

ONE St. Petersburg Luxury Cond...

PROJECT INFORMATION

PROJECT IS VERIFIED

FUNDING

FUNDING NEEDED

\$212.4 (MIO)

EB5 FUNDING

\$49.5 (MIO)

EB-5 INVESTORS

99

INVESTMENT AMOUNT

\$500,000

SUBSCRIPTION FEE

50,000

JOBS

JOB CREATION PER INVESTOR

22.2

JOB CREATION (TOTAL)

2202

CATEGORY

CONSTRUCTION

SUB-CATEGORY

COMMERCIAL AND INSTITUTIONAL BUILDING CONSTRUCTION

INVESTMENT

STRUCTURE

LOAN

PRINCIPAL EQUITY IN PROJECT?

YES

IMMIGRATION & LOCATION

DOES THIS PROJECT HAVE APPROVED I-526'S?

NO

DOES THIS REGIONAL CENTER HAVE APPROVED I-526'S?

YES

DOES THIS REGIONAL CENTER HAVE APPROVED I-829'S?

YES

STATE

FLORIDA

ONE ST. PETERSBURG LUXURY CONDOMINIUMS

OPENED: AUGUST 01, 2018

CLOSED: FEBRUARY 01, 2021



DEVELOPER NAME

KOLTER GROUP LLC



PROJECT DESCRIPTION

PROJECT LINKS

- **DEVELOPER WEBSITE** - [HTTPS://WWW.KOLTER.COM/](https://www.kolter.com/)
- **PROJECT WEBSITE** - [HTTPS://WWW.ONESTPETERSBURG.COM](https://www.onestpetersburg.com)
- [CLICK HERE TO SPEAK WITH A BROKER DEALER ABOUT THIS PROJECT](#)

HIGHLIGHTS

- **41-STORY LUXURY CONDOMINIUM AND RETAIL DEVELOPMENT**
- **UNDER CONSTRUCTION** - CONSTRUCTION HAS REACHED THE TOP FLOOR AS OF AS OF 2/15/18
- **220% JOB CREATION** - PROJECT CREATES 2.2X JOBS REQUIRED FOR THE EB-5 PROGRAM (22 PER INVESTOR)
- **100% OF EB-5 JOBS ALREADY CREATED** - ALL JOBS REQUIRED FOR ALL EB-5 INVESTORS HAVE ALREADY BEEN CREATED
- **90% PRESOLD** - 90% OF CONDOS HAVE ALREADY BEEN PRESOLD
- **LOW CAPITAL PERCENTAGE** - EB-5 IS 23% OF TOTAL PROJECT COST, NO MINIMUM EB-5 REQUIRED
- **I-526 REFUND GUARANTEE** - REFUND GUARANTEE IF DENIED FOR ANY REASON
- **STRONG, EXPERIENCED DEVELOPER** - THE KOLTER GROUP IS ONE OF THE LARGEST PRIVATE DEVELOPERS IN THE USA AND HAS DEVELOPED MORE THAN \$10 BILLION IN REAL ESTATE IN THE LAST 25 YEARS
- **STRONG EB-5 TRACK RECORD** -ONE IS THE 9TH EB-5 PROJECT SPONSORED BY THE KOLTER GROUP AND EB5AN WITH 100% APPROVAL ON ALL PROJECTS AND INVESTORS ADJUDICATED TO DATE

THE PROJECT IS BEING DEVELOPED BY THE KOLTER GROUP LLC, A DIVERSIFIED REAL ESTATE DEVELOPMENT AND INVESTMENT FIRM THAT CONTROLS THE PROJECT COMPANY. THE PROJECT COMPANY WILL USE THE PROCEEDS OF THE LOAN TO DEVELOP A NEW MIXED-USE REAL ESTATE PROJECT CONSISTING OF 253 LUXURY CONDOMINIUMS AND APPROXIMATELY 17,129 SQUARE FEET OF RETAIL SPACE IN A 41-STORY WATERFRONT TOWER.

THE SITE IS IN DOWNTOWN ST. PETERSBURG, FLORIDA, SITTING OVER THE SOUTHWEST CORNER OF 1ST STREET NORTH AND 1ST AVENUE NORTH. THE PROJECT BENEFITS FROM PROXIMITY TO THE ST. PETERSBURG WATERFRONT PARK SYSTEM WITH PREMIUM VIEWS OF TAMPA BAY TO THE EAST. THE PROJECT IS IN THE HEART OF THE WALKABLE DOWNTOWN AREA, GIVING IT PROXIMITY TO DINING, RECREATION, SHOPPING, AND ENTERTAINMENT.

