



**FedEx**<sup>®</sup>  
Ground

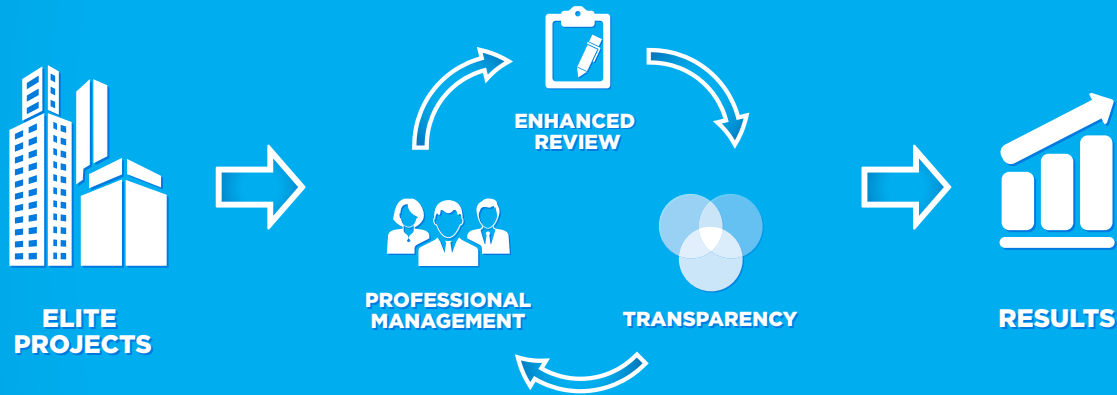
21200 Greenfield Rd  
Oak Park, MI 48237



# AMERICAN VIP EB-5

YOUR PATH TO CITIZENSHIP

[AmericanVIP.us](http://AmericanVIP.us)



# THE AMERICAN VIP EB-5 BUSINESS MODEL

## ★ ELITE PROJECT

### EB-5 FEDERAL EXPRESS GROUND FACILITY

- WORLDWIDE LEADING SHIPPING and LOGISTICS PROVIDER
- A state-of-the-art treatment facility in Oak Park Michigan, a suburb of Detroit. Detroit is the midwest's 4th largest city and the largest city on the US/Canadian Border.
- 100% Leased to FedEx Ground and guaranteed by FedEx Corporation (S&P Investment-Grade Rating of "BBB") (NYSE:FDX)
- Primary Lease Term 15 Years with 3 - Renewal Options - Occupancy & Lease Commencement - June 1, 2016
- Superior Job Creation - 633 vs Required 270, a Surplus of 363 Jobs, a 2.34:1 coverage ratio (Industry Standard 1.25:1)



## ★ SUPERIOR EXPERTISE, MANAGEMENT, TRANSPARENCY & SUPPORT

*We see partnership as a critical component to make our EB-5 Projects successful. Experienced Teams combined with the Added Security, Compliance and Transparency of Independent Advisors and Consultants minimize your risk, enhance your opportunity for success and maximize your EB-5 experience.*

### SCANNELL PROPERTIES

- LARGEST FEDERAL EXPRESS DEVELOPER IN THE UNITED STATES
- Previously Completed 110+ similar Federal Express Projects in the United States
- Leading National build-to-suit Developer of Commercial Property since 1990
- "As a long-term capital partner of Scannell Properties, KeyBank has a great deal of confidence in their financial strength, ability to execute, and the quality of their projects. It is great to work with a company like Scannell." — *Ted Lewis, Key Bank*



## MANAGEMENT & INDEPENDENT OVERSIGHT TEAM

### REGIONAL CENTER — AMERICAN VIPs



Executive team members are leaders in the fields of technology, law, and real estate with decades of experience and demonstrated results. These professionals with unquestionable honesty and integrity together with the added security of transparency of independent advisors and consultants, are designed to minimize your risk, enhance reliability and maximize results for our "VIP Investors".

