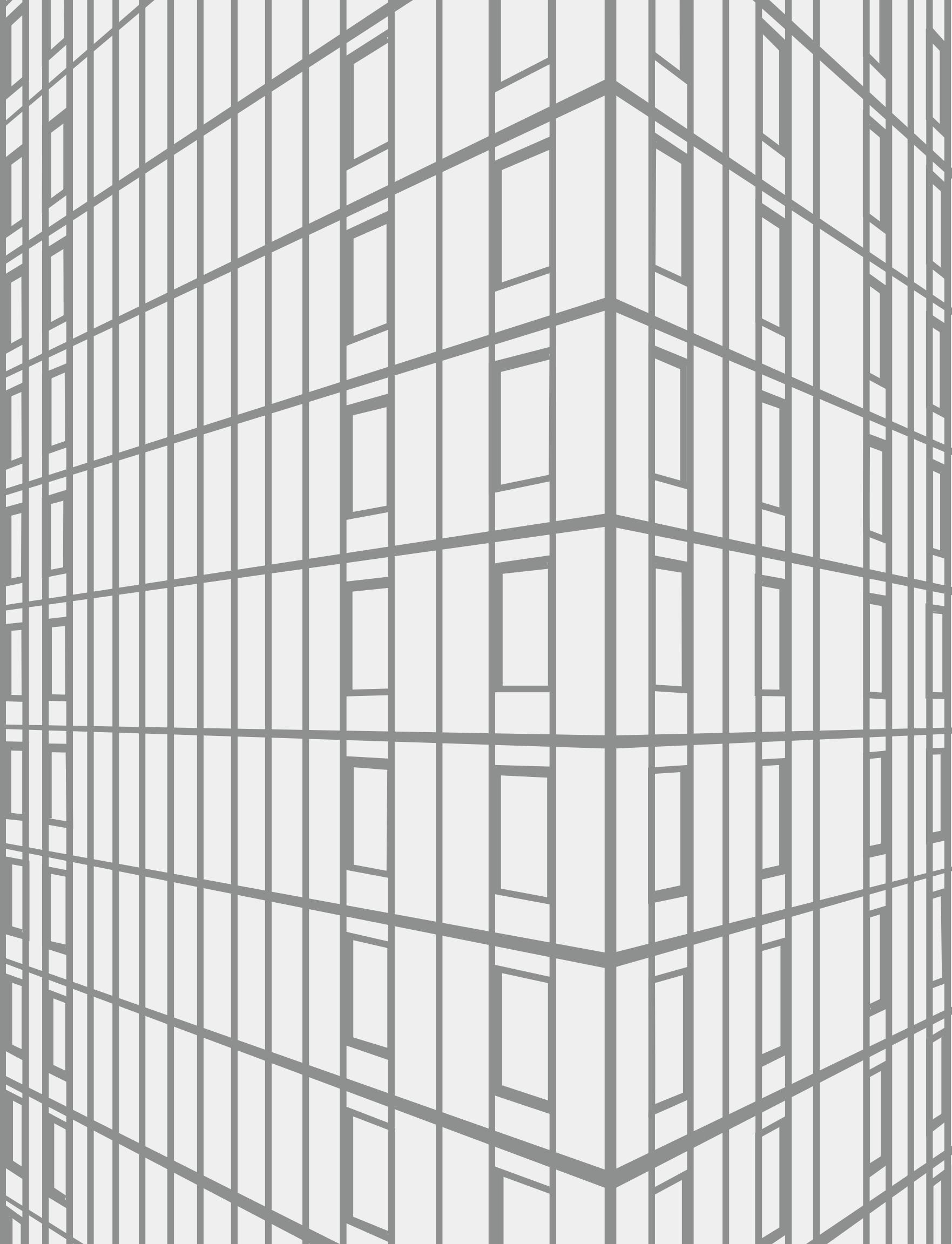


855
avenue



855
avenue



A premier EB-5 investment opportunity located in New York City, New York
within the US Immigration Fund – NY Regional Center boundaries

defined

An iconic glass and steel high-rise overlooking Manhattan's Avenue of the Americas and the Empire State Building
– the investment opportunity of a lifetime.