THE PROJECT WILL INCLUDE A TOTAL SALEABLE RESIDENTIAL AREA OF APPROXIMATELY 475,328 SQUARE FEET. THE PROJECT WILL OFFER A LOBBY, LIBRARY, AND MEETING ROOM ON THE FIRST AND SECOND LEVELS. THE FIRST LEVEL WILL ALSO CONTAIN ALL NECESSARY BACK-OF-HOUSE SPACE AND APPROXIMATELY 17,129 SQUARE FEET OF RETAIL SPACE. EXTENSIVE AMENITIES WILL BE LOCATED ON THE SEVENTH LEVEL, INCLUDING A GAME ROOM, SWIMMING POOL, SPA, FITNESS CENTER, AND YOGA ROOM. RESIDENT PARKING AND OWNER STORAGE UNITS WILL BE LOCATED ON THE SECOND THROUGH SIXTH LEVELS WITH GROUND LEVEL PARKING RESERVED FOR GUESTS, VALET, AND DELIVERIES. LUXURY CONDOMINIUMS EXTEND FROM THE SECOND TO THE 40TH FLOOR, AND A PENTHOUSE LEVEL SITS ATOP THE BUILDING. ALL UNITS WILL BE BUILT WITH HIGH-END FINISHES AND FEATURES AS WELL AS A TERRACE WITH WATERFRONT VIEWS.

PROJECT TIMELINE

CURRENTLY UNDER CONSTRUCTION WITH AN ESTIMATED COMPLETION DATE OF 2020.

ONE ST. PETERSBURG LUXURY CONDOMINIUMS: CONTACT INFORMATION

CONTACT PERSON

ERIN OSBORNE

PHONE

800.688.3824

EMAIL

ERIN.OSBORNE@WINLOGROUP.COM

WEB SITE

[HTTP://WWW.WINLOGROUP.COM/](http://WWW.WINLOGROUP.COM/)

ONE ST. PETERSBURG LUXURY CONDOMINIUMS: INVESTMENTS

REG. D?

YES

RULE 506

506 (C)

REG. S?

YES

INVESTMENT TYPE

LOAN

TOTAL AMOUNT OF ESTIMATED FUNDING REQUIRED FOR ALL PHASES OF DEVELOPMENT(IN MILLIONS)?

212.4

IS THIS A NEW COMMERCIAL ENTERPRISE OR PURCHASE OF AN EXISTING TROUBLED BUSINESS?

NEW COMMERCIAL ENTERPRISE

WHAT RATIO OF EQUITY TO DEBT WOULD BEST CLASSIFY THE SOURCE OF OVERALL FUNDING FOR THE PROJECT / DEVELOPMENT?

50% EQUITY : 50% DEBT

DOES THE INVESTOR NEED TO BE ACCREDITED TO INVEST?

YES

ARE RETURNS PAID ON THE INVESTMENT PRIOR TO MATURITY?

YES

IF YES, WHEN ARE THEY PAID?

QUARTERLY

HAVE ALL OF THE PERMITS AND PERMISSIONS FOR PROJECT DEVELOPMENT BEEN OBTAINED?

YES

IS THERE ANY PATENTED INTELLECTUAL PROPERTY ESSENTIAL TO THIS PROJECT?

NO

ONE ST. PETERSBURG LUXURY CONDOMINIUMS: FEES

WHAT IS THE FEE FOR SUBSCRIBING TO THE INVESTMENT (SUBSCRIPTION FEE)?

50,000

DO POTENTIAL INVESTORS NEED TO PAY A FEE TO OBTAIN THE OPERATING DOCUMENTS, PPM OR OTHER SUBSCRIPTION DOCUMENTS?

NO

IF YES, IS THAT REFUNDABLE IN THE EVENT THE INVESTOR DECIDES NOT TO INVEST?

NO

DOES THAT INCLUDE THE PROCESSING OF THE I-526, I-829 OR ANY OTHER LEGAL FEES ASSOCIATED WITH THE IMMIGRATION APPLICATION?

NO

IF THERE IS NO FINDER OR AGENT, WOULD YOU REIMBURSE THAT FEE TO THE INVESTOR?

NO

DO YOU PAY FINDER'S FEES TO ATTORNEYS?

NO

DO YOU PAY FEES TO UNLICENSED BROKER'S OR AGENTS?

NO

