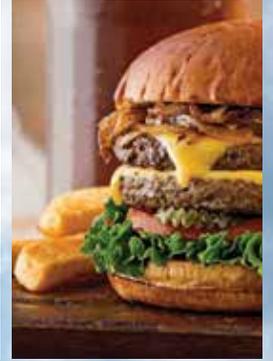


TWIN PEAKS

EATS ♦ DRINKS ♦ SCENIC VIEWS

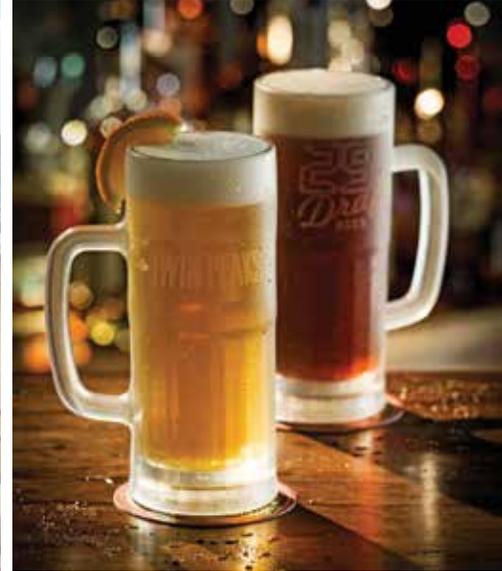


FLORIDA
Restaurant Franchise
GROUP

JAFRÉJO

**FLORIDA RESTAURANT
FRANCHISE GROUP X, LP
EB-5 INVESTMENT**

www.EB5restaurants.com



Founded in 2005, **Twin Peaks** Restaurants has quickly become one of the most popular sports themed restaurants in the United States. The mountain lodge themed restaurant provides boldly flavored comfort food and 29 degree draft beer enjoyed by millions of customers across the country. Since the opening of the original location in Dallas, Texas, Twin Peaks now operates 66 restaurants in 22 States with plans to open 34 more locations by the end of 2015. The success of the franchise is simple—cold draft beer from 64 taps, freshly made food made from scratch, state-of-the-art TV's, and most importantly, the friendly and beautiful Twin Peaks Girls.

Twin Peaks won a 2010 Hot Concept award from Nation's Restaurant News. In 2011, Twin Peaks was named "Franchisee of the Year" by the International Franchise Association at their annual conference in Washington, DC. Twin Peaks has been nationally recognized with multiple awards and in 2014, Bloomberg/Businessweek labeled Twin Peaks, "America's Fastest Growing Restaurant Chain". In 2014, Twin Peaks was also featured in an hour long season premier of the CBS Television show, *Undercover Boss*.



- ▶ Income Producing Commercial Real Estate Project, consisting of 2 Twin Peaks restaurants located in A+ locations in Southeast and Southwest Florida
- ▶ The average unit revenue of Twin Peaks Restaurants nationwide is \$4.4 million
- ▶ The Developer owns the real estate of both Twin Peaks sites located in Ft. Lauderdale and Ft. Myers, Florida
- ▶ \$14,769,000 Total Project Cost
- ▶ \$12,000,000 EB-5 Loan in 1st Lien Position
- ▶ Number of Investors - 24
- ▶ Number of Jobs Projected 398
- ▶ Number of Jobs Required 240
- ▶ Highly Experienced Development Team



▶ FT. LAUDERDALE

Ft. Lauderdale is a city in the U.S. state of Florida, on the Atlantic coast 23 miles (37 km) north of Miami. It is the county seat of Broward County. As of the 2010 census, the city had a population of 165,521. It is a principal city of the South Florida metropolitan area, which was home to 5,564,635 people at the 2010 census.



