



U.S. Citizenship  
and Immigration  
Services

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Date: FEB 05 2013

Zalman Skoblo  
580 5<sup>th</sup> Avenue, 34<sup>th</sup> Floor  
New York, NY 10036

Application: I-924, Application for Regional Center Under the Immigrant Investor Pilot Program  
Applicant: Zalman Skoblo  
Re: Lam NYC EB-5 Fund Regional Center, LLC  
RCW1121350259 / ID1121350259

Pursuant to Section 610 of the Appropriations Act of 1993, as amended, on August 1, 2011, Zalman Skoblo submitted an Application for Regional Center Under the Immigrant Investor Pilot Program (Form I-924) with U.S. Citizenship and Immigration Services (USCIS) seeking to designate the entity, Lam NYC EB-5 Fund Regional Center as a regional center under the Immigrant Investor Pilot Program.

USCIS hereby designates Lam NYC EB-5 Fund Regional Center as a regional center within the Immigrant Investor Pilot Program as described below.

**I. Geographic Area**

The Lam NYC EB-5 Fund Regional Center shall have a geographic scope that includes the following region:

State	Counties	Approval Date
New York	1. New York	Date of this notice
	2. Bronx	Date of this notice
	3. Kings	Date of this notice
	4. Queens	Date of this notice
	5. Westchester	Date of this notice
	6. Nassau	Date of this notice

**II. Focus of Investment Activity**

The regional center request is based on a business plan for a hypothetical project.

As depicted in the business plan and associated economic analysis that was submitted in support of the application, the regional center will engage in the following economic activity: loans to third party enterprises.

The regional center shall focus on offering EB-5 compliant capital investment opportunities in the following two (2) target industry categories:

Industry/Category	NAICS	Approval Date
Traveler Accommodation	7211	Date of this notice
Nonresidential Building Construction	2362	Date of this notice

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

**III. Employment Creation**

The regional center application is approved based on a business plan for a hypothetical project that utilizes the RIMS II model to establish indirect job creation.

A review of the supporting economic impact analysis applying the RIMS II model is found to be reasonable based on the business plan presented.

The results of the job creation estimates provided in the business plan dated November 25, 2012 and the economic impact analysis dated November 23, 2012 are summarized in the tables below.

**Table 1. Critical Assumptions**

NAICS Code	Critical Assumption Used	Result/Model Input
7211		
2362		

(b)(4)

(b)(4)



Table 2. Job Creation Estimates

Activity	NAICS	Input (\$Millions)	RIMS II Multiplier	Total Jobs
Traveler Accommodation	7211			
Nonresidential Building Construction	2362			
Total				

(b)(4)

**IV. Guidelines for Individual Immigrant Investors Visa Petition (Form I-526, Immigrant Petition by Alien Entrepreneur)**

In conjunction with addressing all of the requirements for each Form I-526 petition associated with the regional center, each individual Form I-526 petition filed must also contain the following supporting evidence relating to this regional center designation, to establish the immigrant investor's affiliation with the regional center:

1. A copy of this letter, the regional center approval and designation.
2. A comprehensive business plan as defined in Matter of Ho, 22 I. & N. Dec. 206, Assoc. Comm'r 1998, and as contemplated by the regulations. It should contain, at a minimum, a description of the business, its products and/or services, and its objectives. The plan should contain a market analysis, including the names of competing businesses and their relative strengths and weaknesses, a comparison of the competition's products and pricing structures, and a description of the target market/prospective customers of the new commercial enterprise. The plan should list the required permits and licenses obtained. If applicable, it should describe the manufacturing or production process, the materials required, and the supply sources. The plan should detail any contracts executed for the supply of materials and/or the distribution of products. It should discuss the marketing strategy of the business, including pricing, advertising, and servicing. The plan should set forth the business's organizational structure and its personnel's experience. It should explain the business's staffing requirements and contain a timetable for hiring, as well as job descriptions for all positions. It should contain sales, cost, and income projections and provide information relevant to that particular business. Most importantly, the business plan must be credible.
3. A copy of the job creation methodology required in 8 CFR 204.6(j)(4)(iii), as contained in the regional center economic analysis based on the RIMS II model (Dated November 23, 2012) or another reasonable job creation methodology, demonstrating that the capital investment by an individual

immigrant investor will create not fewer than ten (10) full-time employment positions, either directly or indirectly.

**V. Designee's Responsibilities in the Operations of the Regional Center**

As provided in 8 CFR 204.6(m)(6), to ensure that the regional center continues to meet the requirements of section 610(a) of the Appropriations Act, a regional center must provide USCIS with updated information to demonstrate the regional center is continuing to promote economic growth, improved regional productivity, job creation, and increased domestic capital investment in the approved geographic area. Such information must be submitted to USCIS on an annual basis, on a cumulative basis, and/or as otherwise requested by USCIS. The regional center must monitor all investment activities under its sponsorship and maintain the records necessary to provide the information required on the Supplement to Form I-924 (Form I-924A). Form I-924A, is available in the "Forms" section on the USCIS website at [www.uscis.gov](http://www.uscis.gov).

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

Note: Regional centers that remain designated for participation in the pilot program as of September 30<sup>th</sup> of a calendar year are required to file Form I-924A in that year. Form I-924A, with the required supporting documentation, must be filed on or before December 29<sup>th</sup> of the same calendar year.

The regional center designation is non-transferable, as any changes in the management of the regional center will require the approval of an amendment to the approved regional center designation. If the applicant has any questions concerning the regional center designation under the Immigrant Investor Pilot Program, please contact the USCIS by Email at [USCIS.ImmigrantInvestorProgram@dhs.gov](mailto:USCIS.ImmigrantInvestorProgram@dhs.gov).

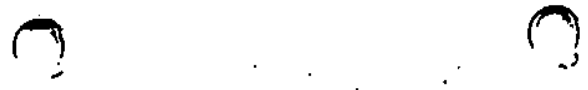
Sincerely,



Daniel M. Renaud  
Acting Director  
California Service Center

Enclosure: EB-5 Information Sheet

cc: David Derrico, Esq.



*[Handwritten signature]*