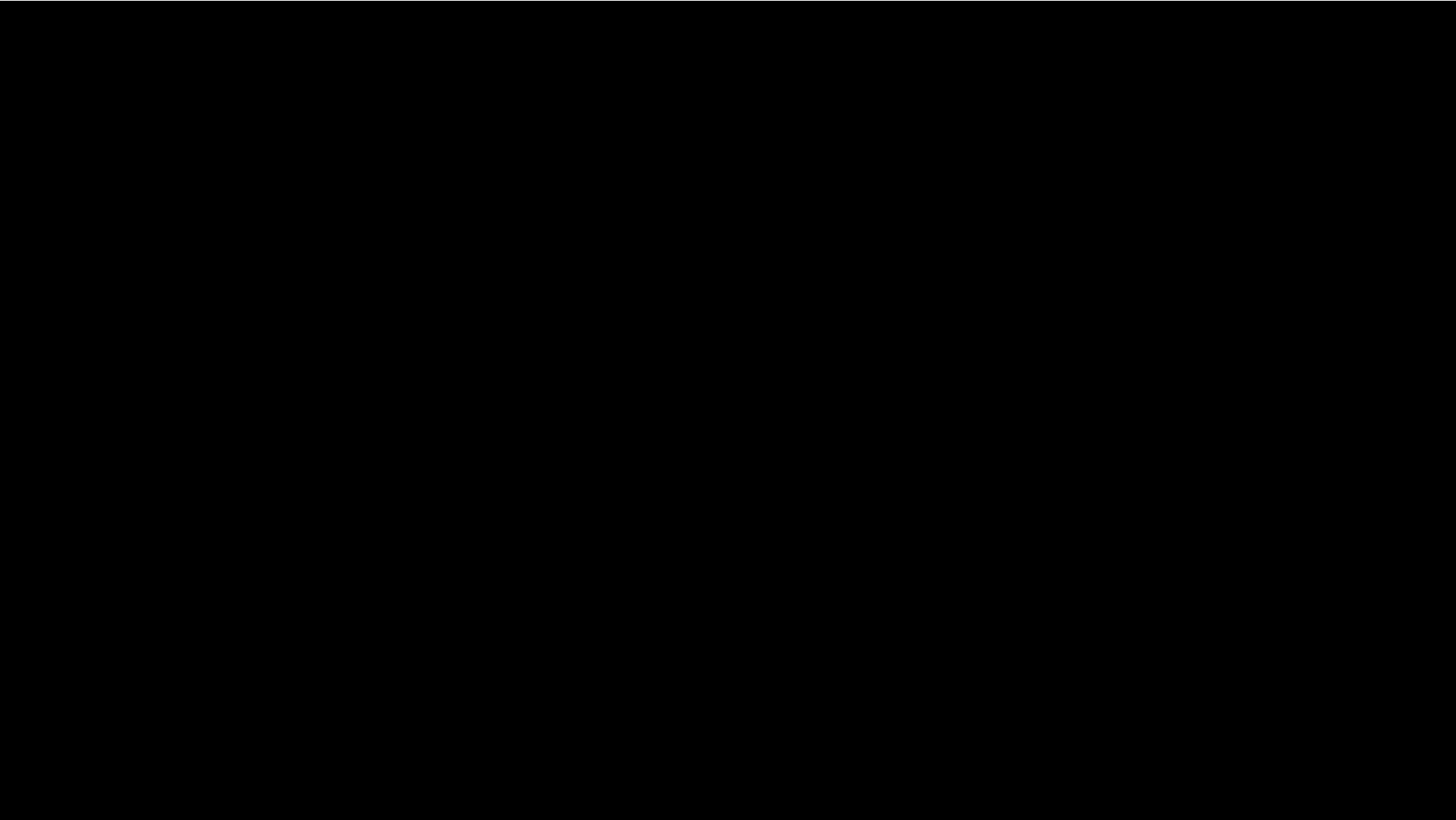
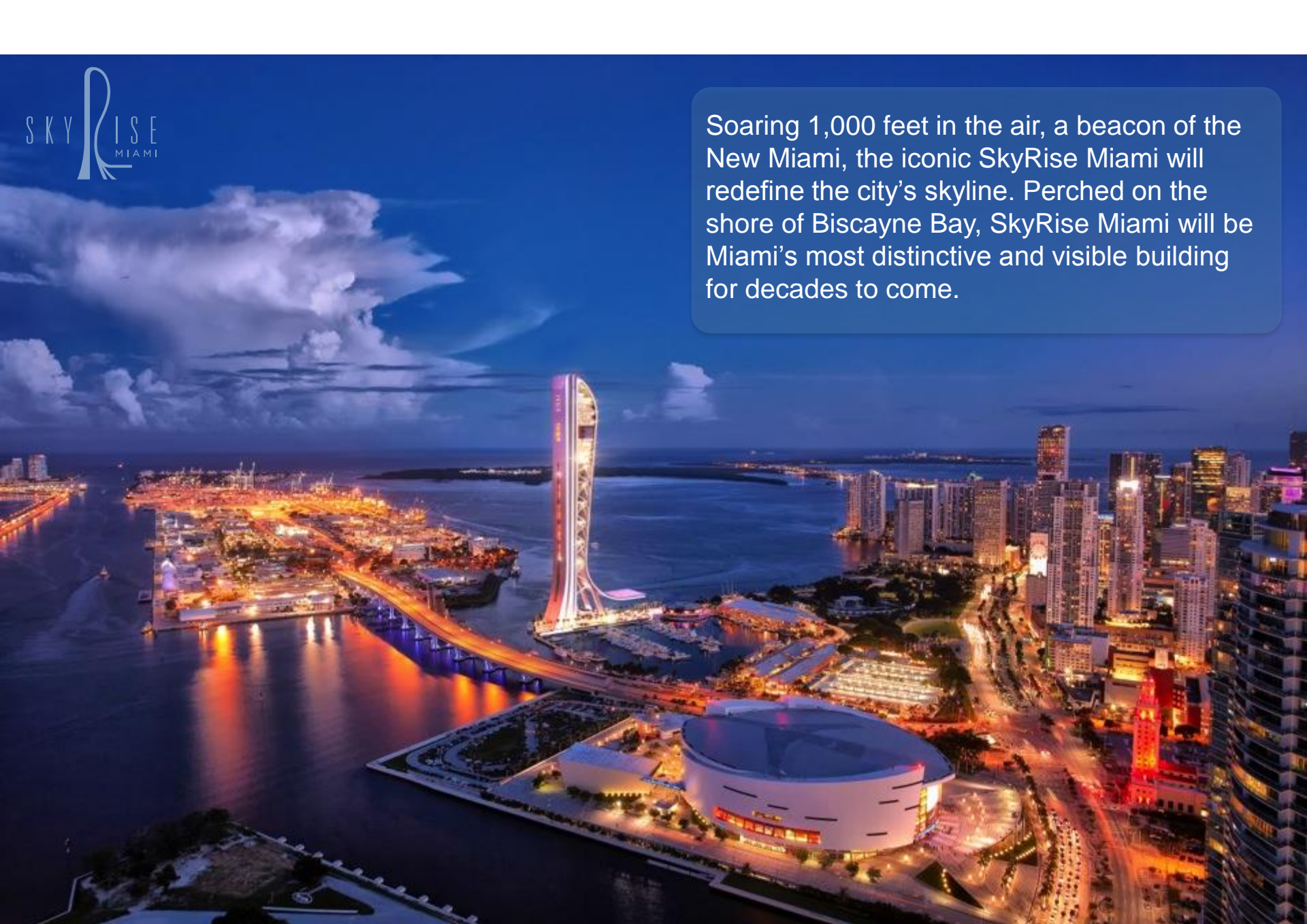


