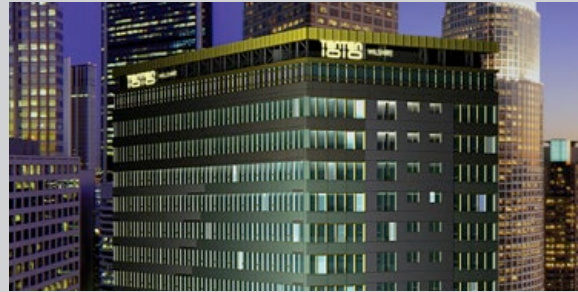


USA REGIONAL CENTER



EB-5 Investment Program



Our Focus



The USA Regional Center's industries of focus include:

Real Estate Development:

- Commercial
- Residential
- Mixed Use
- Retail and Hospitality

New Companies/Ventures in:

- High Technology
- Entertainment
- New Media
- Fashion
- Professional Services
(Finance, Legal, Consulting, Sales, Public Relations/Marketing)

USARC Affiliate



USA Regional Center (USARC) LLC is a California limited liability company that was formed on July 12, 2012, by Rahim and Saeed Amidhozour and John Kollesavich.

The USARC is a comprehensive roadmap that focuses on offering EB-5 compliant capital investment opportunities into new commercial enterprises in the United States of America to promote economic growth through improved regional productivity, job creation and increased domestic capital investment.

The USARC is an affiliate of the Amidi Group of companies consisting of several domestic and international subsidiaries involved in various ventures, such as real estate, plastic packaging technology and distribution, bottled water production and distribution, technology investment and sales and distribution of exquisite handmade rugs.



www.AmidiGroup.com

At the Amidi Group, we believe in the value of cooperation, honesty, and integrity. This philosophy is proven in our business operations worldwide, where we work in partnership with leading multinational companies to provide exceptional products and services to improve the quality of life. We feel that each employee and partner contributes their talent and skill to create a stronger organization, allowing the Amidi Group to continually succeed in the ever changing business environment.

Successful Projects



TENTEN WILSHIRE is one of our recent successful projects.

TENTEN | WILSHIRE
1010

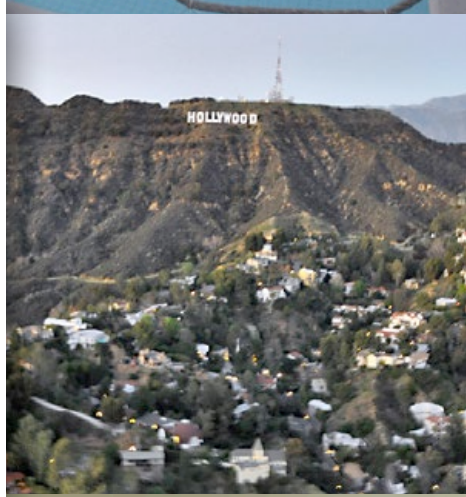
www.1010Wilshire.com

Located on Los Angeles's world famous Wilshire Boulevard, TENTEN Wilshire offers 227 luxury suites where professionals can live, work, and play in an environment ideal for meeting people and networking. Fully Furnished units, high-tech conference rooms, and an intimate rooftop lounge are just a few examples of the features found throughout TENTEN Wilshire. No matter how short or long your stay, the wealth of amenities provided at TENTEN Wilshire were designed specifically for your lifestyle.

In an area lined by the most extensive freeway system in the world, including the 110, 10, 101, and 5 freeways, Downtown Los Angeles, home to major legal, financial, and telecommunications companies, is also a center for the entertainment, textile, jewelry and fashion industries. Just two blocks from the property is the 7th Street/Metro Center which gives you easy access to MetroRail; Los Angeles' subway system instantly connecting you to Long Beach, Hollywood, Pasadena, LAX and more. Union Station, your access point to MetroLink, Los Angeles' rail system, is also nearby. Use MetroLink for a weekend getaway to Santa Barbara, a business trip to San Diego, or to visit friends in Riverside.