855 AVENUE OF THE AMERICAS is a mixed-use high-rise building that spans the full western block of 6th Avenue, between 30th and 31st streets. Its location, where Midtown South meets Chelsea, is noted as one of Manhattan's most desirable addresses. Developed by one of New York's most prestigious firms, 855 Avenue of the Americas will offer 375 luxury rental apartments, 127,000 square feet of Class A office space and 57,000 square feet of premium retail space.



address

855 AVENUE OF THE AMERICAS (6th Avenue) overlooks three highly desirable and expanding neighborhoods: NoMad, Chelsea, and Hudson Yards. The area's vibrant residential and business markets epitomize the social and ethnic diversity of New York and offer close proximity to transportation, shopping and important landmarks such as Bryant Park, Madison Square Garden, the Empire State Building, Chelsea Art Museum and Herald Square.

Sixth Avenue is considered "Main Street Manhattan" due to its vastness in diversified areas it meanders. Beginning South in TriBeCa, traversing SoHo and Greenwich Village, dividing Chelsea from the Flatiron District and NoMad, passing through the Garment District and skirting the Theater District while passing through the heart of Manhattan directly to the entrance gates of New York's Central Park. Sixth Avenue, rightfully named Avenue of the Americas, abuts Manhattan's most iconic buildings and institutions such as the CBS Building, Macy's Department Store, Bank of America Tower, UBS Financial, Bank of China, China Construction Bank, Morgan Stanley, the International Center of Photography, New York, Cornell, Pace and Columbia Universities, Rockefeller Center, the Time Life, News Corp., Exxon and McGraw-Hill Corporate Buildings, as well as Radio City Music Hall.



Madison Square Garden



Herald Square



The High Line Park, West Chelsea

LOOKING
NORTH EAST

EAST RIVER

EMPIRE STATE
BUILDING

BRYANT PARK

HERALD SQUARE

855
avenue



LOOKING
WEST

CHELSEA
ART MUSEUM

MADISON
SQUARE
GARDEN

855
avenue



location

Teeing with renowned restaurants, architectural masterpieces and countless cultural institutions, the urban cityscape of Manhattan is one of the world's most beloved destinations as well as the country's commercial, financial and cultural backbone. It is the most densely populated county in the United States, thanks to its desirability and convenience – and the Chelsea neighborhood is no different. With an occupancy rate of 98.96%, Chelsea boasts one of the lowest vacancy rates in the United States.



developer

The Durst Organization is one of New York's oldest and most respected commercial and residential real estate companies. Founded in 1915, the company helped establish the East Side of Midtown as a commercial district in the 1950s and 1960s, led the transformation of Sixth Avenue into Manhattan's premier corporate thoroughfare in the 1970s, and spearheaded the revitalization of Times Square in the 1990s. Owned and operated by the fourth generation of the Durst family, the Durst Organization continues to lead the way in sustainable development, management and construction.

The Durst Organization built the nation's first green skyscraper, Four Times Square, and one of the world's most environmentally advanced commercial towers, One Bryant Park – the fifth tallest building in the United States also known as The Bank of America Tower. Today, the company owns and manages more than 10 million square feet of Class A office space and over 1 million square feet of luxury residential rentals.

Durst Properties command some of the highest rents in New York due to location, reputation, quality buildings and outstanding service to tenants. The Durst Organization's commercial portfolio is approximately 97% leased.

One World Trade Center

Durst is part owner of the One World Trade Center building and is overseeing the construction and leasing of the 3.0 million square-foot tower.
The building will be managed by Durst upon commencement of operations circa 2014.





ONE WORLD TRADE CENTER

At 1,776 feet tall, One World Trade Center will be the tallest building in the Western Hemisphere. Rising 104 stories, One World Trade Center sets the standard for 21st century commercial design, construction, and prestige. The new icon of New York's skyline, One World Trade Center is the most recognized and desirable office address in the world.



855 AVENUE OF THE AMERICAS

America's Premier EB-5 Investment & Immigration Opportunity



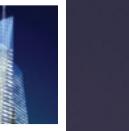
114 WEST 47TH STREET

Located between Broadway and Avenue of the Americas, a \$7 million lobby renovation program will be completed in March 2013. Building features include: a dramatic, contemporary bioglass, LED backlit luminous portal at the entryway.



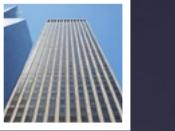
FOUR TIMES SQUARE

The nation's first green skyscraper. Four Times Square, also known as the Conde Nast Building, is home to Conde Nast Publications, the NASDAQ MarketSite and the Internal Revenue Service (IRS).