EB-5 PROGRAM: A SLOW JOURNEY

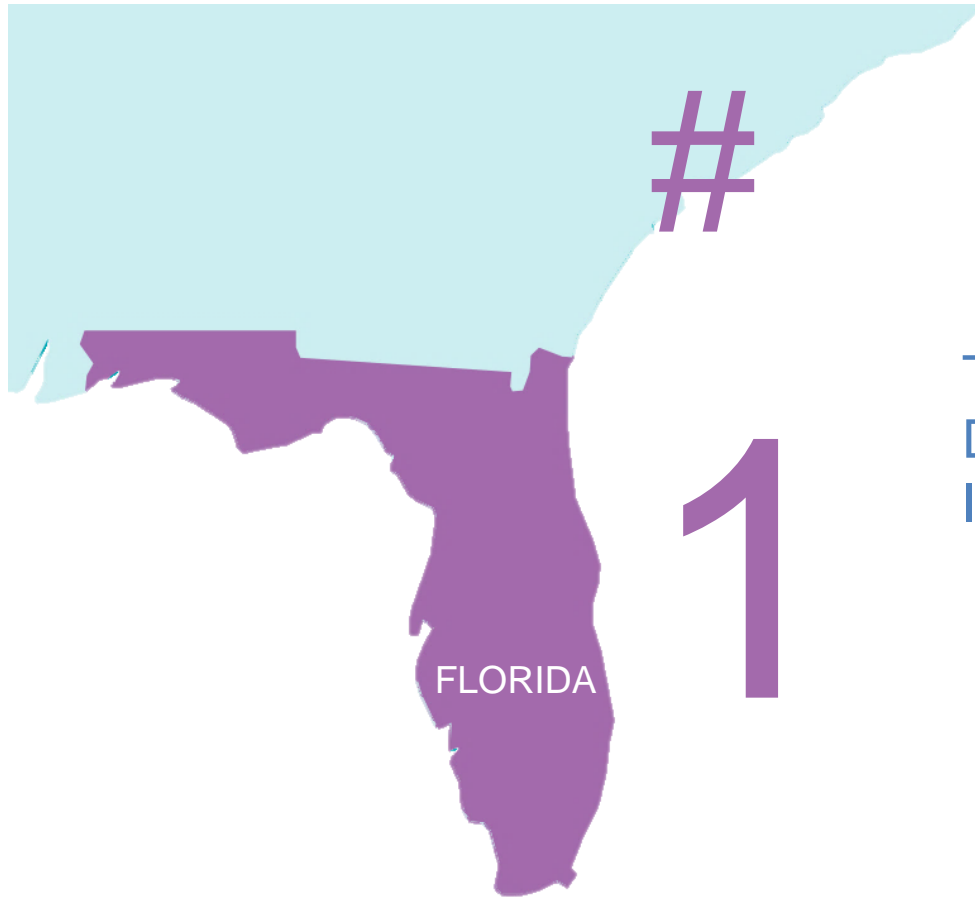




Soaring 1,000 feet in the air, a beacon of the New Miami, the iconic SkyRise Miami will redefine the city's skyline. Perched on the shore of Biscayne Bay, SkyRise Miami will be Miami's most distinctive and visible building for decades to come.