[AmericanVIP.us](http://AmericanVIP.us)

### LEGAL — GREENBERG TRAUIG



A World Wide Leader of EB5 immigration & related securities offerings, Greenberg Traurig's Business Immigration and Compliance Group is a full-service immigration practice representing businesses, organizations, and individuals from around the world on a wide range of EB-5 related matters. GT is proud to provide clients with a customer-centered experience combined with large firm capabilities and resources. [eb5insights.com](http://eb5insights.com)

### ECONOMIST — EPR



Economic & Policy Resources is an EB-5 Leader with over 50 years of collective

professional experience and the knowledge and expertise to guide us through the EB-5 regulation & policy maze. [epreconomics.com](http://epreconomics.com)

## ★ EXCEPTIONAL RESULTS

### COMPLIANCE — APPROVALS — CAPITAL PRESERVATION

- Exemplar Submission • Surplus Job Creation (23.4 jobs per investor) • Construction Commenced June 2015 • Completion May 2016 • Monthly Progress Inspections by Construction Lender US Bank • Developer has previously completed 200+ similar FedEx facilities
- Unlike most other EB-5 Projects, this Project's Income is Pre-Determined and not dependent upon marketability or project performance • After May 2016 the performance is determined by the stability of the FedEx Corporation who ranks 65 on the Fortune 500 list of US Companies with \$50 Billion (US) Annual Sales • This Project Provides Maximum Capital Preservation & Minimizes Risk

### REPORTING — NES



Sets the benchmark for efficiency and risk management

by Independent administration of investors' funds through the EB-5 process, producing required reporting and documentation, and staying in compliance with SEC and immigration law. [nes-financial.com](http://nes-financial.com)

### INVESTOR SUPPORT — PARAGON RELOCATION



Provides local expertise in over 150 countries. Team members are multilingual, culturally sensitive and are carefully selected for their practical experience,

superb communication skills and proactive approach. Their strategy ensures that you and your family's needs are supported anywhere in the world by knowledgeable, caring professionals. [paragonrelocation.com](http://paragonrelocation.com)





SCANNELL  
PROPERTIES



fedex.com  
1.800.GoFedEx



For more information: [www.eb5insights.com](http://www.eb5insights.com)

**GT** GreenbergTraurig  
Inside Business Immigration  
*Legal Analysis for the Global Employer*  
A GREENBERG TRAUIG BLOG



**NES**  
Financial

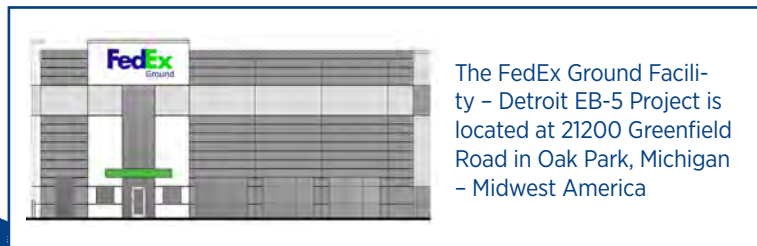


## INVESTMENT OVERVIEW

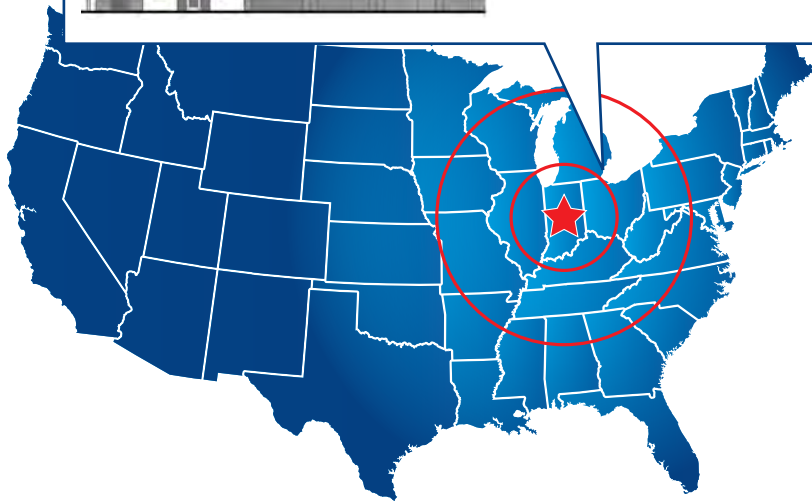
|                                 |              |
|---------------------------------|--------------|
| Total Investment Fund .....     | \$13,500,000 |
| Number of Units .....           | 27           |
| Unit Investment Size .....      | \$500,000    |
| Term in Years (Estimated) ..... | 5 +/-        |



