

# FLORIDA Restaurant Franchise GROUP



**FLORIDA RESTAURANT FRANCHISE GROUP XI, LP • EB-5 INVESTMENT**



[www.EB5restaurants.com](http://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 in 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 a 156 room Hampton Hotel & Suites and a Twin Peaks Restaurant located together in an A+ location less than 1 mile from the entrance to Disney World
- ▶ Hampton is a leader in its segment and one of the fastest growing hotel brands
- ▶ The average unit revenue of Twin Peaks Restaurants nationwide is \$4.4million
- ▶ The Developer owns the real estate of the 10 acre site located in Orlando, FL and is the hotel owner and joint venture partner of the Twin Peaks Restaurant
- ▶ \$30,400,000 Total Project Cost
- ▶ \$20,000,000 EB-5 Loan in 1st Lien Position
- ▶ \$48,580,000 appraised value, upon completion
- ▶ Number of Investors - 40
- ▶ Number of Jobs Projected 552
- ▶ Number of Jobs Required 400
- ▶ Highly Experienced Development Team





- ▶ Hampton Inn & Suites ("Hampton") is a mid-priced leader in the lodging segment and is part of the Hilton Worldwide portfolio of brands.
- ▶ Hilton introduced Hampton Inn in 1984
- ▶ Hampton is a leader in its segment and one of the fastest growing hotel brands.
- ▶ Hilton Hotels has more than 4,100 hotel locations in 92 countries.
- ▶ Currently, there are over 1,900 Hampton locations in 15 different countries (Canada, Colombia, Costa Rica, Ecuador, Germany, India, Mexico, the Netherlands, Poland, Turkey, the U.K. and the U.S.), totaling more than 180,000 guest rooms worldwide.
- ▶ Hampton Hotels was named the #1 franchise opportunity in Entrepreneur Magazine's Franchise 500® ranking in 2011, 2012, and 2013



## ▶ LAKE BUENA VISTA

Orlando was the # 1 tourist destination in the world in 2014 with nearly 60 million visitors. The area's tourist destinations such as Walt Disney World, Universal Orlando, and Sea World Orlando, produced a robust \$31.7 billion in visitor spending.

Although the Disney theme parks usually are associated with Orlando, they're actually located in **Lake Buena Vista**, a municipality originally founded by the Walt Disney Company. The entertainment in Lake Buena Vista doesn't begin and end at Disney's gates, however. In this town, guests find that everything from dining to shopping qualify as amusements.



### LOCATION HIGHLIGHTS

- ▶ Less than a mile from Disney World, and 15 minutes from Universal Studios Orlando
- ▶ Direct access from Interstate 4 and SR 535
- ▶ \$17.8 million Average Daily Tourist spending within 3 miles
- ▶ Lake Buena Vista hotels had over 86% occupancy rate in 2014



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## E

Established in August, 2014, **Lake Buena Vista Investments, LLC** is comprised of the experienced development team of Jafrejo Holdings, LLC, d/b/a Florida Restaurant Franchise Group ("FRFG") and William J. Evans. Collectively the principals of Lake Buena Vista Investments control and develop various real estate projects and franchise territories for some of the fastest growing restaurant brands in the United States as well as develop 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.

Lake Buena Vista Investments is managed by an extraordinary group of professionals, with more than 50 years of collective experience in restaurant development, legal services and real estate development. 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 affords us the capability to take advantage of unique opportunities across a variety of businesses.

## REGIONAL CENTER

Orlando EB5 Investments is operated by CommerCenters EB5 Regional Centers Investment, LLC. It was established in 2010 with the intent of developing local industries, creating jobs and economic growth for the region, and helping promote the region to the international community. Orlando EB5 Investments 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 Orlando EB5 Investments are carefully scrutinized and evaluated by strict economic methodologies prior to being accepted into the Regional Center program. Orlando EB5 Investment'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  
Gross Sq. Ft. 120,000

| <b>SOURCES:</b>  |             | <b>\$ AMOUNT:</b>   |
|--|-------------|---------------------|
| Developer Equity:  | 37.5%       | \$10,400,000        |
| EB5 Funding:   | 62.5%       | \$20,000,000        |
| <b>TOTAL SOURCES:</b>  | <b>100%</b> | <b>\$30,400,000</b> |
| <b>USES:</b>   |             | <b>\$ AMOUNT:</b>   |
| Land:  | 24.20%      | \$7,363,500         |
| Hard Costs:  | 65.66%      | \$19,974,120        |
| Soft Costs:  | 8.48%       | \$2,580,000         |
| Pre-Opening:   | 1.65%       | \$502,000           |
| <b>TOTAL USES:</b>   | <b>100%</b> | <b>\$30,419,620</b> |
| <b>APPRAISED VALUE AT COMPLETION: \$48,580,000<sup>1</sup></b> |             |                     |

<sup>1</sup> Appraisal performed by Commercial Investment Appraisers, Inc., Christopher A. Rolly, MAI, President Cert Gen