FLORIDA



TOURIST
DESTINATION
IN THE WORLD

FLORIDA ATTRACTIONS

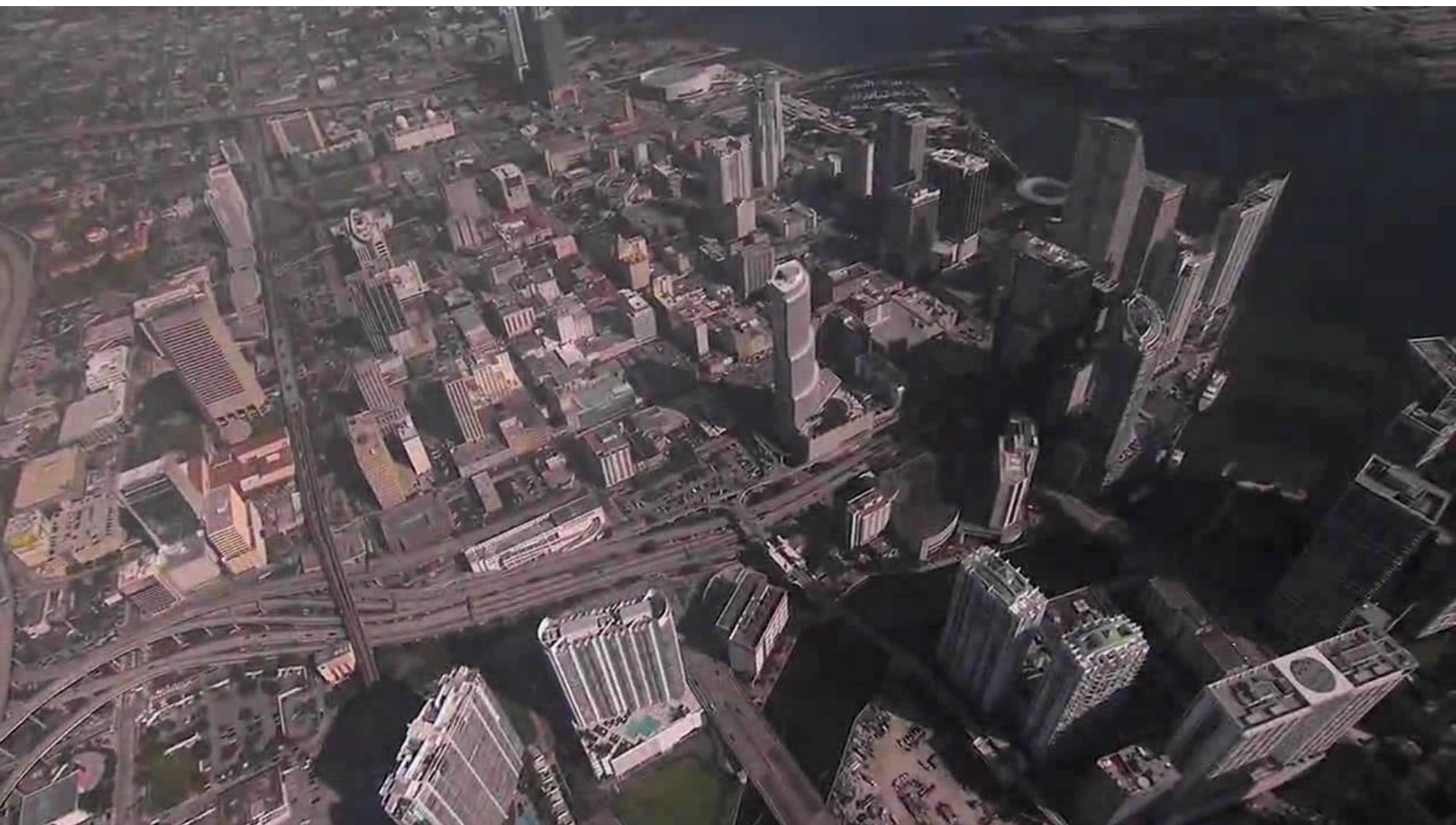


FLORIDA VISITORS



FLORIDA TOURISM SPENDING





MIAMI

MIAMI is the 2nd most visited city in the U.S. by overseas travelers

1. New York
2. Miami
3. Los Angeles

SKYRISE MIAMI



A BUILDING LIKE NO OTHER

Wind base shear = 23 million pounds (1,500+ elephants)

Over 30,000 tons of reinforcing and structural steel (more than 3 Eiffel Towers)

1.15 million ft. of post-tension cable (218 miles or 425 tons of 0.6" strand)

Driving 130 piles 150 ft. deep to support the tower

Designed to withstand wind speeds of 186 mph (1,700 year 3-second gust)

1,000 ft. high

100,000 cubic yards of concrete (a 4 ft. wide sidewalk from Miami to Tallahassee)

SKYRISE TOWER ENTRANCE



SKYRISE MIAMI CONCEPTUAL RENDERING MAIN INDOOR AND OUTDOOR OBSERVATION DECKS



SKYRISE MIAMI MEMBER'S CLUB AND PREMIUM OBSERVATION DECK



Miami's skyline and ocean views are already some of the most beautiful in the world. Now imagine how those views will be magnified by the soaring height and unlimited vistas of the SkyRise Premium Observation Decks.



SKYRISE MIAMI MEMBER'S CLUB AND PREMIUM OBSERVATION DECK



THE VIEW



SKYRISE MIAMI ENTERTAINMENT



SKY HIGH CLUB

Miami and South Beach are already known for the finest, most exclusive private clubs anywhere. But the SkyRise's Club, perched almost 1,000 feet above the glittering skyline, will be one of the most exclusive in the world.



SKYRISE RESTAURANT

If fine dining is an experience, then the new SkyRise Restaurant will rival the finest dining anywhere. The only difference? This experience will begin almost 1,000 feet above Miami's incredible views.



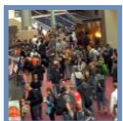
SKYRISE NIGHTCLUB

All of the elegance and excitement of Miami's club scene will now be topped by this ultimate nightclub perched almost 1,000 feet above the earth.