"Build to Suit" Single Tenant Occupancy; FedEx Ground Package System, Inc.; Construction Commencement-Completion: June 2015-May 2016; Federal Express Occupancy & Lease Commencement: June 1, 2016; Site 54 Acres; Building Size 303,485 sf; Annual Rent: \$2,928,318



The FedEx Ground Facility – Detroit EB-5 Project is located at 21200 Greenfield Road in Oak Park, Michigan – Midwest America



### IMPORTANT INVESTMENT CONSIDERATIONS:

- QUALIFICATION FOR GREENCARD
- PRESERVATION OF CAPITAL
- REGULATORY COMPLIANCE
- TIMELY PERFORMANCE
- FINANCIAL STABILITY
- EXCESS JOB CREATION
- PROJECT-ASSET INCOME SOURCE
- DEVELOPER HISTORY – RELIABILITY
- MINIMIZED RISK – EXEMPLAR
- TRANSPARENCY – THIRD PARTIES
- AMERICAN VIP TEAM & CONSULTANTS
- CONCEIRGE SERVICE VIP STATUS

## ACHIEVE YOUR GOALS – MAXIMIZE YOUR EB-5 INVESTMENT

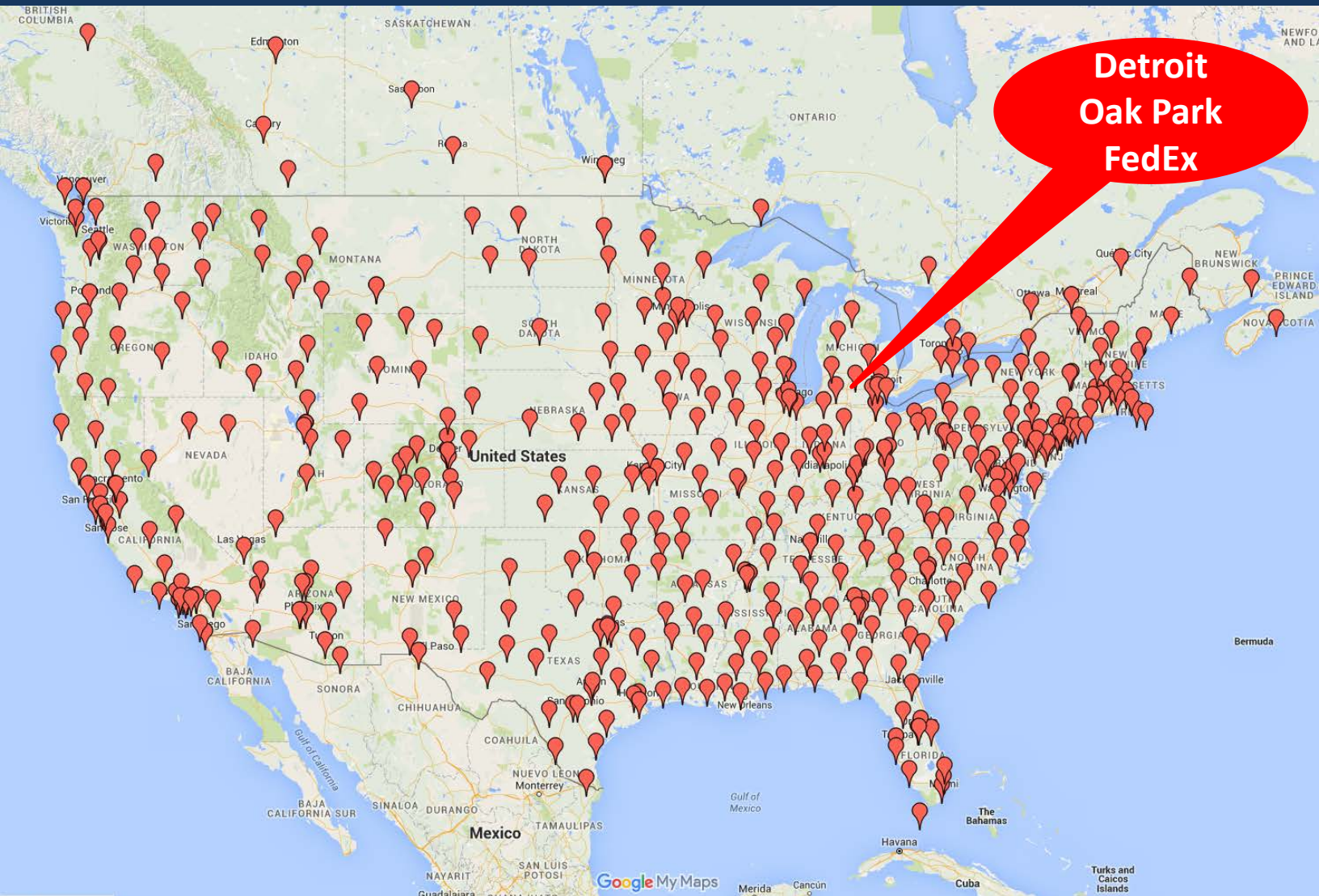


Become an American VIP EB-5 Investor

Offering brochure available to accredited investors upon request: [info@AmericanVIP.us](mailto:info@AmericanVIP.us)

*Exclusive Investment Offering* – Available by referral only, not available through broker outlets.

# United States - FedEx Ground Terminal Locations 542+



- **Largest developer of FedEx facilities in the U.S.**
- Annual average development volume of \$850 million
- Leading national build-to-suit developer since 1990