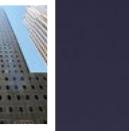
ONE BRYANT PARK

The fifth tallest building in the US is one of the world's most environmentally advanced commercial towers. It is also known as the Bank of America Tower.



1133 AVENUE OF THE AMERICAS

With its limestone façade and sleek modernist lines, this skyscraper led the transformation of Avenue of the Americas into a business hub.
(Wall Street Journal)



1155 AVENUE OF THE AMERICAS

This black granite landmark utilizes an innovative ice storage system for cooling and is home to Dow Jones. This was the first building in New York with a free-standing abstract sculpture and is home to the Mitsubishi International Corporation. Building features include: a renovated lobby and a recently installed green roof.



655 THIRD AVENUE

A classic Midtown office building built in 1944. A restored Art Deco lobby is one of the many new features of this historic 1927 building, located just one block from Grand Central terminal. Home to The Weather Channel.



205 EAST 42ND STREET

This modern black office tower on the northeast corner of 42nd Street and Third Avenue continued the Durst-led redevelopment of Midtown. 675 Third Avenue embodies the golden age of the second generation of The Durst Organization Inc.



675 THIRD AVENUE

Occupying the southwest corner of Third Avenue and 46th Street, 733 Third Avenue saw a complete renovation of the entry, lobby, and elevator cabs in 2005 and features newly installed green roofs.



733 THIRD AVENUE

This late-Sixties classic represents the Durst family's turning from East Side to West, from the transformation of Third Avenue to the revitalization of Sixth.



825 THIRD AVENUE

This late-Sixties classic represents the Durst family's turning from East Side to West, from the transformation of Third Avenue to the revitalization of Sixth.



urban

The urban scene of Manhattan demands complementary design from its residences. It also commands a combination of luxury and comfort to rival the cacophony below. 855 Avenue of the Americas meets these requirements, rising from the city sidewalks to offer an elegant and airy design. A private 6th floor garden and 41st floor outdoor terrace are just the peripherals of the wealth of amenities found within 855 Avenue of the Americas.

Established in 2003, New York City designer COOKFOX has made a name for itself through the design of some of the city's most prestigious buildings. Portfolio highlights include: 1 Bryant Park, the world's first LEED Platinum commercial skyscraper also known as the Bank of America Tower, and the redevelopment of Historic Front Street and Henry Miller's Theatre. Awards include the Museum of the City of New York's Gotham Giant Award and New York School of Interior Design's Inaugural Honor Roll of Green Design Award.

All of the plans will be executed by Gotham, New York's #1 Leader in Construction Management. Incorporated in 1931, Gotham has earned recognition as one of the most successful and respected privately-owned contracting firms in the nation. The firm has been consistently ranked by both Crain's New York Business and Engineering News Record as one of the top contractors in the region and nation. Gotham has built thousands of housing developments, and supervised the construction of over 20 million square feet through its decades of success.



sanctuary

Standing serene against the never-ending ebb and flow of New York City streets is a place to call home. The inspired design of the residences of 855 Avenue of the Americas optimizes comfort and simplicity, combining modern convenience with classic charm. Beginning on the ninth floor is a must-have feature for project architects, SLCE, the residential condominiums feature floor-to-ceiling windows to offer panoramic views of the city from the quiet comfort of an apartment oasis. Not only does this add to the beauty and marketability of 855 Avenue of the Americas, but its environmental benefits help to reduce utility costs and the buildings carbon footprint on society.

Founded in New York City in 1941, the world-renowned firm SLCE Architects has a proud heritage of creating architecture in the world's most complex urban environments. SLCE has unrivaled experience in collaborative projects and the essential technical expertise required for the successful completion of every project. The firm is responsible for the beauty and sustainability of landmarks such as The Mark Hotel, The Woolworth Building and Rockefeller Center.



tailored

Final touches throughout 855 Avenue of the Americas will satisfy the most discerning residents. A 24-hour Concierge and live-in Resident Manager convey the most sincere forms of hospitality and service. An Urban Lounge and Party Rooms help those who love to host and have intimate gatherings to remember. An indoor lap pool, basketball court, cardio studio and training studio are available to residents as well; inviting all to enjoy the lifestyle they seek.