With neighbors like the Walt Disney Concert Hall, Wilshire Grand Project, Exposition Park, and the Staples Center offering additional entertainment and recreational activities year round, it is more likely your family and friends will be visiting you. Among the beautiful views from TENTEN Wilshire is LA Live, a 4 million square foot sports and entertainment district adjoining the Staples Center and the Los Angeles Convention Center and home to ESPN Zone, a sports-themed dining and entertainment center, the 7,100 seat Nokia Theater, and many exciting venues and restaurants.

TENTEN Wilshire's community features and convenient location make it the ideal place to
Live, Work and Play.





TAKE A TOUR

We are very proud of our recently completed projects and welcome you to come tour them.

[Click Here to Request a Tour >](#)

Highlights

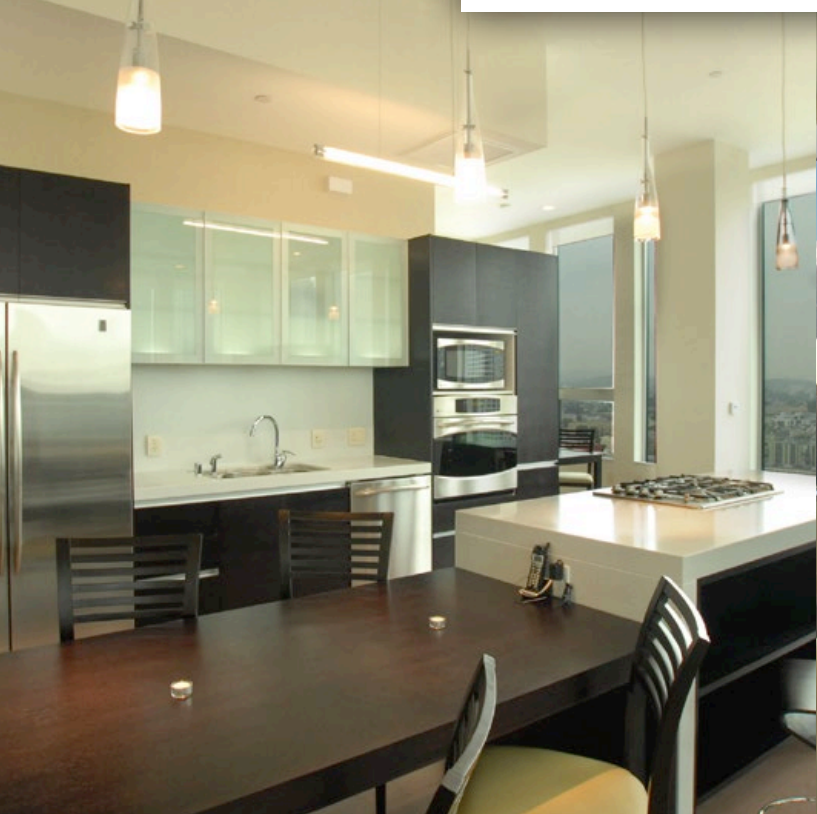
- 227 Live / Work / Play Luxury Units
- Project Size: 243,000 Square Feet (22,575 Square Meters)
- Completed in June 2008
- Achieved 95% Occupancy within 12 Months
- Financed by: East West Bank (Construction Loan),
Stabilization refinancing Bank of China
Recently refinanced Deutsche Bank
- Annual Revenue of \$10.5 Million Dollars
- Located within a TEA and California State Enterprise Zone

Success

- A Unique Product / Service Offering
- Live / Work / Play in One Place
- Combines and Provides All the Benefits of Full-Service Office Spaces,
Luxury Apartments, and Resorts Individually
- Hotels, Offices, and Apartments Cannot Match What 1010 Wilshire Offers
- Lack of A Similar, Competitive Product
- It Provides Businesses and Start-Ups Flexible Lease Terms
- Exceptional Tax Benefits
- 67% Live/Work Tax Exemption
- Located within an Enterprise Tax Zone
- Zero Up-Front Move-In Costs (All Units are Fully-Furnished)
- Turn-Key Units Provide Hassle-Free, Same Day Move-Ins
- No Utility Setup Costs or Monthly Bills
- Community of Peers: 80% of Tenants are Business Professionals



