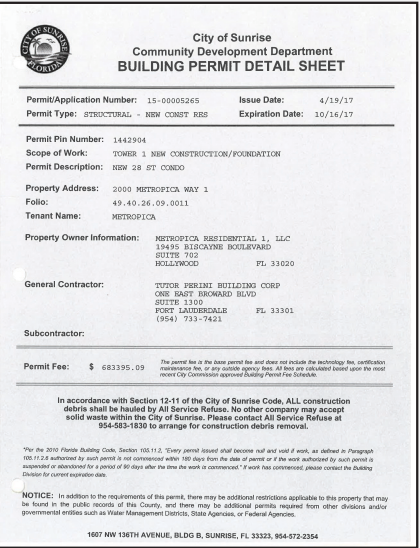
PERMITS/APPROVALS



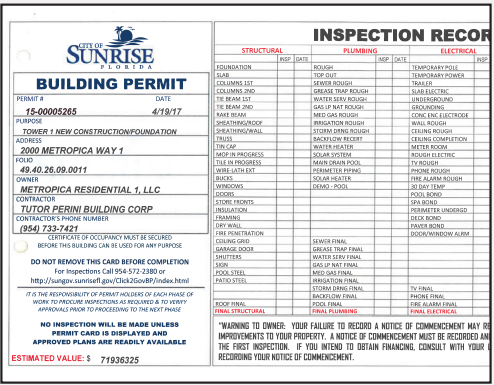
City of Sunrise Development
Authorization Letter



USCIS Regional
Center Approval



Tower One Building Permit



Tower One Foundation Permit

All information on this brochure, as well as any attachments and/or references herein, shall not constitute an offer to sell or a solicitation of an offer to buy any interest in any security or any security derivative products of any kind, or any type of trading or investment advice, recommendation or strategy. no offer to sell or solicitation of an offer to buy an interest in any security or other such product may be made to a prospective subscriber (i) until a copy of the applicable subscription materials have been provided to and reviewed by such prospective purchaser, which must be completed and returned in accordance with the terms thereof, (ii) unless made in accordance with section 4(a)(2) of the securities act of 1933, as amended (the "securities act"), and regulation promulgated there under, or exclusively outside the united states to a prospective subscriber who is a non-u.s. citizen or non-u.s. permanent resident in accordance with regulation s of the securities act; and (iii) in any jurisdiction in which such offer or solicitation is unlawful. any representations to the contrary are unlawful. we make no guarantee or representation with respect to the performance of any investment, the specific rate of return on any investment nor the return of capital.

TRUSTED ADVISORS

NES Financial is a market leader in EB-5 escrow and fund administration solutions and has served over 450 projects representing \$20 billion in EB-5 capital. NES partners with leading banks to ensure funds are held safely on deposit. The company's technology increases security and provides 100% transparency, enabling investors to monitor their investment online. Company leaders are active Board Members of IIUSA and the EB-5 Investment Coalition.

Arnstein & Lehr LLP was founded in 1893, the firm represents numerous Regional Centers and developers in EB-5 offerings, which include more than 200 projects. Our team lectures and publishes in the EB-5 corporate/securities fields, served on the Best Practices Committee of Invest In the USA ("IIUSA") and currently serves on the Compliance Committee of IIUSA.

Primary Capital LLC is a full-service investment banking firm registered with the Securities and Exchange Commission (SEC), and a member of both the Financial Industry Regulatory Authority (FINRA) and the Securities Investor Protection Corporation (SIPC).

Klasko Immigration Law Partners, LLP partners include a past and current president of the American Immigration Lawyers Association ("AILA"), the former Chairman of the board of trustees of the American Immigration Law Foundation, current members of AILA's Board of Governors, and current chairs of AILA committees.

Florida EB5 Investments, LLC Regional Center [W09000940] is a USCIS-designated regional center which has been operating as an official regional center since its initial approval on July 15, 2010. The geographic scope of its economic development activities is the entire State of Florida. The sole principal of the Regional Center is Walter M. Cummins, Jr.

Since its founding in 1983, **Economic & Policy Resources, Inc.** has provided clients with objective research, analysis, forecasting, and advisory services in multiple aspects of economics, finance, public policy, and strategic planning. EPR's President and Senior Economist Jeffrey B. Carr, has over 30 years' experience in economic analysis, economic forecasting, fiscal impact analysis and economic impact analysis (including studies for the EB-5 Program).



