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EB-5 Investment Opportunity

Redevelopment & Repositioning of a Year-Round Resort Destination

Catskill Mountains Region • New York State • ~2.5 Hours from New York City

Executive Summary

An operating EB-5 investment opportunity is being offered into the revitalization and expansion of a 139-room, full-service resort located in the Catskill Mountains region of New York.
The resort has operated continuously for over 50 years and sits on 434 acres, offering lodging, dining, recreation, and event space.

The property will undergo a major Project Improvement Plan (“PIP”) to reposition it as an upper-upscale, premier destination. The resort will remain fully open and operating throughout the renovation period, with no intended impact to the existing workforce.

Investors are entering at the pre-development stage of a transformational, fully-entitled renovation — ahead of a dynamic and growing regional tourism market.

EB-5 Investment Highlights

$51.2M

Total EB-5 raise across 64 investment units

$800K

Minimum investment — Rural TEA designation (vs. $1.05M standard)

777 Jobs

Projected job creation vs. 640 required — a 21% cushion

No Backlog

Rural TEA priority processing with reserved visa set-aside

+154%

Growth in regional visitor spending since 2019

$2B+

Hotel assets managed historically by the sponsorship group

Property Overview

A diversified, year-round hospitality asset with 50+ years of regional operating history

Region	Catskill Mountains, New York State
Year Built	1970
Land Size	434 acres
Number of Buildings	36
Hotel Rooms	139
Serviced Apartments	232 units (no impact on EB-5 capital or collateral)
Parking	500+ surface spaces
Food & Beverage	10 outlets
Meeting Space	15,000 SF (current)
Recreation	18-hole golf course, ski slopes, bowling, go-karts, game room
Wellness	Indoor & outdoor pools, spa
Labor	Non-union, seasonally adjusted (71–229 FTEs in 2025)

Location & Market Fundamentals

Accessibility

- ~2.5 hours / 120 miles from New York City and Albany
- ~90 minutes from a major U.S. military academy
- Located in a rural, scenic gateway community within Sullivan County, NY

Regional Demand Drivers

- Regional performing arts center — 20 miles
- Regional motorsports venue — 20 miles
- Regional gaming resort — 25 miles
- Downtown shops & dining — 6 miles

Sullivan County Visitor Spending

+154%

growth in visitor spending since 2019, reaching a record ~$969M in 2023 (+12.5% year-over-year)

6.2%

RevPAR CAGR, regional luxury comp set, 2016–2023

$300+

ADR frequently commanded by regional vacation rentals per night

Leisure-driven demand has rebounded strongly post-pandemic and continues to exceed pre-2019 levels across the region.

Project Improvement Plan (“PIP”)

A largely renovation-driven scope of work, with the property remaining fully operational throughout

Guest Rooms	Full FF&E and interior renovation of all 139 hotel units
Serviced Apartments	Full FF&E and interior renovation of all 232 units
Common Areas	Upgrades to recreation, wellness, and F&B outlets, including new concepts
Infrastructure	Major upgrades to fire, HVAC, IT, laundry, and electrical systems
New Construction	15,000+ SF conference center, 100-unit employee housing, 2 new F&B outlets

Renovation Timeline to Stabilization

~25-month construction period; the resort remains open and operating throughout

Planning

sign finalization, permitting, and contractor selection

Construction Start

Comprehensive room renovations and infrastructure upgrades begin

Mid-Point

50% of renovations complete with minimal guest disruption

Completion

Full property transformation with all amenities operational

Stabilization

Occupancy, ADR, and NOI rise toward stabilized operating performance

Following completion, the resort is projected to stabilize within approximately one year, with occupancy, ADR, and NOI all rising.

The EB-5 Investment Structure

INVESTMENT TYPE

EB-5 Preferred Equity

TARGET EMPLOYMENT AREA

Rural TEA

TOTAL OFFERING

$51,200,000

UNITS (INVESTORS)

64

MINIMUM INVESTMENT

$800,000 (1 Unit)

ADMINISTRATIVE FEE

$80,000 per unit

The offering will fund completion of the Project Improvement Plan. EB-5 investors are provided a pathway toward a U.S. green card for themselves, their spouse, and unmarried children under 21.

