

喜讯！西雅图南港酒店 EB-5 项目多位投资人 I-526 申请获得批准！





西雅图家园区域中心已有超过十位投资人的 I-526 移民申请获得美国移民局正式批准！通过我们南港酒店 EB-5 项目获批的这些申请，均为一次性直接批准，未经历任何补件要求，平均审批时间为三至六个月。恭喜各位投资者及其家人，在美国移民之路上又踏出坚实的一大步！

RECEIPT NUMBER 559		CASE TYPE Immigrant Petition by Alien Entrepreneur		RECEIPT NUMBER 348		CASE TYPE Immigrant Petition by Alien Entrepreneur	
RECEIPT DATE August 25, 2014	PRIORITY DATE August 25, 2014	APPLICANT REN		RECEIPT DATE August 25, 2014	PRIORITY DATE August 25, 2014	APPLICANT WANG	
NOTICE DATE June 4, 2015	PAGE 1 of 2			NOTICE DATE June 4, 2015	PAGE 1 of 2		
633 CHESTNUT ST # STE 1800 CHATTANOOGA, TN 37450-1801		Notice Type: Approval Notice Section: Investor - Targeted Employment Area, 203(b)(5)(C)(ii) INA		633 CHESTNUT ST # STE 1800 CHATTANOOGA, TN 37450-1801		Notice Type: Approval Notice Section: Investor - Targeted Employment Area, 203(b)(5)(C)(ii) INA	
USCIS has approved your I-526, Immigrant Petition by Alien Entrepreneur. We have sent your approved immigrant visa petition to the Department of State National Visa Center (NVC), 32 Rochester Avenue, Portsmouth, NH 03801-2909. NVC processes all approved immigrant visa petitions that need consular action. NVC also determines which consular post is the appropriate consulate to complete immigrant visa processing. The NVC will then forward the approved immigrant visa petition to that consulate. This completes all USCIS action on your immigrant visa petition. You should allow a minimum of 30 days for the Department of State to process your approved immigrant visa petition before contacting the NVC. If you have not received any correspondence from the NVC within 30 days, you may contact the NVC by e-mail @ NVCINQUIRY@state.gov. You will need to enter the USCIS receipt number from this approval notice in the subject line of your email. If you want to receive information about your approved immigrant visa petition, you will need to include your name and date of birth in the body of the e-mail. The NVC will contact you concerning further immigrant visa processing steps. Please read the back of this form carefully for more information. The approval of your immigrant visa petition does not in itself grant any immigration status and does not guarantee that you are eligible for an immigrant visa or admission to the United States. This approved immigrant visa petition also does not guarantee that you are eligible for (or can) adjust your status in the United States to that of a lawful permanent resident.				USCIS has approved your I-526, Immigrant Petition by Alien Entrepreneur. We have sent your approved immigrant visa petition to the Department of State National Visa Center (NVC), 32 Rochester Avenue, Portsmouth, NH 03801-2909. NVC processes all approved immigrant visa petitions that need consular action. NVC also determines which consular post is the appropriate consulate to complete immigrant visa processing. The NVC will then forward the approved immigrant visa petition to that consulate. This completes all USCIS action on your immigrant visa petition. You should allow a minimum of 30 days for the Department of State to process your approved immigrant visa petition before contacting the NVC. If you have not received any correspondence from the NVC within 30 days, you may contact the NVC by e-mail @ NVCINQUIRY@state.gov. You will need to enter the USCIS receipt number from this approval notice in the subject line of your email. If you want to receive information about your approved immigrant visa petition, you will need to include your name and date of birth in the body of the e-mail. The NVC will contact you concerning further immigrant visa processing steps. Please read the back of this form carefully for more information. The approval of your immigrant visa petition does not in itself grant any immigration status and does not guarantee that you are eligible for an immigrant visa or admission to the United States. This approved immigrant visa petition also does not guarantee that you are eligible for (or can) adjust your status in the United States to that of a lawful permanent resident.			

RECEIPT NUMBER 742		CASE TYPE Immigrant Petition by Alien Entrepreneur		RECEIPT NUMBER 006		CASE TYPE Immigrant Petition by Alien Entrepreneur	
RECEIPT DATE September 15, 2014	PRIORITY DATE September 15, 2014	APPLICANT FENG		RECEIPT DATE September 15, 2014	PRIORITY DATE September 15, 2014	APPLICANT BAO	
NOTICE DATE June 4, 2015	PAGE 1 of 2			NOTICE DATE June 4, 2015	PAGE 1 of 2		
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西雅图家园区域中心
南港酒店 EB-5 项目
I-526 陆续获批!



