



**U.S. Citizenship  
and Immigration  
Services**

June 12, 2014

Irfan Valla  
Central Texas Properties Regional Center  
c/o: J&I Hospitality Management, LLC  
100 Villita Street  
San Antonio, TX 78205

Application: Form I-924, Application for Regional Center under the Immigrant Investor Pilot Program

Applicant: Central Texas Properties Regional Center

Re: Initial Regional Center Designation  
Central Texas Properties Regional Center  
RCW1318951174 / ID1318951174

This notice is in reference to the Form I-924, Application for Regional Center Under the Immigrant Investor Pilot Program that was filed by the applicant with the U.S. Citizenship and Immigration Services ("USCIS") on July 8, 2013. The Form I-924 application was filed to request approval of initial regional center designation under the Immigrant Investor Program. The Immigrant Investor Program was established under § 610 of the Department of Commerce, Justice and State, the Judiciary, and Related Agencies Appropriations Act of 1993 (Pub. L. 102-395, Oct. 6, 1992, 106 Stat. 1874).

In addition to the Form I-924, the applicant submitted a completed exemplar Form I-526, Immigrant Petition by Alien Entrepreneur, seeking USCIS review and approval of an actual project supported by a comprehensive business plan as contemplated in *Matter of Ho*, 22 I&N Dec. 206 (Assoc. Comm'r 1998).

**I. Executive Summary of Adjudication**

Effective the date of this notice, USCIS approves the Form I-924 request to designate Central Texas Properties Regional Center as a qualifying participant in the Immigrant Investor Program.

1. Effective the date of this notice, USCIS approves the Central Texas Properties Fund, LP project based on the evidence submitted with the Form I-924.

**II. Regional Center Designation**

USCIS approves the applicant's request to focus, promote economic growth, and offer capital investment opportunities in the following geographic area and industry categories:

**A. Geographic Area**

<b>State</b>	<b>Counties</b>			
Texas	Atascosa	Bexar	Comal	Guadalupe
	Bandera	Medina	Kendall	Wilson

**B. Industry Categories<sup>1</sup>**

<b>NAICS</b>	<b>Industry Name</b>
23000	Construction
7211A0	Traveler Accommodation (Hotels and motels, including casino hotels)

**III. The Project**

Effective the date of this notice, USCIS approves the applicant's request to include the following actual capital investment project.

<b>Project</b>	<b>Type of Project</b>	<b>Organization Documents</b>	<b>Date of Document</b>
<u>Central Texas Properties Fund, LP</u>  Geographic Location: San Antonio, Texas  Focus of Investment: Loan	Actual Project	Economic Analysis	Dated 12/12/2013
		Operational Business Plan	Submitted 6/12/2014

<sup>1</sup> USCIS issued a Policy Memorandum (PM-602-0083) on the subject of "EB-5 Adjudication Policy," dated May 30, 2013, stating that formal amendments to the regional center designation are no longer required when a regional center changes its industries of focus or geographic boundaries. A regional center may still elect to pursue a formal amendment by filing Form I-924 if it seeks certainty in advance that changes in the industries or the geographic area will be permissible prior to filing Form I-526 petitions.

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Supplement in that year. The Form I-924A Supplement with the required supporting documentation must be filed on or before December 29<sup>th</sup> of the same calendar year.

The failure to timely file a Form I-924A Supplement for each fiscal year in which the regional center has been designated for participation in the Immigrant Investor Program will result in the issuance of an intent to terminate the participation of the regional center in the Immigrant Investor Program, which may ultimately result in the termination of the designation of the regional center.

The regional center designation is non-transferable.

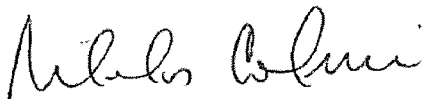
## **VI. Legal Notice**

This approval and designation of a Regional Center under the Immigrant Investor Program does not constitute or imply an endorsement or recommendation by USCIS, the United States Government or any instrumentality thereof, of the investment opportunities, projects or other business activities related to or undertaken by such Regional Center. Except as expressly set forth in this approval and designation, USCIS has not reviewed any information provided in connection with or otherwise related to the Regional Center for compliance with relevant securities laws or any other laws unrelated to eligibility for designation as a Regional Center. Accordingly USCIS makes no determination or representation whatsoever regarding the compliance of either the Regional Center or associated New Commercial Enterprises with such laws.

Each Regional Center designated by USCIS must monitor and oversee all investment offerings and activities associated with, through or under the sponsorship of the Regional Center. The failure of an associated New Commercial Enterprise to comply with all laws and regulations related to such investment offerings and activities may result in the issuance by USCIS of a notice of intent to terminate the Regional Center designation.

If the applicant has any questions concerning the regional center designation under the Immigrant Investor Program, please contact the USCIS by email at [USCIS.ImmigrantInvestorProgram@uscis.dhs.gov](mailto:USCIS.ImmigrantInvestorProgram@uscis.dhs.gov).

Sincerely,



Nicholas Colucci  
Chief, Immigrant Investor Program

cc: Brian Graham  
Strasburger and Price, LLP  
720 Brazos, Ste. 700  
Austin, TX 78701

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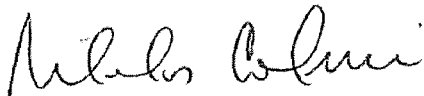
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Nicholas Colucci  
Chief, Immigrant Investor Program

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