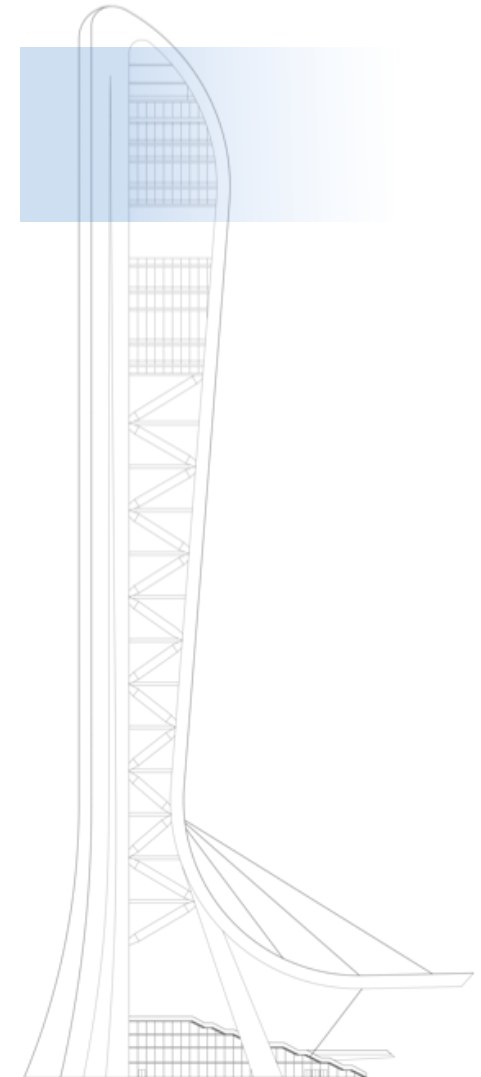
SKYRISE BALLROOM

Major events in South Florida and the Americas will be planned in the SkyRise Ballroom, where each elegant event promises to be out of this world.



SKYRISE CONFERENCE CENTER

Major exhibitions and corporate meetings in South Florida and The Americas will be planned in the SkyRise Conference Center.



SKYRISE MIAMI ATTRACTIONS



SKY PLUNGE

Sky Plunge can be described as base-jumping using a sophisticated bungee-like safety system by which jumpers are attached to a high-speed controlled-descent wire.



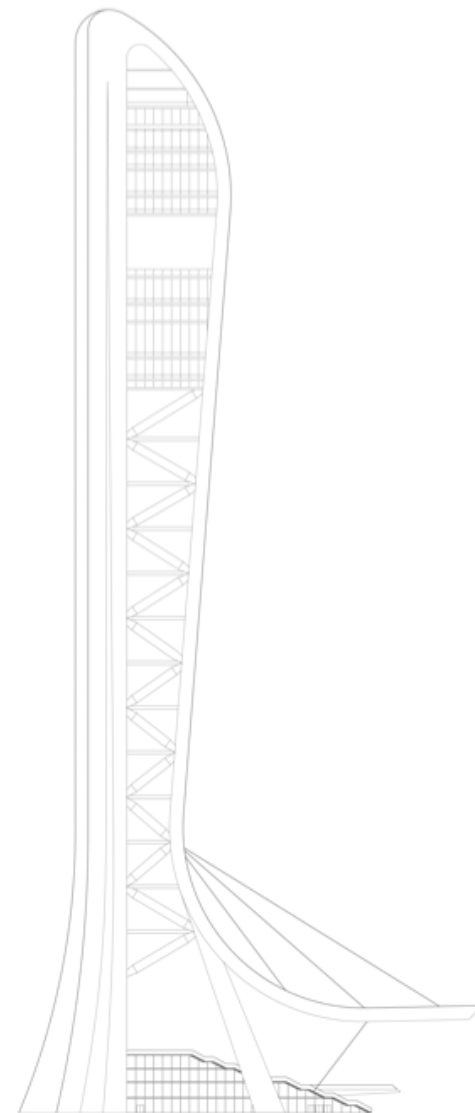
SKYRISE DROP

Just like parachuting out of an airplane, riders will experience the thrill of free fall followed by the jolt of extremely rapid deceleration. SkyRise Drop Miami is destined to become one of the most exciting rides in the world.



SKYRISE FLYING THEATER

The dream of flying comes to life in our motion-based simulator. That only starts to explain the thrill of flight that theater-goers will enjoy in the SkyRise Flying Theater. Similar to Soarin'® at Disney World's® Epcot®, the SkyRise Flying Theater will make dreams a reality.