job creation

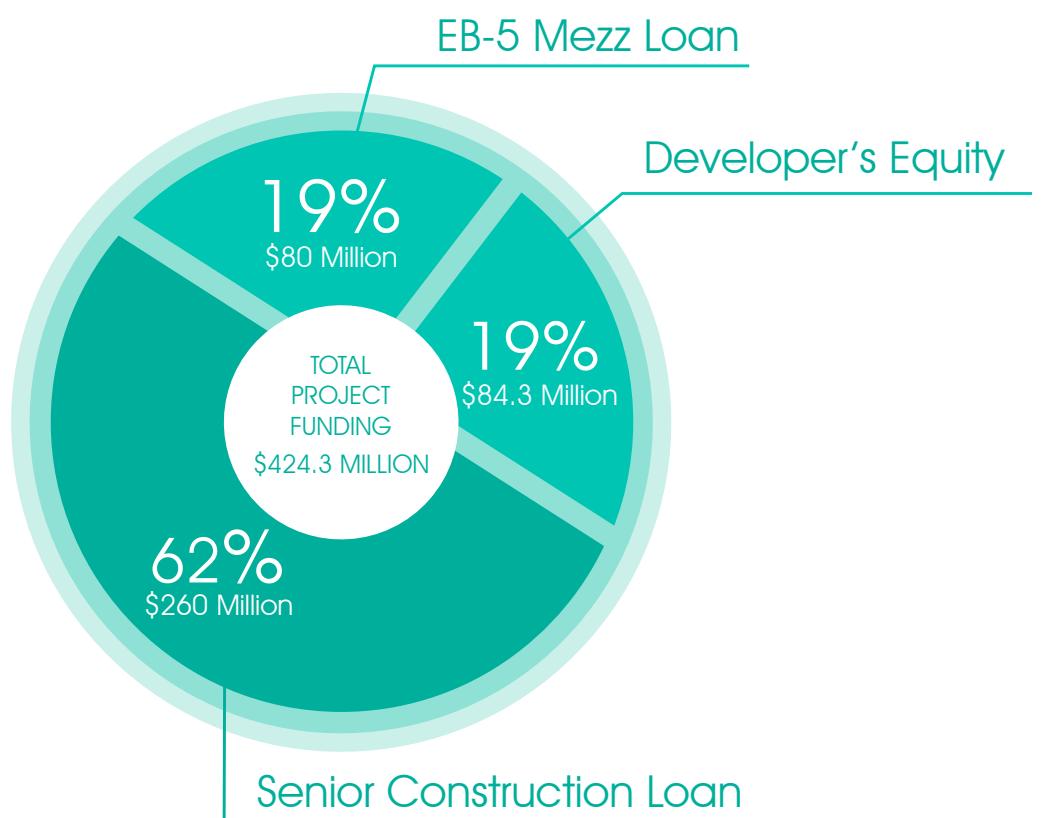
The economic report, completed by Dr. Michael Elaus, only utilizes jobs created through hard construction costs and eligible soft costs. USIF has utilized this methodology on previous projects and has received 100% I-526 approval of all adjudicated cases. The 855 Avenue of the Americas Project is projected to create 2,009 permanent new direct, indirect and/or induced jobs, 26% more jobs than required by USCIS. Each investor will be credited with approximately 12.56 jobs.

property highlights

41-story high-rise tower | 375 luxury apartments | 127,000 square feet of office space (floors 2-6)
 57,000 square feet of premium retail space (cellar, street & 2nd floor) | Energy-efficient amenities | Concierge and Live-in Resident Manager

project highlights

- Manhattan is the world's most desirable investment market. The economic recovery and increasing job rate has created strong sub-market rental rates and over 99% occupancy
- Extremely desirable Manhattan location: Chelsea Meets Midtown South
- USIF is working with world-class sponsorship and development teams, including The Durst Organization, one of the top NYC real estate firms
- The job creation will only calculate the construction hard cost and qualified soft cost, ensuring the USCIS recognizes every job created in this project, thus protecting the visa approval process
- Secure and clear financing structure: Bond financing invested with EB-5 investors
- Affordable Housing Benefit with 80/20 tax exempt bond and 421A tax benefits
- The value of the project is expected to reach \$574 million after stabilization. Minimized risk for repayment of the EB-5 loan



7 PLATINUM PROJECTS PROJECTS SUCCESSFULLY FUNDED PROJECTS UNDER CONSTRUCTION, CREATING JOBS 100% I-526 APPROVAL ON ALL ADJUDICATED CASES

While many Regional Centers and projects struggled during 2012, USIF Regional Centers received 100% I-526 approval, with some approvals received in as little as 14 days! Through our efforts major real estate developments are currently being funded, under construction and estimated to create nearly 3,000 jobs. USIF is on track to fund an additional 8 projects in 2013 totaling more than \$700 million dollars of EB-5 funding, \$2.5 billion in development and more than 16,000 new jobs throughout Florida, New York and New Jersey.