## **BUILDING SOLUTIONS THAT MATTER**

"As a long-term capital partner of Scannell Properties, KeyBank has a great deal of confidence in their financial strength, ability to execute, and the quality of their projects. It is great to work with a company like Scannell."

— *Ted Lewis*, Senior Vice President, KeyBank



**SCANNELL**  
PROPERTIES



## General Services Administration

Centennial, Colorado

SIZE  
41,979 square feet

DEVELOPMENT SCHEDULE  
17 months

DEVELOPMENT COST  
\$14 million

USE  
Citizenship and Immigration Building

- SPECIAL FEATURES
- Architectural pre-cast construction
  - LEED Gold Certified
  - Geothermal HVAC

BUILDING SOLUTIONS THAT MATTER.



# USCIS

## Immigration Office

HEADQUARTERS  
800 E. 96th St, Suite 175  
Indianapolis, IN 46240  
t 317.843.5959

[scannellproperties.com](http://scannellproperties.com)



SCANNELL  
PROPERTIES

# Our Blueprint for Success

Our history of successful commercial real estate development projects over the past 25 years can be attributed to our experienced leadership, internal expertise, client-focused relationships and fiscal responsibility. As a privately owned real estate development and investment company, Scannell Properties is proud to have completed development projects in 44 states and 3 Canadian provinces.



## Office Locations

### HEADQUARTERS

**Indianapolis, IN**  
800 E. 96th Street, Suite 175  
Indianapolis, IN 46240  
Phone: (317) 843-5959

### MEDIA CONTACT

Andrea Martone  
Phone (917) 929-0527  
[Send email](#)

Visit our Website: [www.scannellproperties.com](http://www.scannellproperties.com)