METROPICA DEVELOPMENT TEAM



JOSEPH KAVANA
PRESIDENT AND CEO,
METROPICA HOLDINGS, LLC



MICHEL BESSO
SENIOR VICE PRESIDENT,
METROPICA HOLDINGS, LLC



ERICK COLLAZO
VP OF DEVELOPMENT,
METROPICA HOLDINGS, LLC



CARL RÖMER
DIRECTOR OF DEVELOPMENT,
METROPICA HOLDINGS, LLC



BERNARD WERNER
PRINCIPAL,
METROPICA HOLDINGS, LLC



ALBERTO PERMUY
CONSTRUCTION MANAGER,
METROPICA HOLDINGS, LLC

240 YEARS COMBINED EXPERIENCE

PAST PROJECTS



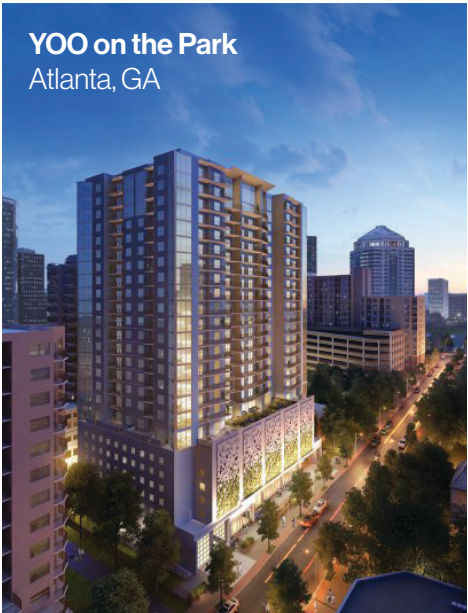
Yoo Punta Del Este,
Uruguay



Mall of San Juan
San Juan, PR



Xanadu
Madrid, Spain



YOO on the Park
Atlanta, GA



YOO Nordelta
Nordelta, Argentina



Setai
Miami, FL

DESIGN TEAM

Architect (Residential)

Oppenheim Architecture + Design | Miami, FL

Chad Oppenheim, lead designer and principal of Oppenheim Architecture + Design, is a Miami-based international architect. His firm’s award-winning work encompasses all realms of design, ranging from large-scale urban architecture, hotels, resorts, and luxury homes, to interiors and furnishings. Founded in 1999, OA+ D has garnered global recognition for socially and environmentally conscious architecture, as well as setting trends in the sustainable and humanitarian sectors. An alchemist of atmosphere, Oppenheim transforms the prosaic into the poetic, eliciting a site’s inherent power through passion and sensitivity towards man and nature. Projects spanning more than 20 countries have garnered the firm over 50 industry distinctions, including over 40 AIA Awards.

Interior Designer (Tower One)

YOO Design Studio | London, UK

YOO is a London-based residential and hotel design company founded by international property entrepreneur John Hitchcox and ubiquitous designer Philippe Starck. The company’s global portfolio offers the creative visions of world-renowned designers Philippe Starck, Marcel Wanders, Jade Jagger, Kelly Hoppen, Steve Leung and the YOO Studio. Since 1999, YOO has worked with developers to create extraordinary and inspiring living spaces unrivaled in the property industry.

Architect (Landscape)

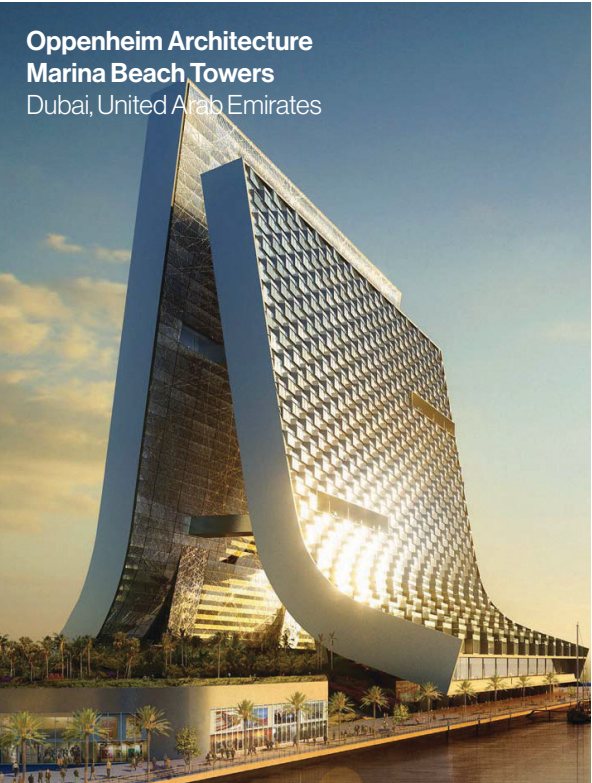
EDSA | Ft. Lauderdale, FL

For more than 50 years, EDSA has been creating sustainable outdoor places to live, work, learn and play. 39 The firm’s portfolio pays tribute to a life-long passion for creating distinctive and inspiring environments. As stewards of the land and the built environment, EDSA attempts to improve the way the world looks, one project at a time, with passion, integrity and the combined effort of their team. EDSA is run by a collective of innovative-minded peers – visionaries who are recognized leaders in the industry. From Malta to Mexico, working in nearly 100 countries across the world, EDSA is committed to delivering thriving surroundings of both beauty and function.

OPPENHEIM
ARCHITECTURE

yoo
studio

EDSA®



CONSTRUCTION TEAM

General Contractor

TutorPerini Building Corp. (“TPBC”) | Ft. Lauderdale, FL

TPBC is a leading general contractor offering diversified contracting and design-build services to private clients and public agencies throughout the world. TPBC was formed in 1894 and has established a strong reputation with its markets by executing large complex projects on time and within budget while adhering to strict quality control building capacity to perform large and complex projects in a wide range of markets, including high rise construction, residential, hospitality, gaming, adaptive reuse, government, historic restoration, education, healthcare, and transportation related projects. TPBC is a financially sound company and highly regarded by its surety bond providers. Its bonding capacity is \$6 billion with a single project capacity of \$600 million.

Pre-Construction Services

John Moriarty & Associates of Florida, Inc. | Hollywood, FL

Civil Engineer

Thomas Engineering Group | Fort Lauderdale, FL

Traffic

Wells + Associates | Tysons, VA

Environmental Services

JJ Goldasich & Associates Inc. | Boca Raton, FL

Geotechnical

NV5, Inc. (formerly Kaderabek Company) | Hollywood, FL





METROPICA

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