LOCATION HIGHLIGHTS

- ▶ The Ft. Lauderdale Twin Peaks is situated at the gateway to Uptown Ft. Lauderdale
- ▶ Uptown Fort Lauderdale is the largest employment hub in Broward County, including the Ft. Lauderdale Executive Airport, Foreign Trade Zone 241 and Tri-Rail stop
- ▶ Uptown has the most significant concentration of workers in Broward County, with about 70,000 people working in the area
- ▶ Major uptown employers include Microsoft and Citrix, and there are at least five colleges in the area

► FORT MYERS

Fort Myers is the county seat and commercial center of Lee County, Florida. Fort Myers is a gateway to the Southwest Florida region and a major tourist destination within Florida. The winter homes of Thomas Edison and Henry Ford are a primary tourist attraction in the region. The geographic statistical area is serviced by Southwest Florida International Airport (RSW), located southeast of the city.



LOCATION HIGHLIGHTS

- Excellent visibility and ease of access from Interstate 75
- Prime location as outparcel to Hilton Garden Inn and Homewood Suites
- Directly across the street from Gulf Coast Town Center, which is a 1.25 Million South Florida retail destination
- Just minutes from Florida Gulf Coast University, SW Florida International Airport, and the Boston Red Sox spring training facility
- Other retailers in immediate area include Costco, Super Target, Regal Entertainment, Bass Pro Shops and numerous other shops and restaurants

FLORIDA Restaurant Franchise GROUP



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Established in August, 2012; **Jafrejo Holdings, LLC, d/b/a Florida Restaurant Franchise Group ("FRFG")**, control and develop various real estate projects and franchise territories for some of the fastest growing restaurant brands in the United States. In addition to our multiple restaurant developments, Jafrejo Holdings is also responsible for the development of various retail shopping centers and limited service hotels throughout the State of Florida. Our strategy is to develop and operate projects with basic core values of efficiency and profitability and doing so in one of the strongest real estate markets in the country.

Managed by an extraordinary group of professionals, with more than 50 years of collective experience in restaurant development, legal services and real estate development, Jafrejo Holdings continues to raise and expand operations throughout Florida. Our team has collectively managed and developed more than \$120 million of real estate and restaurant projects since 2006, with some of the fastest growing restaurant franchise operations in the United States, including Five Guys Burgers & Fries, VooDoo BBQ & Grill and Twin Peaks Restaurants. The diverse background of our executive team allows Jafrejo Holdings the capability to take advantage of unique opportunities across a variety of businesses.

REGIONAL CENTER

The Palm Beach Regional Center is operated by Palm Beach Investment and Finance. It was established in 2008 with the intent of developing local industries, creating jobs and economic growth for the region, and helping promote the region to the international community. The Palm Beach Regional Center handles a variety of projects that showcase and benefit from the region's strength as an international gateway to the western hemisphere.



All of the projects handled by the Palm Beach Regional Center projects are carefully scrutinized and evaluated by strict economic methodologies prior to being accepted into the Regional Center program. PBI's mission in operating the center is to promote job growth to the region while helping to establish the area's key growth industries to an international market. Thus, not only are these projects considered for their ability to create jobs and their potential for expansion, but also for their ability to represent our region to the rest of the world.

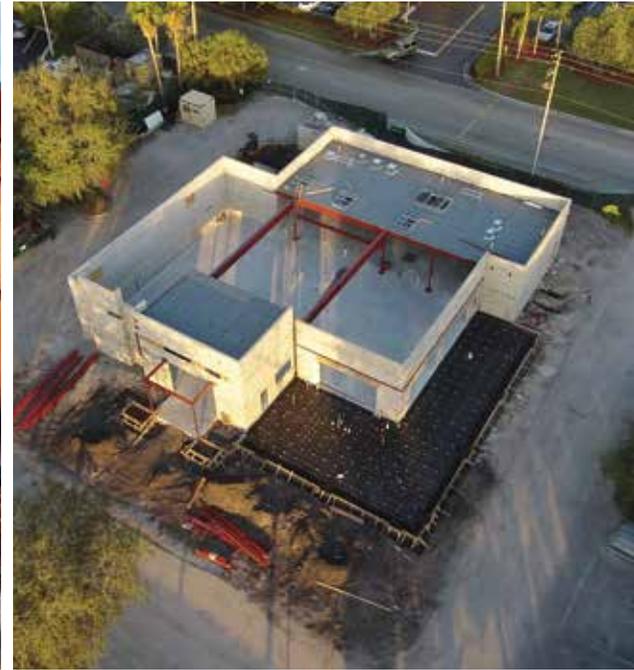
GENERAL PARTNER

Regional Center Management, LLC, operated by **Anthony Korda, Esquire**, serves as the General Partner for all of the Florida Restaurant Franchise Group EB-5 projects.