1027 | WILSHIRE
Project



1027 WILSHIRE Project



Highlights

- 376 Live / Work Luxury Units, plus Retail and Office Space
- Project Size: 781,643 Square Feet (72,617.01 Square Meters)
- Including: Pool, Jacuzzi, Saunas, Steam Rooms, Movie/Screening Room, BBQ Areas, Fire pits, Outdoor Game Tables and Much More.
- Project Start Date: February 2015
- Expected Completion Date: July 2017
- Project Cost \$115 million dollars
- Construction Loan Negotiated: \$83 million dollars
- Anticipated Completion Value: \$225 million dollars
- Anticipated Annual Revenue of: \$15.69 million dollars

Qualification

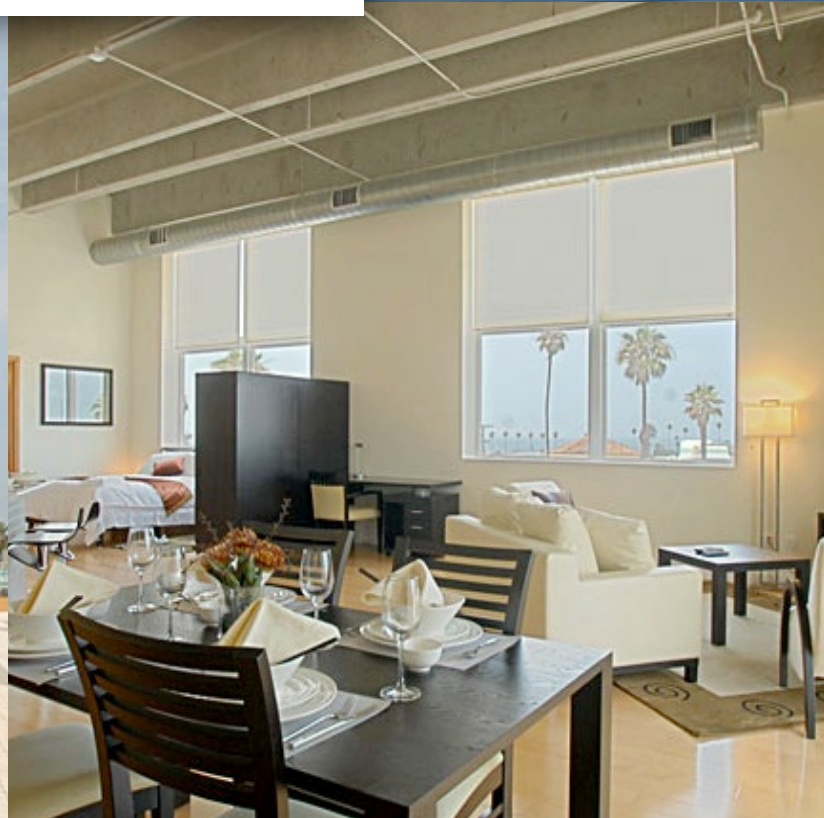
- Entitlement Received October 22, 2010
- Project is Qualified for EB-5 Investors
- TEA Designation Received October 6, 2011
- Project is located within California State Enterprise Zone
- Project is Designated as a Live / Work Project
- Land for the project already acquired and currently estimated value at \$40 million dollars
- Project profit after completion, stabilization and refinancing \$110 million dollars

Expansion

- Much Needed Additional Unit Inventory --- On-Going Success of TENTEN Wilshire
- TENTEN Wilshire Currently Operates near Capacity
- TENTEN Wilshire Continues to Receive Numerous Housing, Live / Work, and Office Space Inquiries Daily
- Proximity to the Original Property (Across the Street)
- Established Brand Awareness
- Key Logistical Advantages



TENTEN | OCEANSIDE





TAKE A TOUR

We are very proud of our recently completed projects and welcome you to come tour them.