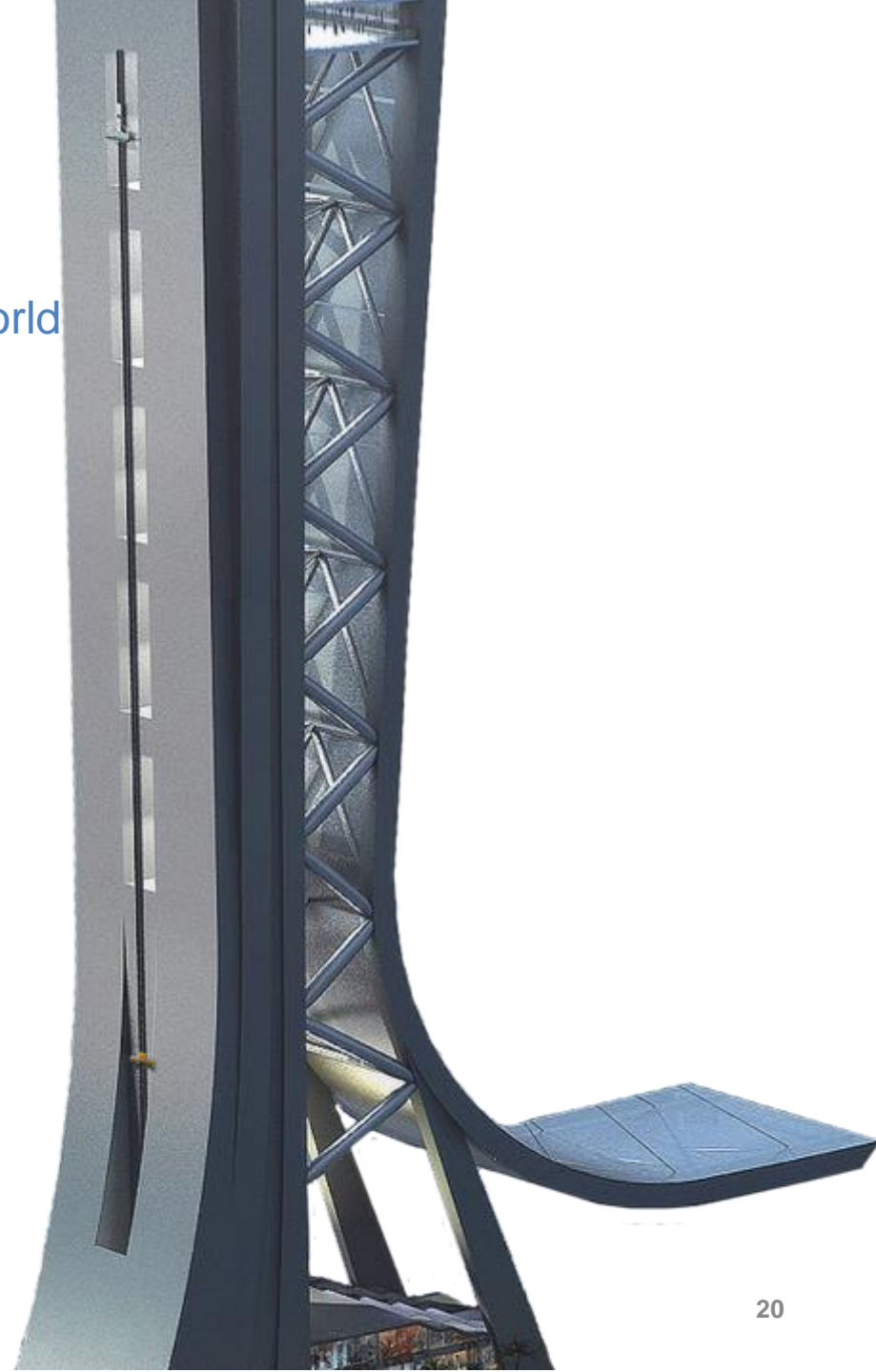
SKY PLUNGE



- 570Ft. Thrill Ride
- Only Plunge in the World Inside a Building
- Reaching Speeds of **55 MPH**

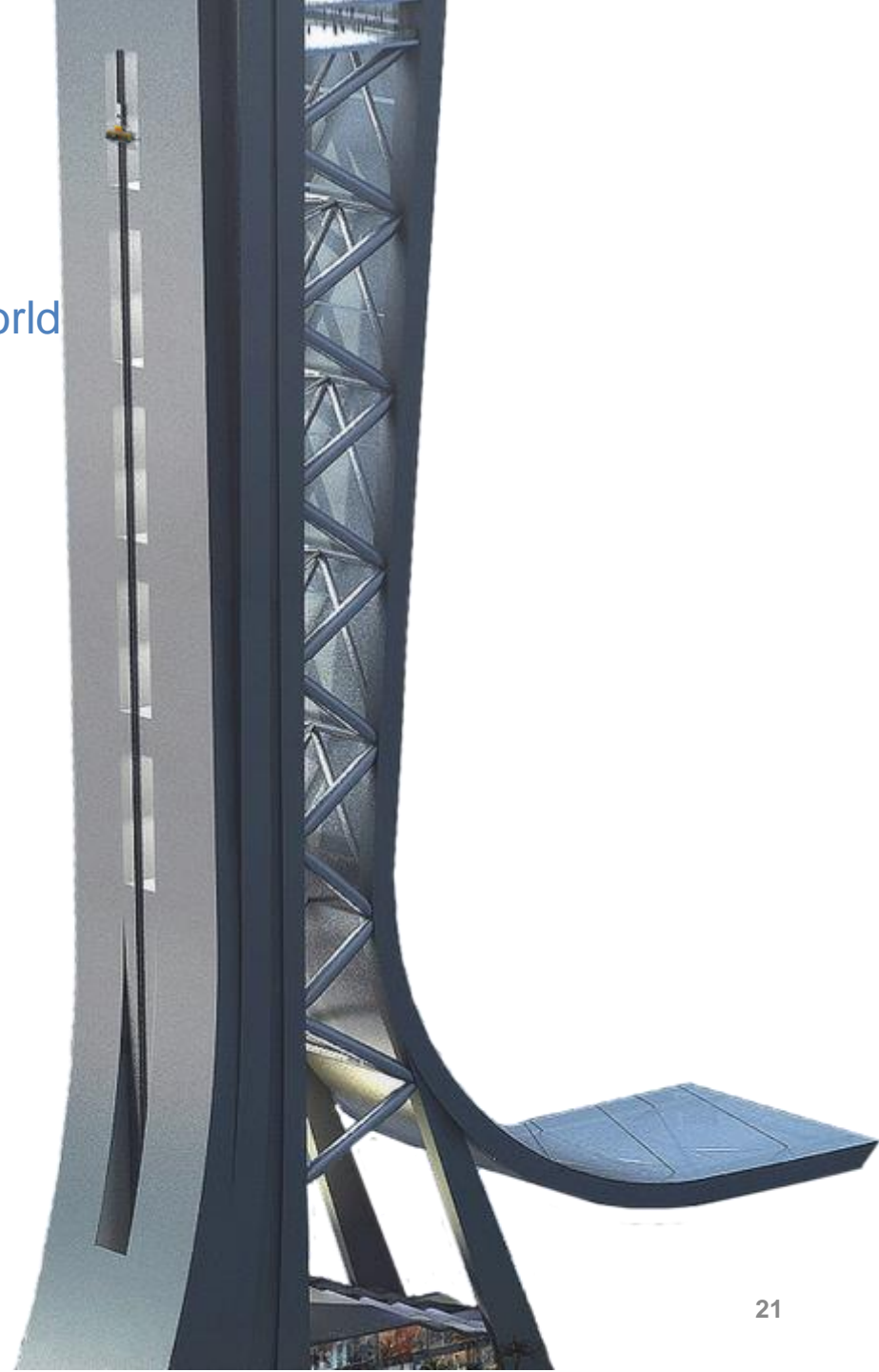
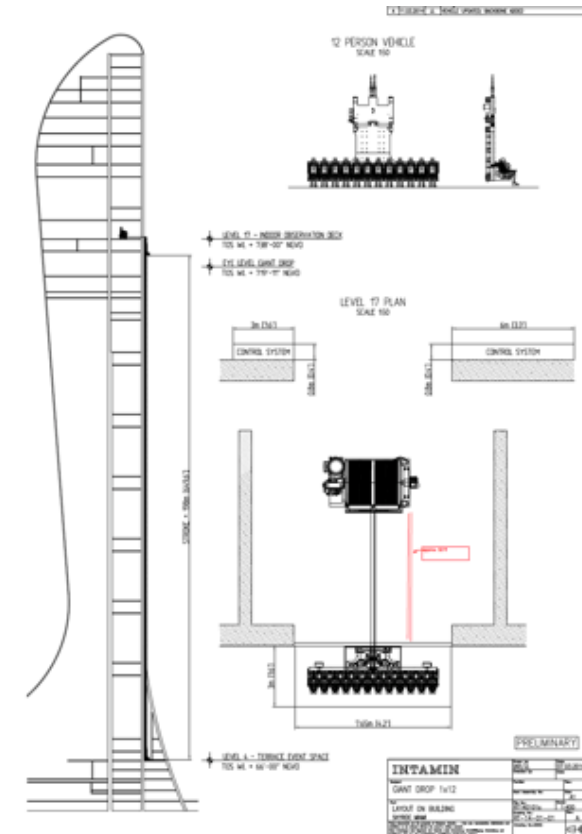
- 650 Ft. Drop
- Fastest/Longest Drop in the World
- 12 Passengers
- **95 MPH Speed**