After immigrating to the United States through the EB-5 Investment Visa Program himself, Anthony Korda began helping others do the same. He first became involved with the EB-5 program in 2006 when he and his family invested in an EB-5 project and emigrated from the United Kingdom. He chose to make his EB-5 investment not only because it allowed his family to realize their dream of living in the United States, but also because he believes in the program's ability to bring funding, entrepreneurs and great business opportunities to the American economy. His unique insider perspective on the EB-5 program is what makes Anthony such a valuable and coveted attorney.

Anthony Korda was featured as the cover story in EB-5 Investors Magazine inaugural issue, and he has been named one of the Top 25 EB-5 Attorneys by EB-5 Investors Magazine in 2014 and 2015. His firm has offices in London, Naples, Florida, and Beverly Hills, California. Anthony is fluent in German and English, and his assistants and paralegals are fluent in Mandarin, Spanish, and Portuguese.





► SUMMARY DEVELOPMENT BUDGET & CAPITAL STACK

ANTICIPATED SOURCES AND USES OF FUNDS

| SOURCES: | | \$ AMOUNT: |
|---|-------------|---------------------|
| Developer Equity: | 19% | \$2,769,000 |
| EB5 Funding: | 81% | \$12,000,000 |
| TOTAL SOURCES: | 100% | \$14,769,000 |
| USES: | | \$ AMOUNT: |
| Land and Acquisition and Miscellaneous Costs: | | \$7,702,800 |
| Hard Construction Costs: | | \$4,714,000 |
| Furniture, Fixtures, Equipment: | | \$1,902,900 |
| Architectural/Engineering: | | \$449,300 |
| TOTAL USES: | | \$14,769,000 |
| ESTIMATED VALUE UPON COMPLETION: | | \$23,400,000 |



► EB-5 INVESTMENT TIMELINE

- March 2014:** Initial fundraising campaign begins
- June 2014:** First investors file I-526 Petitions with USCIS
- July 2014:** Developer acquired the initial parcel of the Ft. Lauderdale site
- July 2014:** Architects and Engineers begin planning Ft. Lauderdale site
- October 2014:** Developer acquires the Fort Myers site
- September 2014:** Architects and Engineers began planning Fort Myers site
- April 2015:** Expected start of construction of Fort Myers site
- August 2015:** Conditional visas expected to be issued by USCIS to EB-5 investors
- November 2015:** Estimated opening of the Fort Myers Twin Peaks
- December 2015:** Expected start of construction of Ft. Lauderdale site
- July 2016:** Estimated opening of the Ft. Lauderdale Twin Peaks
- June - October 2019:** Final 829 approvals for the project expected from USCIS, permanent resident visas issued to EB-5 investors

► JOB CREATION STUDY & ECONOMETRIC REPORT

Total Jobs Required 240

Total Jobs Estimated 398

The table below shows the Calculation of employment impacts using regional multipliers in verifiable detail for construction and operations of two Twin Peaks restaurants in the Miami-Ft. Lauderdale-Pompano Beach MSA.