### REGIONAL

**Alexandria, VA**  
1765 Duke Street  
Alexandria, VA 22314  
Phone: (703) 302-1892

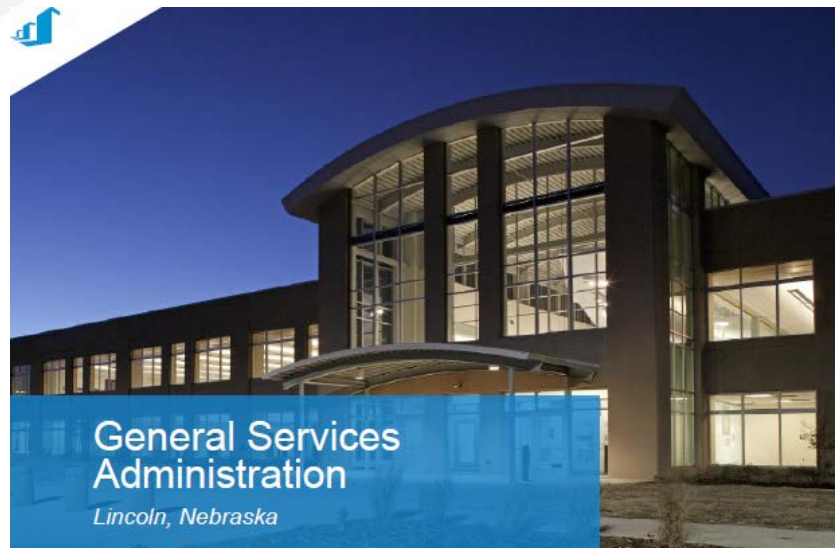
**Kansas City, MO**  
200 NE Missouri Road  
Suite 200  
Lee's Summit, MO 64086  
Phone: (816) 251-4530

**Chicago, IL**  
320 West Ohio Street  
Suite 3W  
Chicago, IL 60654  
Phone: (317) 258-3322

**Minneapolis, MN**  
821 Meander Court  
Medina, MN 55340  
Phone: (763) 331-8851

**Denver, CO**  
100 Fillmore Street  
Suite 500  
Denver, CO 80206  
Phone: (303) 385-8546

**San Francisco Bay Area, CA**  
3569 Mt. Diablo Blvd.  
Suite 220  
Lafayette, CA 94549  
Phone: (510) 899-8302



## General Services Administration

Lincoln, Nebraska

SIZE  
150,000 square feet

DEVELOPMENT SCHEDULE  
18 months

DEVELOPMENT COSTS  
\$20 million

USE  
United States Customs and Immigration Services

- SPECIAL FEATURES
- Class A office space
  - Pre-cast construction
  - LEED Silver Certified

BUILDING SOLUTIONS THAT MATTER.



# USCIS

## Immigration Office

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SCANNELL  
PROPERTIES

# OAK PARK, MICHIGAN SHARES THEIR EXCITEMENT ABOUT NEW FEDEX GROUND FACILITY



AUGUST 20, 2015



## City of Oak Park Welcomes FedEx Ground to The City

21200 Greenfield, Oak Park, Mich. (North of 8 Mile Road)  
300,000 sq. ft. distribution center on 54 acres



“There is no better evidence of the tremendous growth that is being seen at FedEx Ground than what will be on this plot of land next summer.”

— Scott Burns, Regional Vice President, FedEx Ground

## DETROIT OAK PARK FXG COMPLETION SCHEDULE



| Event                                       | Start Date         | End Date           |
|---|--------------------|--------------------|
| Architectural & Engineering Design          | January 30, 2015   | April 1, 2015      |
| Order Metal Building                        | April 1, 2015      | N/A                |
| Site Clearing & Rough Grading               | May 1, 2015        | August 31, 2015    |
| Excavate Foundations                        | August 15, 2015    | September 15, 2015 |
| Pour Footings                               | September 1, 2015  | October 15, 2015   |
| Form/Pour Foundations                       | September 1, 2015  | October 15, 2015   |
| Stone & Grade Yard/Parking Areas            | September 1, 2015  | November 1, 2015   |
| Deliver Metal Building                      | September 1, 2015  | October 1, 2015    |
| Steel Erection                              | September 1, 2015  | November 11, 2015  |
| Pour Slab on Grade                          | September 15, 2015 | October 15, 2015   |
| Roof and Wall Construction                  | November 1, 2015   | December 1, 2015   |
| Install Overhead Doors                      | November 14, 2015  | January 1, 2016    |
| Install Exterior Concrete                   | November 1, 2015   | December 15, 2015  |
| Material Handling Installation Commencement | January 1, 2016    | N/A                |
| Drywall/Finishes                            | January 1, 2016    | April 1, 2016      |
| Telecommunications Requirements             | January 30, 2016   | April 1, 2016      |
| Fine Grading/Landscaping                    | April 1, 2016      | May 31, 2016       |
| Finish Work                                 | April 15, 2016     | May 31, 2016       |
| Certificate of Occupancy                    | May 1, 2016        | June 1, 2016       |
| Rent Commencement                           | June 1, 2016       | End of Lease       |

**FedEx Rent Commencement June 1st 2016**  
**\$2,928,318 annually – for 15 years**

Prepared by: Economic & Policy Resources, Inc.



