



# Central Florida Regional Center **EB5**

Subject to USCIS Approval



**Start a New Life in America with EB-5 Investment Visa**  
**Invest in Your Future – Invest in Florida**

**Florida Office**

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## What is EB5 Immigration?

The **EB-5 Regional Center investment visa** is one of the fastest ways for you to live in the USA. The EB-5 visa allows permanent residency (Green Cards) for you, your spouse and children under 21 by investing \$500,000 into a US government designated **Regional Center program**. With the EB-5 visa you have the option to take a job, run a business or retire and live anywhere in the USA.

As a permanent resident you have access to benefits enjoyed by US citizens. Your children attend schools or universities with the same rights as US citizens; their rights do not end after they turn 21. Your children have the advantage of job opportunities in the US. Each member of the family may apply for citizenship after holding their green card for five years.

## Benefits of EB5 Visas

1. Permanent residency for you and your family.
2. Access to benefits enjoyed by US citizens.
3. Freedom – no need to manage investment on a day to day basis.
4. Flexible - no requirements for age, business experience, or language skills.
5. No requirement to be constantly present in the United States.
6. Maintain business and professional relations in your country of origin.





## Regional Center Information

A Regional Center is an entity, agency or organization that has been approved as such by USCIS. A Regional Center obtains its designation by submitting a detailed application to U.S. Citizenship and Immigration Services (USCIS).

It focuses on a specific geographic area within the United States and is involved with the promotion of economic growth through increased export sales, improved regional productivity, creation of new jobs, and increased domestic capital investment.

The Regional Center facilitates the pooling of capital from multiple EB-5 investors.

### **When choosing a Regional Center you should consider the following:**

1. Security of my immigration status i.e. will I get my green card and will I keep it?
2. How secure is my investment of \$500,000 i.e. what is it actually invested in?
3. Is there a definitive exit strategy i.e. can the regional center tell me how I get my money back and when, with certainty?
4. What, if any, is the return on my investment?
5. Understand the difference between an offered return and an anticipated return.



## Central Florida EB5 Regional Center Projects

Central Florida EB5 Regional Center will be promoting a variety of real estate backed projects in the Central Florida area. We will also be offering a diverse range of projects to suit our individual investor's needs and requirements.

### Central Florida EB5 Regional Center Projects will be within a few diverse categories:

1. We are partnering with some Government bodies to promote Leisure Based Projects
2. We are partnering with some medical groups to promote Medical Occupied Projects.
3. Our projects will usually involve a Loan Based investment and the expected return of loan capital introduced to the project by the EB5 investor will be in year 5.

Investment Projects in Central Florida's EB5 Regional Center program vary in size, from those with 4 investors to those with more than 100 investors. All of our projects will be located within designated Targeted Employment Areas (TEAs). Please note that job creation reports are provided and reviewed by our partners on a semi-annual basis and are subject to USCIS review.





## Upcoming Projects

Plans are in the works for a 100 bedroom hotel to be located just off US Highway 27 at Haines City, located in Polk County, Florida. This project will be in conjunction with Haines City who currently own the land and Central Florida EB5 Regional Center will obtain all permissions and project manage the construction of this new hotel.

The development partner Feltrim Developments NA Inc. currently own 2 franchises for Microtel Hotels and plan to locate it in Haines City.



## Haines City

Haines City is conveniently located 15 miles southwest of Disney and 45 minutes from the Orlando Airport. It is also only 15 minutes from Legoland and one hour from Tampa Airport and Busch Gardens. From all this traffic flow and traffic count, it is obvious that the area will easily support several medium size (100 room) hotels similar to Hampton Inns, Hilton Garden Inn, Holiday Inn, La Quinta Inn and Suites and Fairfield Inn just to name a few.