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- Fastest/Longest Drop in the World
- 12 Passengers
- **95 MPH Speed**



SKYRISE DROP

- 650 Ft. Drop
- Fastest/Longest Drop in the World
- 12 Passengers
- **95 MPH Speed**

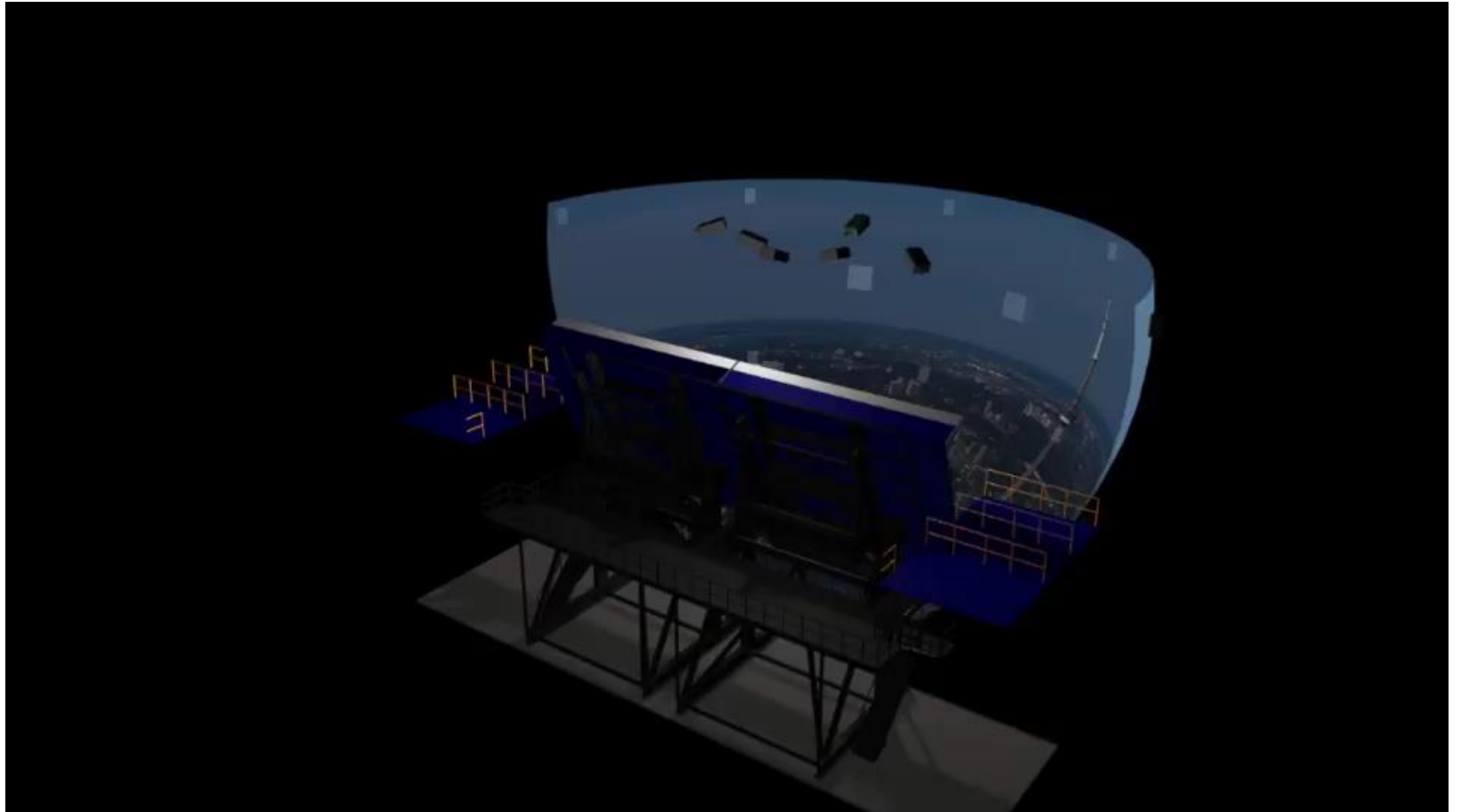


SKYRISE FLYING THEATRE



- Capacity 72 Riders
- 6 Minutes Duration
- Movie will Feature the Best Views of South Florida and Miami
- Same Manufacturer as Soarin® at Disney World's® Epcot®

SKYRISE FLYING THEATRE



THE TEAM

Has built almost One Half a **Billion** sq. ft. of commercial and residential buildings.