SUPPORTED BY



1,240 stations  
10 air express hubs



33 ground hubs  
> 500 pickup/  
delivery stations



Approximately  
370 service centers



> 1,800 locations

VIA



652 aircraft  
> 375 airports  
served



>100,000 motorized  
vehicles



Air and ocean  
freight forwarding  
services

TO



>220 Countries & Territories

RECOGNIZED BY

- FORTUNE magazine: No. 12 among "World's Most Admired Companies" (2015)
- Black Enterprise magazine: "40 Best Companies for Diversity" (2015)
- Reputation Institute: Top 40 among "RepTrak 100" List of the World's Most Reputable Companies (2015)
- Corporate Responsibility Magazine: "100 Best Corporate Citizens" (2015)
- FORBES Magazine: "World's Most Valuable Brands" (2015)
- Bloomberg Businessweek magazine: Among "The Civic 50" listing of America's Most Community-Minded Companies (2014)
- Wal-Mart: "Small Parcel Carrier of the Year" (2014)
- Interbrand: "Best Global Brands" (2014)
- FORTUNE magazine: "100 Best Places to Work For" (2013)



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info@AmericanVIP.us  
www.AmericanVIP.us



Founded 1971



Worldwide Headquarters



>325K

Team Members  
Worldwide

CONNECTING

NYSE: FDX

S&P Rating: BBB (Investment Grade)

WITH



Transportation  
Solutions



E-commerce  
Solutions



Business  
Services

PROCESSING

>50M unique fedex.com visitors monthly

>50M package tracking requests daily

>9M packages shipped daily

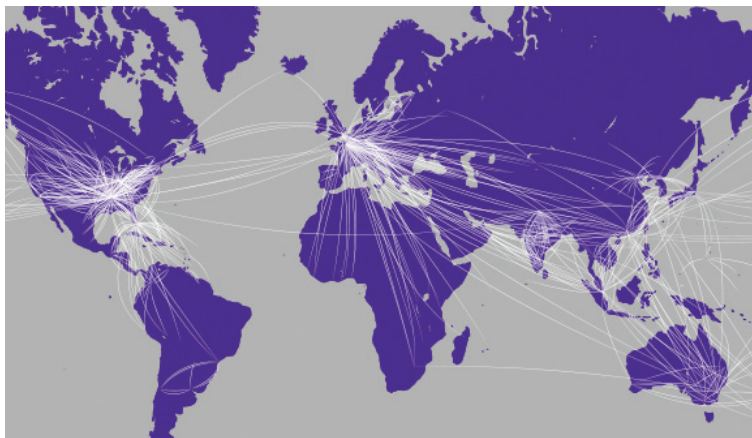
MOVING



>10.5M

shipments each  
business day  
(average volume)

GLOBALLY



FY15  
Annual  
Revenue

\$47.5 Billion

**FedEx**<sup>®</sup>  
Ground

Founded **1985**



Headquarters

MOVING



**>90K**

Team Members



**>7.5 M**

Packages (Avg. Daily Vol.)

FY15  
Annual  
Revenue

**\$13.0 Billion**

USING



**>45K**

Motorized Vehicles



**33** Hubs  
**27** FedEx SmartPost<sup>®</sup> Distribution Centers  
**>500** Pickup/Delivery Stations  
**750** FedEx World Service Center<sup>®</sup> Locations  
**1,750** FedEx Office Locations  
**5,750** FedEx Authorized ShipCenter<sup>®</sup> (FASC) Locations & Alliance Partners

TO



U.S. & Canada

**CONSTRUCTION PHOTOS**  
**DETROIT**  
*As of March 2016*



# AMERICAN VIP

## EB-5

Eliminate the "Guess-Work" from selection of your EB-5 project: **FedEx 100% Leased** ....or one of the below....?