西雅图家园旗下的南港酒店项目，具有同类项目无法比拟的优势：

- 美国移民局预批“标准示范项目”更安全更省时：原则上，不会因项目本身原因遭受 I-526 拒批，且审批程序简化，决策速度理论上应快于普通项目；另外，新增就业的经济模式已获官方认可，符合“创造十个就业机会”的要求有强大保障，只要项目按计划完工，投资人即可稳妥地申请取消条件，将条件绿卡转为永久绿卡；

Project	Type of Project	Organization Documents	Date of Document
Southport Hotel EB-5, LP	Actual Project supported by an	Business Plan	Dated June 18, 2013
		Supplement to Business Plan	Dated August 5, 2013
		Economic Impact Analysis	Dated September 29, 2013
		Confidential Private Placement	Revision October 16, 2013
Geographic Location: Renton, WA	Exemplar Form I-526	Memorandum	
		Subscription Agreement	Revision October 16, 2013
		Limited Partnership Agreement	Revision October 16, 2013
Focus of Investment: Loan	Petition	Escrow Agreement	Revision October 16, 2013
		Promissory Note	Revision October 21, 2013
		Loan Agreement	Dated October 21, 2013

- 南港项目的开发商舍柯地产专注于西雅图房地产市场，有 30 多年本地成功开发的丰富经验和雄厚的资金实力，并且，南港酒店并非单一独立项目，而是大规模整体规划的重要组成部分，第一期第二期公寓楼已成功投入使用，入住率高达 95% 以上，酒店完工后，周边还将兴建三座九层甲级高档写字楼；



- 南港项目用地产权完全自有，无抵押无贷款，市值高达 4500 万美元，作为项目总成本的 23% 进入酒店，充分保证了 EB-5 资金无需用于购买土地，而是完全用于工程建设本身；



- 南港酒店自 2014 年 10 月正式动工以来，施工进展顺利，六月初已开始浇筑酒店主体第一层到第二层的外墙，其一亿九千七百万美元的造价，被权威商业周刊评为西雅图地区在建工程前二十强；

THE LIST

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CONSTRUCTION PROJECTS

LARGEST PROJECTS IN THE PUGET SOUND REGION IN 2014 RANKED BY TOTAL COST

Project name	Location	Total estimated cost	Project size	Owner/developer	Construction manager/general contractor	Project architect	Target completion date
1 The Spring District	Bel-Rec Corridor, Bellevue	\$2.3 billion	36 acres	Wright Runstad & Co., Shoreline Properties	Howard S. Wright	Collins Woeman	2028
2 Sound Transit Northgate Link light rail extension	UW Husky Stadium to Northgate, Seattle	\$2.1 billion	4.3 miles	Sound Transit	JCM Northlink LLC	Hewitt Architects	2021
3 Sound Transit University Link light rail extension	Downtown Seattle to UW Husky Stadium, Seattle	\$1.9 billion	2.15 miles	Sound Transit	Turner Construction/Huffman Construction/Taylor Bros./Franklin-Kemper and Capital Hill-downtown Jay Dee Contractors/Frank Coleccio Construction/Micralec Corp./Contron Johnson Inc.	Northlink Transit Partners/LMN/Hewitt	Q1 2016
4 State Route 99 Tunnel Project	Replace current Alaskan Way Viaduct	\$1.4 billion	2 miles	Washington State Dept. of Transportation	Seattle Tunnel Partners, a joint venture of Dragados and Tutor Perini	HNTB	Late 2017
5 The Bellevue Collection ¹	575 Bellevue Square, Bellevue	\$1.2 billion	2 million square feet	Kemper Development Co.	GLY Construction	Slazier Architects	2016
6 Boeing 777X Composite Wing Center	Everett	\$1 billion ²	1.3 million square feet	Boeing Co.	Hoffman Construction	BRPH	May 2016
7 Esterra Park	2-64 152nd Ave. N.E., Redmond	\$900 million	28-acre mixed-use project	Capsone Partners	NA	Brambaugh & Associates	NA
8 State Route 520 Floating Bridge and Landings	Near Foster Island in Seattle to Evergreen Pt. Rd. in Medina	\$752.9 million	2.68 miles	Washington State Dept. of Transportation	Kiewit, General, Manson joint venture	KPF Consulting, BergerABAM, Holix Design Group	Spring 2016
9 Amazon Phase I and II	2021 7th Ave., Seattle	\$554 million ³	3 million square feet	Amazon.com	Sellen Construction	HDR Architects	Early 2016 ⁴
10 Stadium Place	North of CenturyLink Field, Seattle	\$517 million	2.5 million square feet; 3.85-acre site	Stadium Place Investors LLC	JTM Construction, Sedo Builders	ZGF Architects, Freibert & Co. architects	2015
11 Insignia	2303 6th Ave., Seattle	\$450 million	2.41-story condo towers	Bosa Development Corp.	Bosa Development Corp.	Perkins & Co. Architecture Bjarke Ingels Group	2016
12 The Mark (5th + Columbia)	831 5th Ave., Seattle	\$400 million ⁵	528,000 square feet	Daniels Real Estate	JTM Construction	ZSF-Seattle	2017
13 Sound Transit S. 200th Link light rail extension	Sea-Tac Airport to S. 200 St.	\$383 million	1.6 miles	Sound Transit	PCL Civil Constructors (guideway/stations), Harbor Pacific Graham (garage)	Via Architects (guideway/stations), Brooks + Scarpia (garage)	2016
14 Chambers Creek Regional Wastewater Treatment Plant Expansion	10311 Chambers Creek Rd., University P., Pierce County	\$353 million	Average 45 MGD (million of gallons per day)	Pierce County	Mortenson Construction	NA	Sept. 2016
15 Elliott Bay Seawall Project	Central Seawall, S. Washington St. to Virginia St., Seattle	\$331 million	3,700 feet	Seattle Dept. of Transportation	Mortenson-Manson joint venture	NA	June 2016
15 Explosives-Handling Wharf 2	Naval Base Kitsap, Bremerton	\$331 million	6.3 acres	U.S. Dept. of the Navy	Skanska USA, American Bridge, Nova Group joint venture	BirgerABAM	June 2016
17 Equity Residential-mixed use tower	204 Pine St., Seattle	\$215 million	40-story apartment tower with 3,500 square feet for retail space	Equity Residential	Turner Construction Co.	Weber Thompson/GEO	2017
18 State Route 520: West Approach Bridge North project	SF 520 floating bridge to the Montlake area	\$199.5 million	1.2 miles	Washington State Dept. of Transportation	Flarino Corp.	Washington State Dept. of Transportation	Summer 2017
19 The Hotel at Southport	Lake Washington, Renton	\$187 million	377,000 square feet	SECO Development	Sellen Construction	MulvaneyS2 Architecture	January 2017
20 Tacoma General and Mary Bridge hospitals (MultiCare Health System Community Expansion)	Tacoma	\$152 million	163,466 square feet	MultiCare Health System	Sellen Construction	HDR Architects	2015
21 Potlatch Tower	2116 4th Ave., Seattle	\$150 million	41-story apartment/hotel tower	Darby Development	PCL Construction	Weber Thompson	Summer 2017
22 Madison Centre	5th Ave./Madison St., Seattle	NA	746,000 square feet	Schnitzer West	Sellen Construction	NBBJ Architects	Feb. 2017
22 The Allen Institute for Brain Science	Mercer St. and Westlake Ave. N, Seattle	NA	245,000 square feet	Vulcan Real Estate	GLY Construction	Perkins + Will	Dec. 2015
24 Mercer Corridor East Project	Mercer St. between I-5/ Elliott Ave. W, Seattle	\$142 million	NA	Seattle Dept. of Transportation	Gary Merlino Construction Co.	HBJ Landscape Architects, LMN Architects	NA
25 Hill 7	Boren Ave./Shawar. St., Seattle	\$129 million	NA	NA	Mortenson Construction	Aedas	Summer 2015