Coastal
TISHMAN

ARQUITECTONICA

Cosentini
A TETRA TECH COMPANY

gsmpjct^o

MAGNUSSON
KLEMENCIC
ASSOCIATES

ONE WORLD TRADE CENTER



One World Observatory

- Amenities
 - Indoor Observation Deck (102nd Floor)
 - Dining (101ST Floor)
 - Gift Shop & Special Events (100th Floor)
- Winning Bid: Legends Hospitality Group (NY Yankees/Dallas Cowboys)
- Rent- \$875 million/15 year lease
 - \$60 million per year
- 3.8 million projected annual visitors

EMPIRE STATE BUILDING



Indoor and Outdoor Observation Decks

	2013	2012	2011
Attendance	4.3 MM	4.186 MM	4.05 MM
Revenues	\$101.8 MM	\$ 91.9 MM	\$ 80.6 MM

Source- 10K (12-31-14) Empire State Realty Trust

2014 Revenues – 111.5MM

9.5% increase over 2013

TIMELINE

January, 2011

- Started process
- Hired
 - SEC counsel (PPM)
 - Economist
 - Immigration counsel

July 11, 2011

- Filed I-924 Application for Regional Center Designation
 - Gables Station – Exemplar project

February 23, 2012

- Received Request For Evidence (RFE) (Tenant occupancy)

June 4, 2012

- Filed Response to RFE

April 18, 2013

- Received Intent to Deny

May 16, 2013

- Response to Intent to Deny (changed Gables Station to hypothetical project)

July 29, 2013

- Received Request for Clarification (RFC)

August 5, 2013

- Response to RFC

September 30, 2013

- MMRC approval

February 18, 2014

- Filed Exemplar for SkyRise Miami

March 4, 2014

- Request to Expedite Exemplar

April 14, 2014

- Request to Expedite Denied

September 22, 2014

- Exemplar Approval

Total Time:
3 years 9 months

MARKETABILITY Of Your Project



2 MAJOR CONCERNS:

Am I Going To Get My Green Card?

Am I Going To Get My Money Back?

USCIS DESIGNATED REGIONAL CENTER

Miami Metropolitan Regional Center (MMRC) received its USCIS Regional Center Designation on September 30, 2013. MMRC is the EB-5 sponsor of the SkyRise Miami project and is responsible for providing the foreign investor's lawyer with all the necessary documentation establishing SkyRise Miami's USCIS approval. MMRC will also provide the investor's lawyer with proof, at the I-829 petition stage, that the invested funds were at risk for the required two years and that the required 10 jobs were created.

REGIONAL CENTER APPROVED



OFFICIAL TARGET EMPLOYMENT AREA DESIGNATION

On September 8, 2014, the State of Florida designated the SkyRise Miami project as being located within a Target Employment Area.



USCIS PROJECT APPROVAL

On September 22, 2014 USCIS issued its letter approving the SkyRise Miami project. This approval, sometimes called an “Exemplar Approval”, means that when a foreign investor files his/her I-526 Petition, USCIS’ review will focus mainly on the investor’s qualifications and source of funds documentation since the project’s EB-5 qualifications including the total number of jobs to be created, have been preapproved. Having project approval will shorten the time for the investor’s I-526 petition approval.

SKYRISE MIAMI PROJECT
APPROVED BY USCIS



USCIS APPROVED JOB STUDY AND JOB COUNT

USCIS has approved SkyRise Miami's Job Study which means that it has approved both the methodology (how the jobs were counted) and the total number of jobs to be created (6,701).



FIRST SECURED LIEN POSITION

EB-5 investors in the SkyRise Miami project receive a first lien priority on the assets of the project. This is the best legal position to hold since USCIS prohibits any guarantee of a return of the investment. A first lien means that the investor has first rights in the event of a default to recover their investment.



INDEPENDENT THIRD PARTY ECONOMIC FEASIBILITY STUDY

SkyRise Miami had an independent third party, International Theme Park Services, Inc., perform an in-depth economic feasibility study establishing the project's long term financial success and ability to repay the EB-5 loan upon its maturity. This study is available for review by a potential EB-5 investor.

International Theme Park Services, Inc.



UNDER CONSTRUCTION

SkyRise Miami has all of its entitlements and commenced construction in September, 2014. Completion is currently projected for late 2018.



DEVELOPER HAS FIRST \$30 MILLION AT RISK

SkyRise Miami's developer is legally obligated to spend the first US \$30 million of project development cost before any EB-5 funds are released from escrow.

As of March 1, 2015, the developer has spent approximately US \$20 million. This means that the developer, as well as the other equity investors, have a significant financial investment in the project and have millions of dollars at risk (total of US\$130 million).



\$130,000,000 IN EQUITY (30%) BEHIND EB-5 LOAN

The total equity (cash) is US \$130 million. This represents 30% of projected development cost. This amount is at risk and sits behind the EB-5 first priority lien.



DEVELOPER HAS 35 YEAR TRACK RECORD

SkyRise Miami's developer has a 35 year history of developing numerous major commercial real estate projects. The developer enjoys an enviable success record and many of its projects have earned numerous awards.



