



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

Date: **FEB 07 2012**

Evan Daniels
RE: 820 Industrial Loop Partners Regional Center
820 Industrial Loop
Breckenridge, TX 76424

Application: Request for Designation as a Regional Center
Applicant(s): Evan Daniels

Re: 820 Industrial Loop Partners Regional Center
RCW1101850147/ID1101850147

Pursuant to Section 610 of the Appropriations Act of 1993, as amended, on January 18, 2011, Evan Daniels, submitted a proposal seeking approval and designation by U.S. Citizenship and Immigration Services (USCIS) of the 820 Industrial Loop Partners Regional Center.

USCIS hereby designates 820 Industrial Loop Partners Regional Center as a regional center within the Immigrant Investor Pilot Program and approves the request as described below:

GEOGRAPHIC AREA:

The 820 Industrial Loop Partners Regional Center (820 Industrial Loop RC) shall have a geographic scope which includes the following counties within the State of Texas; Throckmorton, Young, Shackelford, Stephens, Palo Pinto, Parker, Taylor, Callahan, and Eastland.

FOCUS OF INVESTMENT ACTIVITY:

This Regional Center request is based on a "hypothetical" business plan. As depicted in the economic model, the general proposal, business plan and associated economic analysis, the Regional Center will engage in the following economic activity: Loans to 3rd party enterprises.

The Regional Center shall focus on offering EB-5 compliant capital investment opportunities into new commercial enterprises, in the following ten (10) target industry economic categories:

1. NAICS 236210 Manufacturing Building Construction
2. NAICS 321911 Garage Doors, Wood, Manufacturing
3. NAICS 493110 General Warehousing and Storage
4. NAICS 524126 Insurance

5. NAICS 531120 Real Estate and Rental and Leasing
6. NAICS 562111 Administrative and Waste Services
7. NAICS 923110 Education Services
8. NAICS 621420 Health Care and Social Assistance
9. NAICS 711310 Arts, Entertainment, & Recreation
10. NAICS 721110 Accommodation and Food Services

Note: If any investment opportunities arise that are beyond the scope of the approved industry categories, then an amendment would be required to add that category.

Aliens seeking immigrant visas through the Immigrant Investor Pilot Program may file individual petitions with USCIS for capital investments in new commercial enterprises located within and affiliated with the approved Regional Center area. The geographic focus of the regional center may contain an area that is ultimately determined to qualify as a Targeted Employment Area (TEA), either as a rural area or an area of high unemployment as defined in Title 8 Code of Federal Regulations (8 CFR) 204.6(e). The area must qualify as a TEA at the time of the individual alien investor's capital investment or at the time of filing of the individual alien investor's Form I-526 petition. TEA determinations are part of the adjudication of the individual Form I-526 petition, not in the adjudication of regional center applications.

The minimum capital investment threshold for any EB-5 capital investment into an approved commercial enterprise throughout the regional center shall be not less than \$500,000, if the investment target is located within a TEA, or \$1,000,000 if it is located outside of a TEA. No debt arrangement will be acceptable unless it is secured by assets owned by the alien entrepreneur. A full capital investment must be made and placed at risk.

For any alien requesting the reduced threshold of \$500,000 based upon an investment in a Targeted Employment area, the alien must establish at the time of filing of the I-526 petition that either the investment will be made in a TEA designated area or was made in a TEA designated area at the time of the alien's initial investment into the enterprise.

EMPLOYMENT CREATION

The economic model is RIMS II. Immigrant investors who file petitions for capital investments in new commercial enterprises located within and affiliated with the Regional Center area must fulfill all of the requirements set forth in section 203(b)(5) of the Immigration and Nationality Act, 8 CFR 204.6, and 8 CFR 216.6, except that the petition need not show that the new commercial enterprises created ten new jobs directly as a result of the immigrant investor's investment. The determination whether the alien investor has met the job creation requirements will be established by a review of the required initial evidence at 8 CFR 204.6(j) and 8 CFR 216.6(a)(4) for the Form I-526 and Form I-829 petitions, respectively. The capital investment and job creation activities outlined in the individual petitions must fall within the bounds of the final economic analysis that is contained as part of the approved Regional Center proposal and its indirect job creation model and multipliers contained within the final approved Regional Center application package. The immigrant investor must show at the time of removal of conditions that they performed the activities described in Form I-526 petition, and the activities must be based on the approved regional center methodology for demonstrating job creation.

The regional center is approved based on a "hypothetical" business plan which utilizes RIMS II to establish indirect job creation. A review of the RIMS II model shows that this economic analysis is reasonable based on the hypothetical business plan.

At the time of filing the immigrant investor's individual I-526 petition, the actual indirect job creation methodology must be submitted with each I-526 petition, and must indicate the number of jobs that will be created as a result of the capital investment.