## ► ESTIMATED EB-5 INVESTMENT TIMELINE

- August 2014:** Developer contracts to purchase the project real estate
- September 2014:** Architects and Engineers begin planning the project site
- December 2014:** Initial fundraising campaign begins
- February 2015:** First investors file I-526 Petitions with USCIS
- March 2015:** Developer acquires the real estate
- May 2015:** Expected start of construction of Twin Peaks
- November 2015:** Expected opening of Twin Peaks
- February 2016:** Expected start of construction of Hampton Inn Hotel
- April 2016:** I-526 Approvals
- July-October 2016:** Conditional visas<sup>2</sup> / Adjustment of Status approval
- February 2017:** Expected opening of Hampton Inn Hotel
- Fourth Quarter 2018:** Final 829 approvals for the project expected from USCIS, permanent resident visas issued to EB-5 investors

<sup>2</sup> Assuming investors take up residence as soon as visa issued

## ► JOB CREATION STUDY & ECONOMETRIC REPORT

**Total Jobs Required 400      Total Jobs Estimated 552**

**Summary of economic impacts and EB-5 investor potential for construction and operations of the *Hampton Inn & Suites* and *Twin Peaks* restaurant in the Central Florida study area<sup>3</sup>**

| Activity                                      | Impact Type         | Employment (Jobs) | Labor Income        | Value Added         | Output              |
|---|---------------------|-------------------|---------------------|---------------------|---------------------|
| Construction 2014                             | Direct Effect       | 10                | \$611,125           | \$818,008           | \$1,698,371         |
|   | Indirect Effect     | 4                 | \$234,886           | \$350,485           | \$589,413           |
|   | Induced Effect      | 16                | \$764,219           | \$1,294,679         | \$1,996,903         |
|   | <b>Total Effect</b> | <b>30</b>         | <b>\$1,610,231</b>  | <b>\$2,463,171</b>  | <b>\$4,284,686</b>  |
| Construction 2015                             | Direct Effect       | 49                | \$3,008,128         | \$4,027,937         | \$8,366,762         |
|   | Indirect Effect     | 20                | \$1,156,983         | \$1,726,092         | \$2,903,203         |
|   | Induced Effect      | 78                | \$3,763,141         | \$6,375,178         | \$9,833,040         |
|   | <b>Total Effect</b> | <b>147</b>        | <b>\$7,928,252</b>  | <b>\$12,129,208</b> | <b>\$21,103,005</b> |
| Construction 2016                             | Direct Effect       | 39                | \$2,369,193         | \$3,173,545         | \$6,595,021         |
|   | Indirect Effect     | 15                | \$911,865           | \$1,360,173         | \$2,288,073         |
|   | Induced Effect      | 61                | \$2,964,965         | \$5,022,955         | \$7,747,387         |
|   | <b>Total Effect</b> | <b>116</b>        | <b>\$6,246,023</b>  | <b>\$9,556,673</b>  | <b>\$16,630,481</b> |
| Hotel & Restaurant Operations 2017            | Direct Effect       | 124               | \$3,622,965         | \$5,990,424         | \$10,275,643        |
|   | Indirect Effect     | 24                | \$1,194,921         | \$2,009,332         | \$3,299,054         |
|   | Induced Effect      | 112               | \$5,454,400         | \$9,099,519         | \$13,916,234        |
|   | <b>Total Effect</b> | <b>260</b>        | <b>\$10,272,286</b> | <b>\$17,099,275</b> | <b>\$27,490,930</b> |
| <b>Total Construction and Operations Jobs</b> |                     | <b>552</b>        | <b>\$26,056,792</b> | <b>\$41,248,327</b> | <b>\$69,509,102</b> |

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

Source: IMPLAN software (v.3) and regional economic data for Lake, Osceola, Orange, Polk, and Seminole counties in 2012.

<sup>3</sup> Scott W. Barnhart, Ph.D., Cora M. Barnhart, Ph.D. and Alan W. Hodges, Ph.D. • August 5, 2014

## ► PROJECT EXIT STRATEGY

The investment will be made into Florida Restaurant Franchise Group XI, LP that has foreign EB-5 investors in a limited partnership capacity and Regional Center Management, LLC, as the General Partner to the Borrower/Developer, Lake Buena Vista Investments, LLC. 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<sup>4</sup>

| Component                            | Value                     |
|--------------------------------------|---------------------------|
| Hotel                                | \$42,500,000 <sup>5</sup> |
| Restaurant                           | \$6,080,000 <sup>6</sup>  |
| <b>Total Estimated Project Value</b> | <b>\$48,580,000</b>       |

### 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. - Equity Conversion at Investor/LP’s Option

<sup>4</sup> Appraisal performed by Commercial Investment Appraisers, Inc., Christopher A. Rolly, MAI, President Cert Gen RZ1743.

<sup>5</sup> Hotel value projected at a 7.5% cap rate.

<sup>6</sup> Restaurant value projected at a 6.25 cap rate.



# FLORIDA Restaurant Franchise GROUP



To receive more information about Florida Restaurant Franchise Group projects, please visit [www.EB5restaurants.com](http://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.