 HARBOURSIDE PLACE JUPITER, FLORIDA	 the CHARLES	 VIA MIZNER	 bryant park	 88 KUSHNER-KABR
		 Via Mizner Phase 1	 Via Mizner Phase 2	 Via Mizner Phase 3
144M Total Cost 99M EB-5 Funding 198 Investors	157M Total Cost 22M EB-5 Funding 44 Investors	132M Total 48M EB-5 Funding 96 Investors	111M Total Cost 52M EB-5 Funding 104 Investors	129M Total Cost 44M EB-5 Funding 105 Investors
Harbourside Place	The Charles	Via Mizner Phase 1	Via Mizner Phase 2	Bryant Park
193.5M Total Cost 65M EB-5 Funding 130 Investors				88 Kushner-KABR

investment contact

Project Summary

U.S. Immigration Fund has paired with New York developer The Durst Organization to fund 855 Avenue of the Americas, a 41-story, residential-focused mixed-use development that spans the entire western block of 6th Avenue between West 30th and West 31st Streets. The iconic glass and steel building will feature cutting edge green technology designed to optimize rental revenue by appealing to high end, lifestyle oriented residents and tenants.

The Project will consist of 375 apartment units (floors 7-41), including 299 market-rate units and 76 affordable units, 127,000 square feet of office space (floors 2-6), and 57,000 square feet of state-of-the-art retail space (street, 2nd floor, and cellar)

855 Avenue of the Americas offers a well sought after location as well as high investment value, making it an excellent immigration investment opportunity. Construction is anticipated to start the summer of 2013. The Developer anticipates the release of the initial funding to begin by the 3rd Quarter of 2013 and plans to begin construction either before the end of the third quarter or beginning of the fourth quarter of 2013 and completed by the end of the 3rd Quarter of 2016.

Project Investment Structure & the EB-5 Loan

The project funding structure is very clear and ensures the EB-5 funds will be released with the Senior Loan and will be used specifically for the construction of the project. EB-5 funding accounts for only 19% of the entire project.

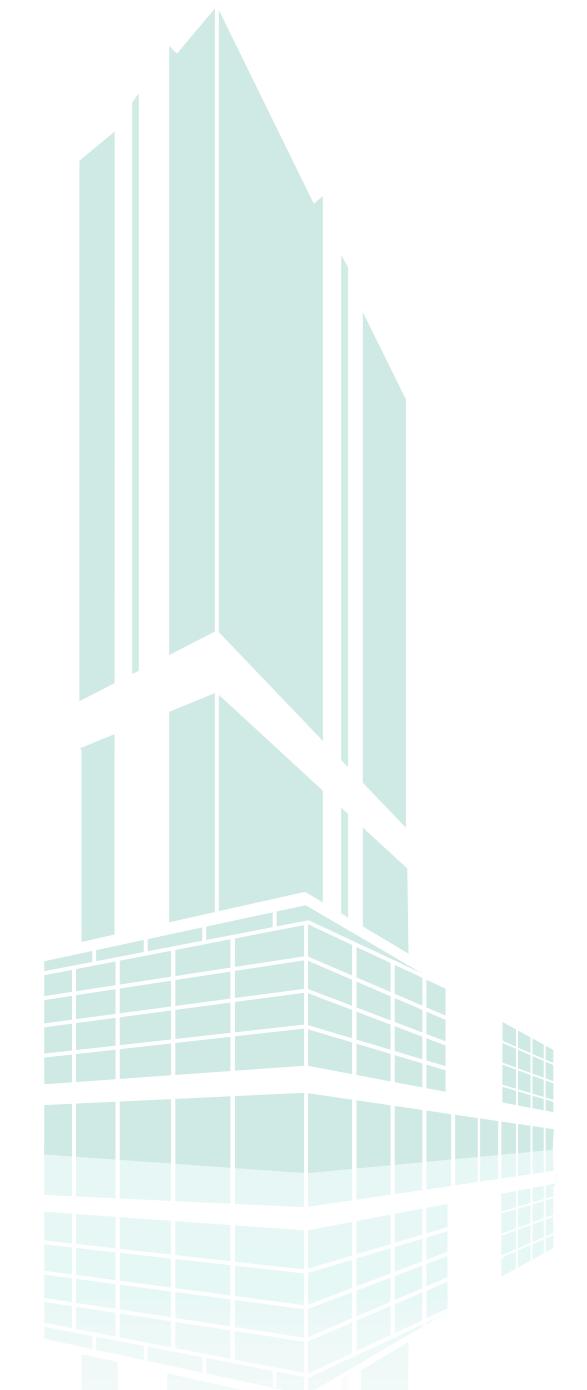
The total project cost is \$420 million – with Developer Equity of \$80 million, Senior Loan and Bonds of \$259 million, Operating Income of \$1.0 million and EB-5 Loan of \$80 million. The project requires a projected amount of \$267 million to complete construction, which includes approximately \$181.1 million of projected “hard” construction costs and approximately \$88.6 million in projected soft construction costs, financing expenses and other costs. The \$80 million Loan to be provided by the Funding Company (proceeds derived from the EB-5 investors) will be used solely for project construction hard costs or qualified soft costs.