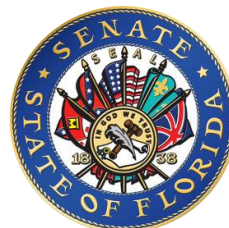
WORLD CLASS CONSTRUCTION TEAM

SkyRise Miami has assembled a world class construction team which has developed more than one half a billion square feet of commercial and residential properties. The team has been involved in building and designing such iconic structures as The One World Trade Center in New York City, Shanghai Tower in Shanghai and the Burj Khalifa in Dubai.



SIGNIFICANT COMMUNITY/POLITICAL SUPPORT

SkyRise Miami has the support of all the major community organizations in Miami-Dade County, Florida and officials at the federal, state, county and city level. In addition, 69% of the City of Miami residents voted in favor of having SkyRise Miami built on public land and agreed to a 99 year ground lease on land owned by the Government.



PROJECT WILL BE CONSTRUCTED ON GOVERNMENT OWNED PROPERTY

The land on which the project is being built is owned by the City of Miami. The City of Miami Commission unanimously voted and 69% of the resident's voted in favor of not only building SkyRise Miami, but also agreed to a 99 year ground lease.

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Downtown/Biscayne Corridor

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Posted on Wednesday, 08.27.14

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MIAMI BALLOT QUESTIONS

Voters give SkyRise Miami liftoff

BY DAVID SMILEY
DSMILEY@MIAMIHERALD.COM



Artist rendering of SkyRise Miami. HANDOUT

Miami voters on Tuesday overwhelmingly endorsed SkyRise Miami, a swooping observation tower and tourist attraction proposed on a spit of land behind Bayside Marketplace.

The public supported the 1,000-foot tower — coupled with a long-term lease extension for Bayside's operator — by a roughly two-to-one margin. The vote gives developer Jeff Berkowitz the green light to begin construction and triggers a \$10 million upfront payment to the city of Miami.

At a campaign party held in a private room at the Hard Rock Cafe at Bayside, Berkowitz declared victory upon the release of only early and absentee voting tallies, which favored the agreement by more than 70 percent.

"It's a mandate," he said. "Up, up and away."

Berkowitz said the SkyRise team would get to work next week reconfiguring utilities that serve the Bayside marina, which are currently under the pier where the tower will be built. The pier will then be excavated and a foundation can be laid, which

Related Content

- Charlie Crist cruises in Democratic primary win, but race against Rick Scott is tough toss-up

MIAMI-DADE COUNTY, FLORIDA

Invests \$9 Million in SkyRise Miami

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 11(A)(1)
12-16-14

RESOLUTION NO. R-1121-14

RESOLUTION WAIVING ADMINISTRATIVE RULES FOR ECONOMIC DEVELOPMENT FUND PROJECT 124 OF BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND PROGRAM; APPROVING ALLOCATION OF \$9,000,000.00 FROM PROJECT 124 TO SKYRISE MIAMI, LLC TO FUND SKYRISE MIAMI PROJECT; AND DIRECTING COUNTY MAYOR OR DESIGNEE TO NEGOTIATE THE TERMS OF A GRANT AGREEMENT WITH SKYRISE MIAMI, LLC PURSUANT TO BOND PROGRAM'S ADMINISTRATIVE RULES AND PRESENT SUCH GRANT AGREEMENT OR, ALTERNATIVELY, A REPORT FOR CONSIDERATION BY BOARD

WHEREAS, Appendix A to Resolution No. R-914-04 ("Public Infrastructure Resolution"), lists projects eligible for funding from the Building Better Communities General Obligation Bond Program ("Bond Program") by project number, project name, project location, Commission district, project description, street address, and project status;

WHEREAS, one of the projects listed in Appendix A is Project 124, SkyRise Miami, LLC ("Project 124"), which was approved by the voters for funding is Project 124 Fund ("Project 124") with a project description that states "To spur economic development and attract new businesses to the area and create jobs";

WHEREAS, the goal of Project 124 is to encourage economic development and cause economic development which will have a long term impact on the area;

WHEREAS, Skyrise Miami, LLC proposes the development of an entertainment center and tourism attraction at Bayside Market

3

OBLIGATION BOND PROGRAM; APPROVING ALLOCATION OF \$9,000,000.00 FROM PROJECT 124 TO SKYRISE MIAMI, LLC TO FUND SKYRISE MIAMI PROJECT; AND DIRECTING COUNTY MAYOR OR

The Chairperson thereupon declared the resolution duly passed and adopted this 16th day of December, 2014. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

Approved by County Attorney as
to form and legal sufficiency.

JRA

Juliette R. Antoine



MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: **Christopher Agrippa**
Deputy Clerk

INDEPENDENT CO-MANAGER

In addition to providing audited financial statement, an independent third party co- manager will be appointed whose sole duty is to the EB-5 investor and whose is responsible for ensuring that the EB-5 funds are properly spent on the project.



AUDITED FINANCIAL STATEMENTS

SkyRise Miami will provide the EB-5 investor with audited financial statements from a “Big Four” accounting firm. The developer wants to ensure complete financial transparency and give the EB-5 investor confidence that his/her investment is properly being utilized in the project.





Barclays Center – \$228M



Hunters Point San Francisco- \$200M



Hudson Yards- \$800M



Four Seasons World Trade Center - \$250M



SLS Hotel Las Vegas - \$400M



Brooklyn City Point Development-\$ 200M



5th & Columbia, Seattle - \$250M



Hollywood Park Redevelopment (LA) \$188M

SELLING YOUR PROJECT



CHINA DOMINATES

- 85% of the EB-5 Market
- Agent Network
- In Country Staff
- Seminars (Principals Participation)
- I-526 Approval (14 to 24 months)
- Escrow/Funding Issues
- Cost
 - Administrative Fee
 - Back-End Point

FUTURE of EB-5 PROGRAM



SKYRISE
MIAMI