EB-5 Regional Center  
Overall Funding Needed: N/A (Mio)  
EB-5 Funding Needed: N/A (Mio)



Steel Fabrication Project  
EB-5 Regional Center  
Overall Funding Needed: \$9.45 (Mio)  
EB-5 Funding Needed: \$8.5 (Mio)



North & South Project  
EB-5 Regional Center  
Overall Funding Needed: \$25 (Mio)  
EB-5 Funding Needed: \$13.5 (Mio)



EB-5 Regional Center  
Overall Funding Needed: N/A (Mio)  
EB-5 Funding Needed: N/A (Mio)



Coast Commerce Center  
EB-5 Regional Center  
Overall Funding Needed: \$25.7 (Mio)  
EB-5 Funding Needed: \$8 (Mio)



EB-5 Visa / Green Card  
Overall Funding Needed: N/A (Mio)  
EB-5 Funding Needed: N/A (Mio)



EB-5 Regional Center  
Overall Funding Needed: N/A (Mio)  
EB-5 Funding Needed: N/A (Mio)



ASSISTED LIVING & MEMORY CARE ...  
EB-5 Regional Center  
Overall Funding Needed: \$21.6 (Mio)  
EB-5 Funding Needed: \$4 (Mio)



EB-5 Visa / Green Card  
Overall Funding Needed: N/A (Mio)  
EB-5 Funding Needed: N/A (Mio)



EB-5 Regional Center  
Overall Funding Needed: N/A (Mio)  
EB-5 Funding Needed: N/A (Mio)



101 Murray Street  
EB-5 Regional Center  
Overall Funding Needed: \$735 (Mio)  
EB-5 Funding Needed: \$175 (Mio)



EB-5 Regional Center  
Overall Funding Needed: N/A (Mio)  
EB-5 Funding Needed: N/A (Mio)



Maineall Suites Hotel and Conf...  
EB-5 Regional Center  
Overall Funding Needed: \$50 (Mio)  
EB-5 Funding Needed: \$50 (Mio)



DC Marriott Hotels - Phase 2  
EB-5 Regional Center  
Overall Funding Needed: \$166 (Mio)  
EB-5 Funding Needed: \$35 (Mio)



EB-5 Regional Center  
Overall Funding Needed: N/A (Mio)  
EB-5 Funding Needed: N/A (Mio)



CoastStay - Southeast U.S.  
EB-5 Regional Center  
Overall Funding Needed: \$100 (Mio)  
EB-5 Funding Needed: \$100 (Mio)



Uptown Worthington  
EB-5 Regional Center  
Overall Funding Needed: \$175 (Mio)  
EB-5 Funding Needed: \$104 (Mio)



EB-5 Regional Center  
Overall Funding Needed: N/A (Mio)  
EB-5 Funding Needed: N/A (Mio)



Maineall Beach Inn  
EB-5 Regional Center  
Overall Funding Needed: \$100 (Mio)  
EB-5 Funding Needed: \$100 (Mio)



Desert Dunes Country Club Dev...  
EB-5 Regional Center  
Overall Funding Needed: \$100 (Mio)  
EB-5 Funding Needed: \$100 (Mio)



EB-5 Regional Center  
Overall Funding Needed: N/A (Mio)  
EB-5 Funding Needed: N/A (Mio)



Maineall South  
EB-5 Regional Center  
Overall Funding Needed: \$26.5 (Mio)  
EB-5 Funding Needed: \$26.5 (Mio)



