

AIRABELLA LAKE OCONEE

EB5 Visa Investment Projects | Full-service EB-5
Investment and Immigration Management - ShooraEB5



Who We Are

Exclusive EB-5 Investment Opportunities with Proven Success

Why Invest with Us?



Proven Expertise

Led by a seasoned development team with a track record of success, our projects are meticulously executed to ensure both investor security and high returns.



Diverse Investment Portfolio

From luxurious hotels to high performing office spaces and dynamic retail centers, our diverse portfolio offers multiple avenues for growth and return.



Unlock Secure, High-return Investments

Through our expertly managed development projects, designed to maximize job creation and ensure a seamless EB-5 approval process. With a history of delivering exceptional results, we offer unparalleled opportunities for investors seeking stability and strong returns.



Institutional-Class Quality

Our investments are on par with top tier institutional projects, offering a high degree of reliability and success.



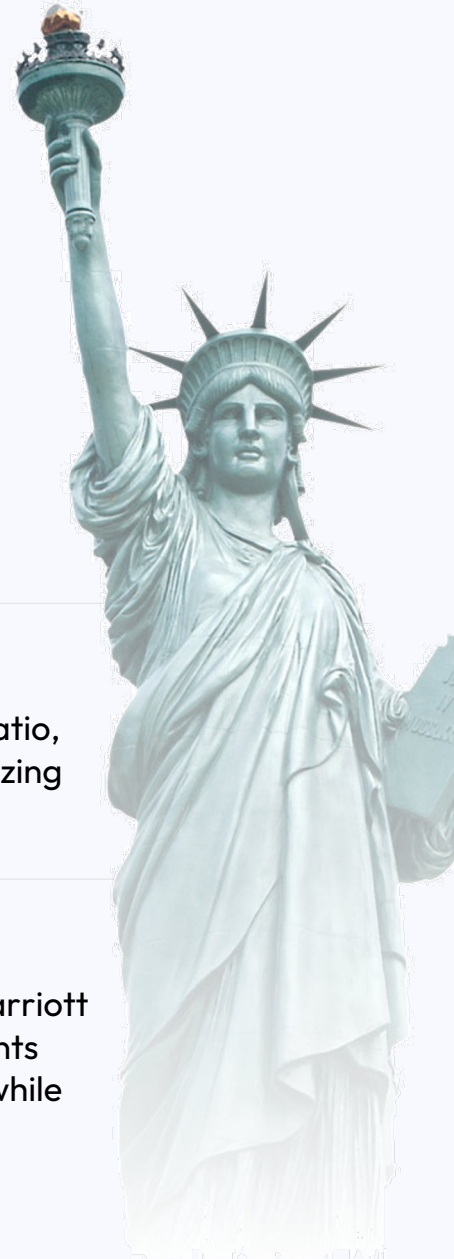
Unmatched Security

With a remarkably low loan-to-value ratio, your investment is safeguarded, minimizing risk and maximizing potential rewards.



Successful EB-5 Track Record

With completed projects such as the Marriott Hotel, we specialize in EB-5 developments that meet all regulatory requirements while delivering impressive outcomes.



Our Proven Track Record

AC Marriott Hotel Hartsfield Jackson Atlanta International Airport

Completed EB5 project in Atlanta, GA

PROVEN EB-5 TRACK RECORD

AC MARRIOTT HOTEL

HARTSFIELD-JACKSON ATLANTA
INTERNATIONAL AIRPORT



Project Overview

- Hotel Brand: AC Hotel by Marriott
- Total Project Cost: \$42,000,000



Investor Profile

- EB-5 Investors: 19
- I-526 Approvals: 100% Approval Rate
- Returns on Investment: All Capital Returned to Investors



Economic Impact

- Jobs Created: Well above USCIS requirements
- Job Categories: Construction, hospitality, management, and operations
- Local Growth: Boost to hospitality and airport-related services

2016

Project
Initiated

2018

Construction
Commenced

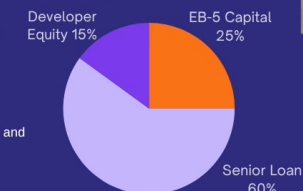
2019

First EB-5
Approvals

2020

Hotel Opens and
EB-5 Repayments
Begin

Project Funding



CONTACT:

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Executive Summary



Airabella at Lake Oconee is new a 137-acre master-planned community in the heart of Georgia. The project will feature 134,000 square feet of retail and office space; a 125-key Marriot Tribute Portfolio Hotel, 75 managed condos (short term rentals), and a full conference and events center; a 9-hole executive golf course, and 202 residential units for sale, including townhomes and single-family residences.