## A Note from Haines City Economic Development Council

"Haines City, Florida is in the center of the Florida Tourism industry and is in need of hotels with medium or modest rates for families. The City of Haines City completed a 28 million dollar regional park with banquet facility, amphitheater, water park and children play areas. All of these quality of life contributions have been favorably impacted by

Legoland Florida locating this past year. The opening of LEGOLAND Florida will have a \$459 million impact on Polk County said Mark Jackson who oversees Tourism and Sports Marketing for Polk County. Traffic counts on the major North/South road artery of Florida which is U.S. Highway 27, were over 43,000 per day in 2010 which is before Legoland opened this October 2011. Traffic counts are expected to exceed 55,000 now that LEGOLAND is open."



**Allison Beeman, President**  
**Haines City Economic Development Council**



## Past Projects

The development partner Feltrim Developments NA is a member of the Haines City Economic Development Council and has worked in the past to deliver other successful real estate projects to the City. **Projects include;**

### Haines City Office Plaza

Mixed Retail and Office Commercial. In late 2005, Feltrim Developments commenced construction of a two story, 10 unit, 9,000 sq. ft office / retail center at an established retail - location with road frontage onto US Highway 27 at Haines City.



### Haines City Enterprise Center

Haines City Enterprise Center is a Commercial and Light Industrial Mix Enterprise Center. In 2006, Feltrim Developments began construction of a 90,000 sq. ft mixed commercial and light industrial development on a 9 acre corner site.



### Southern Dunes Condominiums

Condominium Community Development. In 2004, Feltrim Developments acquired 128 apartments at the Southern Dunes golf resort in Haines City and redeveloped the units as condominiums.





## About Central Florida

Florida is pro-business, has a pro-technology agenda and its international status strongly embraces business development and the outstanding financial advantages it offers attract business of all kinds.

Central Florida is renowned as one of the world's top travel destinations, with in excess of 50 million visitors in 2011. Florida's outstanding quality of life makes this a preferred a



place to live for families, professionals and everyone in search of the good life. Golfing, boating, fishing, tennis, beautiful beaches and a world of water sports are enjoyed year round in the warm climate, while activities and attractions abound for the steady stream of tourists and the ever-growing population.

Central Florida is the home to the greatest theme parks in the world... **Walt Disney World, Universal Studios, SeaWorld and the newly opened Legoland.** With its enviable sub-tropical climate and booming economy, Central Florida is home to world-class amenities, outstanding cultural centers, fine dining, abundant shopping and a wealth of business opportunities for a lifestyle beyond compare in a location beyond all expectations.

Central Florida EB5 Regional Center projects will be based in the central Florida corridor, encompassing the following counties – Polk, Osceola, Orange, Lake, Seminole, Brevard, Volusia, Flagler, St. Johns, Duval and many more. This region has experienced rapid development to become one of the nation's top locations for building successful business.

# Why Choose this Regional Center

The City of Haines City has been looking for some time to have a hotel built within the city, a city that has been rapidly expanding in the last 10 years. Proximity to both Interstate 4 and Highway 27 provides residents and businesses with convenient connections to Orlando, Tampa, Miami and beyond. Highway 27, the County's 6-lane artery, has attracted many new developments. During the past three years, grocery stores, car dealers, home improvement stores, banks, medical offices and a multitude of retail and service businesses have located along the corridor to serve residents and visitors.



With the siting of the second US location for a LEGOLAND theme park just 12 miles from Haines City, officials estimate that 80% of the 1.5 million visitors to the park will travel the Highway 27 corridor "Path to LEGOLAND" to visit the park. Businesses along the Path to LEGOLAND are developing business strategies to attract the new 2 - 12 year old LEGOLAND audience expected.



At the intersection of I-4 and Highway 27, Posner Development has opened Phase I of Posner Commons, an outdoor shopping mall with many large retail names represented: Target, JC Penney, Belk, Ross, Dicks Sporting Goods, along with specialty shops and restaurants. Phase II will add a town center and residential areas. Located just 4 miles north of Haines City's city limits, shopping has never been closer to home.



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