Investment & Repayment Flow

1. **Subscribe**

   Investor contributes $800,000 capital plus $80,000 administration fee into the New Commercial Enterprise (NCE)

2. **Invest**

   The NCE makes a preferred equity investment into the Job Creating Entity (JCE)

3. **Create Jobs**

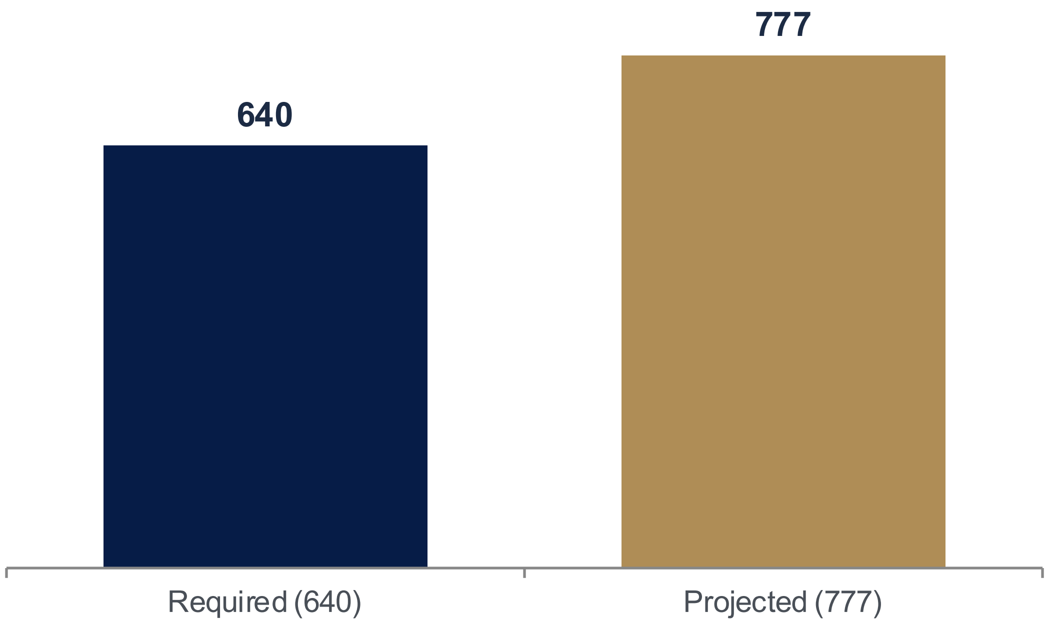
   The JCE builds and operates the project, generating the required job creation

4. **Exit**

   Target hold of ~5 years following final capital deployment, plus up to 1 additional year

Job Creation Analysis

Independent economic analysis supports a substantial cushion above the EB-5 requirement