Additionally, it should be noted that the immigrant investor's individual I-526 petition affiliated with your Regional Center, should include as supporting evidence:

- A comprehensive detailed business plan with supporting financial, marketing and related data and analysis providing a reasonable basis for projecting creation of indirect and/or induced jobs to be achieved/realized within two years pursuant to 8 CFR 204.6(j)(4)(B) and reasonable methodologies pursuant to 8 CFR 204.6(m)(7)(ii).

If the business plan submitted with the individual I-526 petitions is sufficiently detailed and the inputs derived from the business plan are determined to be reasonable, USCIS will give deference to the RIMS II model that derived the job creation estimates. It should be noted that if the economic model is changed at the time of filing I-526 petitions, USCIS will review the new economic model to determine if it qualifies, as this would be a change to what is being approved within this regional center application.

Furthermore, an alien investor's I-829 petition to remove the conditions should be based on the I-526 petition approval which provided a detailed business plan which was supported by an economic analysis based on reasonable methodologies.

If changes are made to the economic model at the time that USCIS reviews the alien investor's I-829 petition, USCIS will review the I-829 petition to determine if it was supported by evidence showing that the analysis used was based on reasonable methodologies. Such evidence may include multiplier tables, feasibility studies, and other economically or statistically valid forecasting devices which indicate the likelihood that the alien's investment has resulted in increased employment.

Additional Guidelines for individual Immigrant Investors Visa Petition (I-526)

Each individual petition, in order to demonstrate that it is associated with the Regional Center, in conjunction with addressing all the requirements for an individual immigrant investor petition, shall also contain as supporting evidence relating to this Regional Center designation, the following:

1. A copy of this letter, the Regional Center approval and designation.
2. A copy of the USCIS approved Regional Center narrative proposal and business plan.
3. A copy of the job creation methodology required in 8 CFR 204.6(j)(4)(iii), as contained in the final Regional Center economic analysis which has been approved by USCIS, which reflects that investment by an individual immigrant investor will create not fewer than ten (10) full-time employment positions, either directly or indirectly, per immigrant investor. If the approval of the plan for capital investments in a given industry economic category is based upon an exemplar capital investment project, then the immigrant investor petition must also be supported by an analysis and evidence that shows that the actual capital investment in the Form I-526 petition comports to the exemplar capital investment project approved in the regional center designation and that it is otherwise EB-5 compliant.
4. A legally executed copy of the USCIS approved:
 - a. Company Agreement; Dated November 05, 2010
 - b. Confidential Private Offering Memorandum; Dated November 2011
 - c. Subscription Agreement; Draft submitted October 31, 2011
 - d. Limited Partnership Agreement; and Draft submitted October 31, 2011
 - e. Escrow Agreement. Draft submitted October 31, 2011

DESIGNEE'S RESPONSIBILITIES INHERENT IN CONDUCT OF THE REGIONAL CENTER:

The law, as reflected in the regulations at 8 CFR 204.6(m)(6), requires that an approved Regional Center in order to maintain the validity of its approval and designation must continue to meet the statutory requirements of the Immigrant Investor Pilot Program by serving the purpose of promoting economic growth, including increased export sales (where applicable), improved regional productivity, job creation, and increased domestic capital investment. Therefore, in order for USCIS to determine whether your Regional Center is in compliance with the above cited regulation, and in order to continue to operate as a USCIS approved and designated Regional Center, your administration, oversight, and management of your Regional Center shall be such as to monitor all investment activities under the sponsorship of your Regional Center and to maintain records, data and information in order to provide the information required on the Form I-924A supplement. Form I-924A, Supplement to Form I-924 is available in the "Forms" section on the USCIS website at www.uscis.gov.

Effective November 23, 2010, the failure to timely file a Form I-924A Supplement for each fiscal years in which the regional center has been designated for participation in the Immigrant Investor Pilot Program will result in the issuance of an intent to terminate the participation of the regional center in the Pilot Program, which may ultimately result in the termination of the approval and designation of the regional center.

Note: USCIS requires the filing of Form I-924A Supplement by each regional center that remains designated for participation in the pilot program as of September 30th of a calendar year. The Form I-924A Supplement with the required supporting documentation must be filed on or before December 29th of the same calendar year.

If you have any questions concerning the Regional Center approval and designation under the Immigrant Investor Pilot Program, please contact the USCIS by Email at USCIS.ImmigrantInvestorProgram@dhs.gov.

Sincerely,



Rosemary Langley Melville
Director
California Service Center

cc: Brian Graham, Esq.



**U.S. Citizenship
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Services**

Date: **FEB 07 2012**

Brian Graham, Esq.
RE: 820 Industrial Loop Partners Regional Center
Strasburger & Price LLC
600 Congress Avenue, Suite 1600
Austin, TX 78701

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Sincerely,



Rosemary Langley Melville
Director
California Service Center