► CLOSER LOOK

CONSTRUCTION PROJECTS EXPECTED TO BE COMPLETE IN 2015

- Stadium Place
- Tacoma General and Mary Bridge hospitals (MultiCare Health System Community Expansion)
- The Allen Institute for Brain Science
- Hill 7

CONSTRUCTION PROJECTS TARGET COMPLETION DATES BY YEAR FOR TOP 25

2015	4
2016	10
2017	7
2021	1
2028	1

(Completion dates for two projects were not available.)

ABOUT THE LIST
Information was obtained from firm representatives, public records and company websites. Information on The List could not be independently verified by the Puget Sound Business Journal. In case of ties, companies are listed alphabetically.

NEED A COPY OF THE LIST?
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WANT TO BE ON THE LIST?
If you wish to be surveyed when The List is next updated, or if you wish to be considered for other lists, email your contact information to Stephanie Forshée at sforsnee@bizjournals.com.

1 The Bellevue Collection project includes the Bellevue Square and Lincoln Square expansion phases.
2 Boeing's estimated project cost is more than \$1 billion.
3 Construction costs for Amazon's campus are according to permits filed with the Seattle Dept. of Planning and Development.
4 Phase I for Amazon construction is anticipated to be complete in late 2015 or early 2016. A timeline for Phase II is unknown.
5 The Mark was valued at more than \$400 million.

NOTES: NA - not applicable, not available or not approved





- 移民局预批南港酒店 EB-5 项目可招募 231 位投资人，而实际招募目标只有 160 人，满足“创造十个就业”有极大空间，充分保障了每笔 50 万美元投资款创造至少 10 个全职就业机会；





- 本 EB-5 项目退出机制明确，有详尽缜密的还款计划：酒店将于 2017 年 3 月正式营业，经营产生的现金流将用于还款，预计 2019 年进入平稳期，酒店将被出售或再融资，收益或永久贷款将取代 EB-5 资金，还款有保障，另外，整个运作将由 NES Financial 做第三方监管，EB-5 资金的使用将最大限度地透明化；
- 南港酒店地处“西雅图市中心-贝尔维尤市中心-西雅图国际机场”三大市场形成的黄金商圈，紧邻波音公司和美国职业橄榄球冠军西雅图海鹰队的总部，而且位于华盛顿湖畔的绝佳位置，酒店经营的效益有保障，酒店市值将远超 EB-5 投资额；



- 西雅图家园区域中心的客户喜获 I-526 申请批准，就是南港酒店作为 EB-5 项目安全稳妥的最有力证明！

激动不如心动，心动就要行动！南港酒店项目仅存少量 EB-5 名额，请有意办理美国投资移民的朋友不要错过天赐良机，尽快与我们联系！