137

excess jobs beyond the minimum requirement

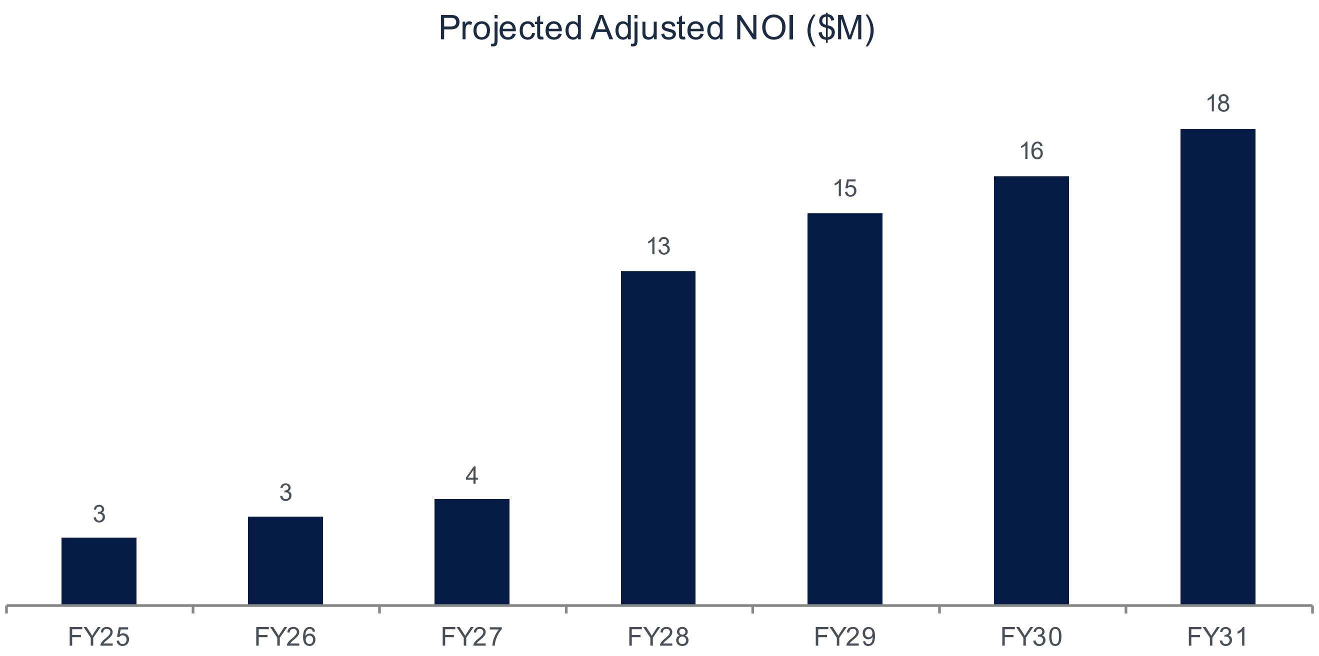
Each $800K EB-5 investment must create at least 10 jobs, 640 jobs required for the $51.2M raise

An independent, third-party economist completed a full economic and statistical job-creation analysis

Job creation is driven by both development (construction) activity and stabilized operating revenues

The surplus provides a meaningful cushion supporting up to 77 EB-5 investors, well above the 64 units offered

Financial Highlights



Renovation completion drives a step-change in operating performance from FY28 onward, as PIP-funded upgrades enter stabilized operation.

$81.1M Total project cost basis (property + PIP)

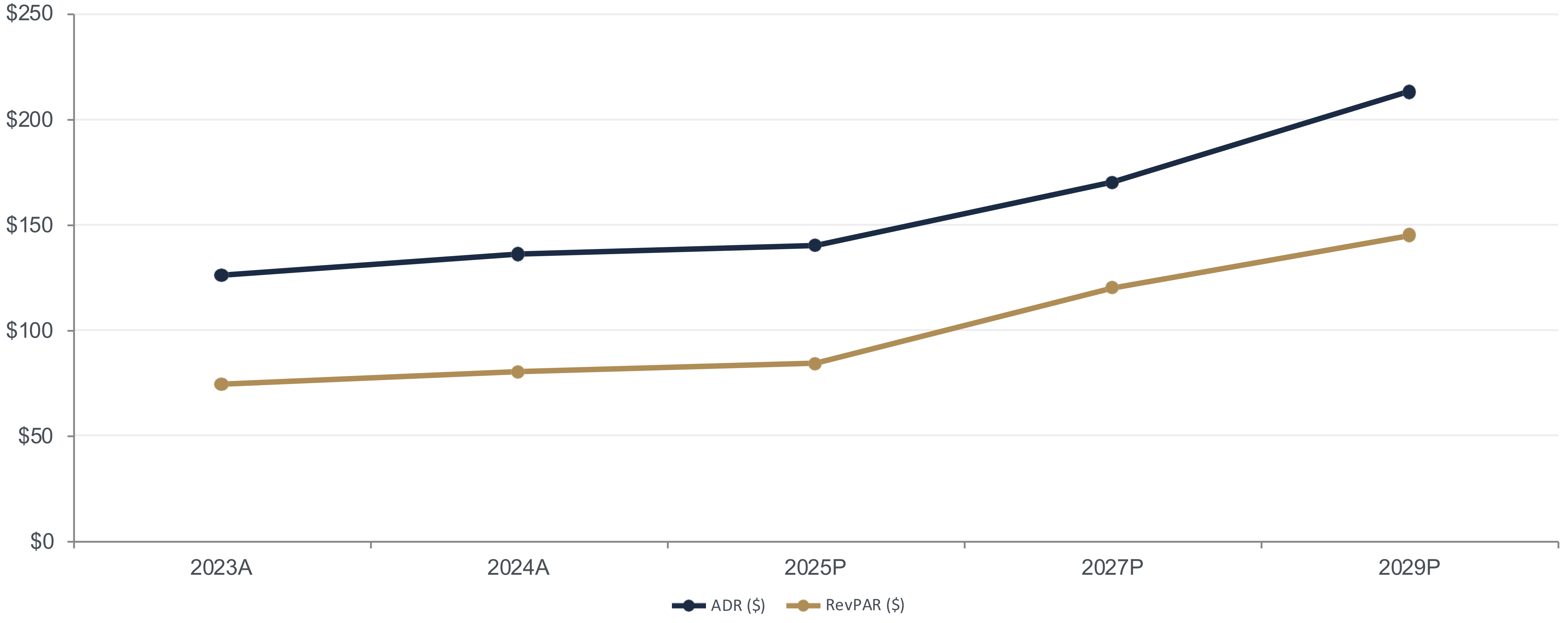
$95.1M Implied valuation at stabilization, 12% cap rate