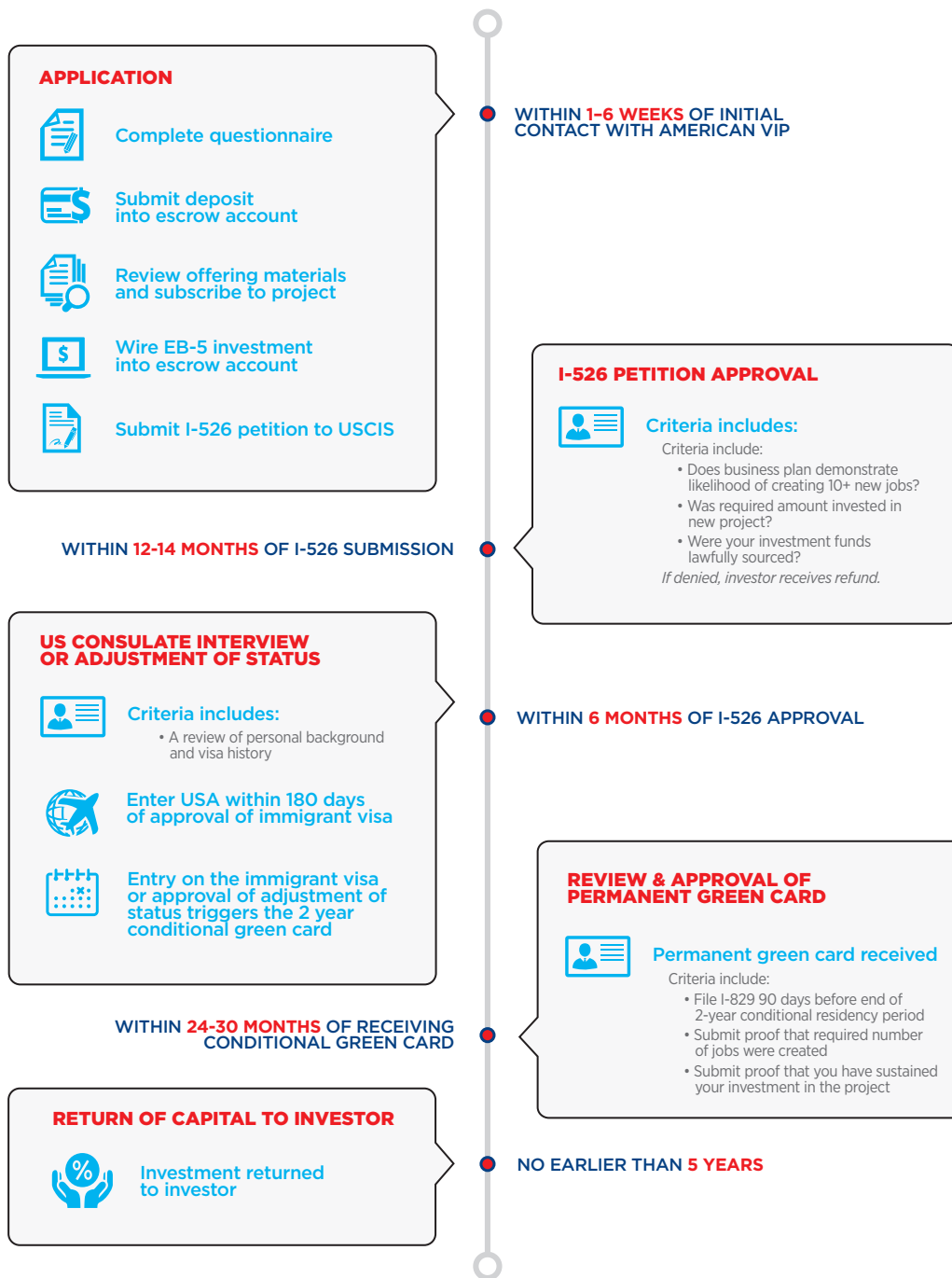
Mount Vernon Hotel  
EB-5 Regional Center  
Overall Funding Needed: \$20 (Mio)  
EB-5 Funding Needed: \$6 (Mio)



EB-5 Direct  
Overall Funding Needed: N/A (Mio)  
EB-5 Funding Needed: N/A (Mio)

CREATING OPPORTUNITY IN AMERICA

# AT-A-GLANCE: THE EB-5 APPLICATION PROCESS



**CONNECT WITH AMERICAN VIP TO MAXIMIZE YOUR EXPERIENCE AS AN EB-5 INVESTOR**



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AmericanVIP.us