One hundred sixty (160) EB-5 investors comprise a limited partnership that will make a 5-year loan to the job-creating project. It is the expectation of the Funding Company that the Developer will repay the EB-5 Loan plus accrued interest in full at its maturity date 5 years from the date of funding the Loan. The projected sources of repayment are from the sale and/or refinancing of all or a portion of the property.

Permanent Green Card Protection

The Economic Report prepared by Michael Evans, Ph.D., the EB-5 industries premier economist, evaluates the financial and other data set forth in this Business Plan. The Economic Report uses RIMS II econometric methodology. The Economic Report concludes that the Project will create a total of 2,009 permanent new jobs in the construction of the buildings and related improvements on the Property owned by the Developer that are being created in the Project.

The EB-5 Statute requires that 160 investors create a total of 1,600 jobs. The project will create a calculated 2,009 permanent new jobs, which exceeds USCIS requirements by approximately 409 jobs, or 25.6%.



To Protect the Safety of the Funds

855 Avenue of the Americas is located in a thriving section of Manhattan, where Midtown meets Chelsea. Its proximity to both industry and residential developments ensures a competitive market.

The developer, The Durst Organization, has confirmed the demand for luxury apartments in the area and is projecting a rental income between \$3,500 for a studio apartment up to \$8,300 per month for a 2 bedroom. Comparable properties in the project location offer monthly rentals that start at \$2,400 for a studio apartment and up to \$8,200 for a 3 bedroom, with an occupancy rate above 95%.

Based on the Developer's conservative financial projections and the analysis of the independent feasibility reports, it is the expectation of the Funding Company that the Developer will be able to pay off the Loan of \$80,000,000 plus accrued interest in full at its maturity date 5 years from the date funding the Loan, through a sale or refinance, but in no event earlier than the end of the conditional period and approval of his or her I-829 petition.

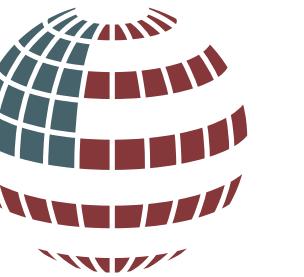
The Qualified Investor's \$500,000 Investment will be held in escrow until loaned to the Developer and used for construction of the Project. The escrowed funds will be deposited with SunTrust Bank, one of the nation's leading financial services holding companies.

Upon stabilization, which is anticipated to occur between the fourth and fifth year of operation, the estimated value of 855 Avenue of the Americas is expected to be approximately \$574 million. These projections are based on the many years of experience of the Developers with similar projects that they own, manage or developed.

Projected Revenue

Project Component	Amount
Stabilized NOI	\$24,709,700
Project Value at 4.5% Cap Rate	\$549,104,444
Total	\$573,814,144

855
avenue



U.S. IMMIGRATION FUND

welcome to your future.

U.S. Immigration Fund provides worthwhile opportunities for foreign investors and their families to obtain permanent U.S. residency through the EB-5 Visa Program. The U.S. Immigration Fund provides the perfect opportunity for international investors and their families to obtain green cards by investing in exciting U.S. Immigration Fund projects.



855
avenue

the CHARLES

W57

bryant park

88|KUSHNER-KABR

HARBOURSIDE PLACE
JUPITER, FLORIDA

WATER Pointe

E.S.I.
JUPITER TECHNOLOGY PARK

VIA MIZNER

855
avenue

U.S. IMMIGRATION FUND