Summary of economic impacts of construction and operations of *Twin Peaks* restaurants in southeast and southwest Florida

| Project Location | Activity | Impact Type | Employment (Jobs) | Labor Income | Value Added | Output |
|--|--------------|--|-------------------|---------------------|---------------------|---------------------|
| Fort Myers (Southwest Florida) | Construction | Direct Effect | 18 | \$1,008,481 | \$1,362,902 | \$2,847,363 |
| | | Indirect Effect | 6 | \$289,591 | \$459,990 | \$789,562 |
| | | Induced Effect | 23 | \$1,061,840 | \$1,850,305 | \$2,818,261 |
| | | Total Effect | 47 | \$2,359,913 | \$3,673,197 | \$6,455,185 |
| | | Applicable Indirect & Induced Jobs | 29 | | | |
| | Operations | Direct Effect | 93 | \$2,543,480 | \$3,628,795 | \$6,064,359 |
| | | Indirect Effect | 10 | \$502,707 | \$945,195 | \$1,449,532 |
| | | Induced Effect | 60 | \$2,754,145 | \$4,746,392 | \$7,186,454 |
| | | Total Effect | 162 | \$5,800,332 | \$9,320,382 | \$14,700,344 |
| | | Total Applicable Construction & Operations | | 192 | \$8,160,245 | \$12,993,579 |
| Fort Lauderdale (Southeast Florida) | Construction | Direct Effect | 17 | \$1,066,463 | \$1,409,367 | \$2,847,363 |
| | | Indirect Effect | 8 | \$448,651 | \$670,836 | \$1,135,883 |
| | | Induced Effect | 28 | \$1,457,317 | \$2,421,824 | \$3,693,727 |
| | | Total Effect | 53 | \$2,972,431 | \$4,502,027 | \$7,676,973 |
| | | Applicable Indirect & Induced Jobs | 36 | | | |
| | Operations | Direct Effect | 91 | \$2,597,397 | \$3,665,939 | \$6,064,359 |
| | | Indirect Effect | 12 | \$679,207 | \$1,190,972 | \$1,925,587 |
| | | Induced Effect | 67 | \$3,521,488 | \$5,800,339 | \$8,798,553 |
| | | Total Effect | 170 | \$6,798,091 | \$10,657,250 | \$16,788,499 |
| | | Total Applicable Construction & Operations | | 206 | \$9,770,522 | \$15,159,277 |
| Total Both Locations | | | 398 | \$17,930,767 | \$28,152,856 | \$45,621,001 |

Values in 2014 dollars. Estimates include indirect and induced regional multiplier effects; direct employment effects excluded for construction. Job numbers may not sum due to rounding.

Source: IMPLAN software and regional economic data for study area counties in 2012.

► PROJECT EXIT STRATEGY

The investment will be made Florida Restaurant Franchise Group X, LP that has foreign EB-5 investors in a limited partnership capacity and Regional Center Management, LLC, as the General Partner to the Borrower, DMD Florida Development 2, LLC to fund DMD Restaurant, Group, LLC, a wholly owned subsidiary of Jafrejo Holdings, LLC, the Developer. In exchange for investing in this project, investors are expected to receive an annual return of approximately .5%. The term of the investment is expected to be 5 years, subject to the extension for a one 1-year option at an increased interest rate, or early repayment to the Investor once the I-829 visa petitions are approved.

Project Valuation

| Component | Value |
|--|---------------------------|
| Operations of 2 Twin Peaks Restaurants | \$9,100,000 ¹ |
| Land and Buildings | \$13,300,000 ² |
| Total Estimated Project Value | \$23,400,000 |

Exit Strategy for Return of EB-5 Capital

Option 1. - Pay EB-5 loan back with cash on hand

Option 2. - Refinance of the EB-5 Loan

Option 3. - Sale of Borrower's Assets to a Third Party to pay back EB-5 Loan

Option 4. - Conversion of EB-5 investment into equity ownership of the Project and all of the assets

¹ Based upon average restaurant revenue of \$5.5 million

² Based upon 2 real estate owned locations and a CAP Rate of 6.25%



FLORIDA
Restaurant Franchise
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To receive more information about Florida Restaurant Franchise Group projects, please visit www.EB5restaurants.com. Potential investors must complete an Investor Suitability Questionnaire before project offering documents are released.

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This is not an offering of securities and is for information purposes only. Any investments relating to this project should only be made upon reliance upon the data set forth in any offering memorandum relating to the project.