[Click Here to Request a Tour >](#)

Highlights

- 124 Hotel Rooms, 90 Live / Work Luxury Units & 8,357 Square feet of Retail Space
- Project Size: 427,000 Square Feet (39,669.6 Square Meters)
- Including: Pool, Jacuzzi, Saunas, Steam Rooms, Movie/Screening Room, BBQ Areas, Fire pits, Outdoor Game Tables and Much More.
- Project Start Date: January, 2015
- Expected Completion Date: March, 2017
- Project Cost \$60 million dollars
- Construction Loan: \$10 million dollars
- Anticipated Completion Value: \$96 million dollars
- Anticipated Annual Revenue of: \$5 million dollars

Qualification

- Entitlement Received October 17, 2012
- Project is Qualified for EB-5 Investors
- TEA Designation Received February 11, 2013
- Project is Designated as a Live / Work Project
- Land for the project already acquired and currently estimated value at \$12 million dollars
- Project profit after completion, stabilization and refinancing \$36 million dollars

Reasons Why We Build In Oceanside

- Oceanside with 3.5 miles of beach
- Centrally located between Los Angeles and San Diego on California's South coast
- 1,000 boat slip harbor, the largest of the California missions and several regional museums
- Minutes from Marine Corps Base Camp Pendleton
- Oceanside offers year-round perfect weather
- Easy access to all of Southern California attractions such as LEGOLAND California, SeaWorld, Disneyland, and the world-famous San Diego Zoo
- One of the last beach front affordable housing areas in California, Oceanside continues to be known for its value and appreciation in the vacation home market
- The Oceanside Pier, is the longest wooden pier on the western United States coastline
- The Oceanside Transit Center provides train services on Amtrak, Coaster, and Sprinter



111 | N. Louise
Project



111 | N. Louise Project



Highlights

- A max. of 61 Residential Condominium units
- Project Size: 24,751 Square Feet (2,299 Square Meters)
- Including: Pool, Jacuzzi, Saunas, Steam Rooms, Movie/Screening Room, BBQ Areas, Fire pits, Outdoor Game Tables and Much More.
- Project Start Date: September, 2014
- Expected Completion Date: January, 2016
- Project Cost \$22,554,546 dollars
- Construction Loan Negotiated: \$18, 554,546 dollars
- Anticipated Completion Value: \$34,883,100 dollars
- Anticipated Annual Revenue of: \$1,744,155 dollars

Qualification

- Entitlement Received December 13, 2007
- Project is Qualified for EB-5 Investors
- TEA Designation Qualified
- Land for the project already acquired and currently estimated value at \$4 million dollars
- Project profit after completion, stabilization and refinancing \$12,328,554 dollars

Expansion

- Much Needed Additional Unit Inventory --- On-Going Success of TENTEN Wilshire

How The EB-5 Immigration Process Works

- 01** EB5 Investors Invest \$500,000 in USA Regional Center plus syndication fee
- 02** Prepare and file I-526 at USCIS Approved in 7-8 months
- 03** Receive conditional Green Card 10-18+ months
- 04** File I-829 to remove conditional status 21-24 months
- 05** Receive permanent Green Card 6-8 months
- 06** Apply for US Citizenship about 2 and half years

How The EB-5 Investment Works

- 01** EB-5 Investor to Pre Qualify as an eligible Investor
- 02** Investor to enter into a Limited Partnership agreement with the USA Regional Center and invests \$500,000 United States dollars
- 03** USA Regional Center enters into loan agreement with a project
- 04** The project is:
(A) Completed (B) Stabilized and (C) Refinanced
- 05** The project loan is reimbursed
- 06** USA Regional Center distributes returns to EB-5 Investors

Application Process



USA Regional Center will process all your applications, in an expedient, confidential and professional manner.

01

Contact USA Regional Center:
John Kollesavich - Director
Phone: 213-785-5655
Email: john@usarcs.com

02

Fill Out Prequalification Forms

- Immigration Questionnaire
- Financial Questionnaire

03

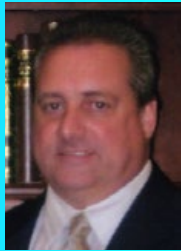
**Prequalify with authorized accounting agency;
Fill out Immigration Petition (I-526)**

04

Please Click Here to Contact Us.
info@usarcs.com

USA REGIONAL CENTER

USA Regional Center Los Angeles Office



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USA Regional Center received USCIS approval May 2014



USA  **REGIONAL
CENTER**

www.USARCS.com