~16% Debt-to-equity in the capital structure

37–43% Projected NOI margin at stabilization

Hotel Performance Trajectory

PIP-driven ADR and RevPAR growth, with occupancy expanding toward stabilization



Sources & Uses of Capital

A conservatively leveraged capital structure, with EB-5 funds comprising the majority of sources

SOURCES

Balance of EB-5 Funds	**$48.99M**	60.4%
JCE Equity (Sponsor)	**$18.58M**	22.9%
Senior & Subordinate Debt	**$11.32M**	14.0%
Bridge Loans (reimbursed from raise)	**$2.21M**	2.7%

USES

Property (Existing Basis)	**$29.00M**	35.8%
Renovations	**$30.84M**	38.0%
New Construction	**$8.37M**	10.3%
FF&E	**$7.78M**	9.6%
Soft Costs	**$5.11M**	6.3%

Total Project Cost Basis: $81.1M

Exit Strategy

Target Hold Period:
Approximately 5 years following final deployment of EB-5 capital, extendable by up to 1 additional year for compliance or market conditions.

Potential Sources of Repayment:
• Operating cash flow, after expenses, reserves, and debt service
• Refinancing of the project
• Sale of the project, in whole or in part

Distribution Priority:
1. Operating expenses, reserves, and senior/subordinate debt obligations
2. Return of unreturned investor capital
3. Any declared but unpaid preferred return
4. Remaining proceeds to common equity

Representative Investor Cash Flow

$800,000

Initial capital contribution (Year 0)

0.50%

Annual preferred return , accrues and is payable from available cash flow, subject to senior obligations being satisfied

$824,000

Illustrative capital + accrued return at conclusion of target hold window (not guaranteed)

Why Invest Now

1. Rural TEA designation offers a reduced $800K minimum investment, priority processing, and a reserved visa set-aside — no backlog pressure
2. Regional market fundamentals are strong, with a record year of visitor spending, up double digits year-over-year
3. Entry occurs at the pre-development stage , the point of lowest property valuation ahead of a fully-funded renovation
4. The ~25-month construction timeline aligns closely with the EB-5 two-year sustainment period
5. The asset generates positive operating cash flow today and will remain open throughout construction
6. A generous job-creation cushion (777 projected vs. 640 required) provides meaningful investor protection

Rural TEA Visas Are Moving Fast.

The window to secure $800K priority processing is open now.

Full offering documents , including the Private Placement Memorandum, Operating Agreement, and Economic Impact Analysis , are available upon request under a signed non-disclosure agreement.