Commercial development will be concentrated in the core "Village," which will connect to the residential neighborhoods, and golf course, as well as a mix of parks, communal spaces, and parking via a series of golf cart and foot paths.



With attainably priced residences and a town-center design that integrates shopping, dining, and entertainment with luxury living and hospitality, Airabella will be more than a destination. It will be a new model for modern southern living.

The following is a business plan for Shoora Funds III, LLC, and the Airabella at Lake Oconee, a prospective investment opportunity for EB-5 investors through EB5 Affiliate Network Southeast Regional Center (the "Regional Center").

“ Our Mission

Is to build a friendly, wonder-filled, inclusive community where people can visit, live, eat, & play together. Our sustainable design delivers ample green space, walkable amenities, and an aesthetic that is laid-back, yet upscale. Airabella is a place to find a more enjoyable pace of life, where everyone is welcome for a meal, for a round of golf, for a weekend, or forever.



Project Summary



Lake Oconee is the second largest lake in Georgia & has been the core of development in the three-county area since 1980, when the lake was created by the completion of the Wallace Dam.



Unlike many waterways in the state, Lake Oconee is incredibly environmentally safe and strict restrictions remain in place to keep the shoreline natural, the lake clean, and the water level constant.



As such, it is considered one of the best fishing lakes in the Southeast and has become a premier boating, swimming, and recreation destination as well.

**It has also been ranked among the
"Top 10 Gorgeous Lakes in America."**





 **Greensboro, GA**

Airabella Lake Oconee

EB5 Investment Summary

Location	Greensboro, GA
EB-5 Offering	\$80,000,000
Investment	\$800,000
Structure	Debt
Term	3 to 5 Years
Visa Priority	Rural Project with 20% Visas Set Aside
Project Security	Diversified Real Estate Investment

i-526 Approval

i-956 Approval

Project Plan

Start

- November 2021

Estimated Completion

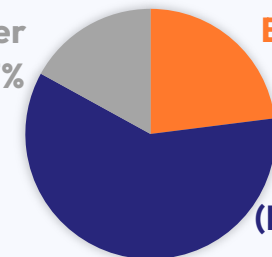
- June 2029

Project Funding \$350M Total Cost

Developer
Equity 17%

EB-5 Capital
23%

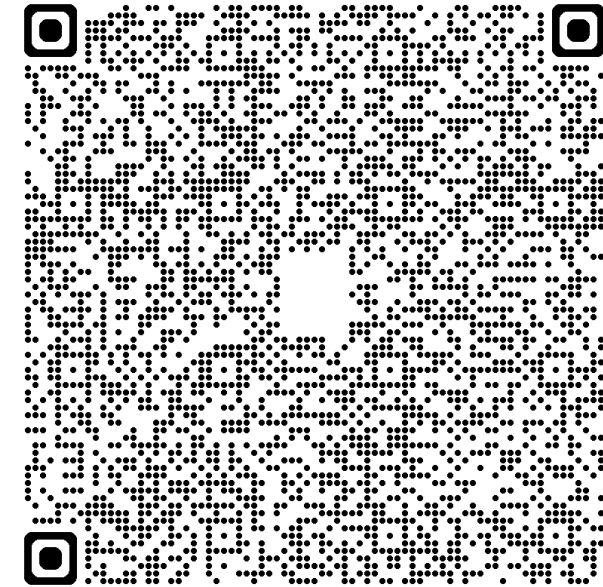
Senior Loan
(LOC Approved)
60%



Directions to Project



**6130 Lake Oconee Pkwy,
Greensboro, GA 30642**



Mixed Development

Grocery

The Village
at Airabella

Class A Office

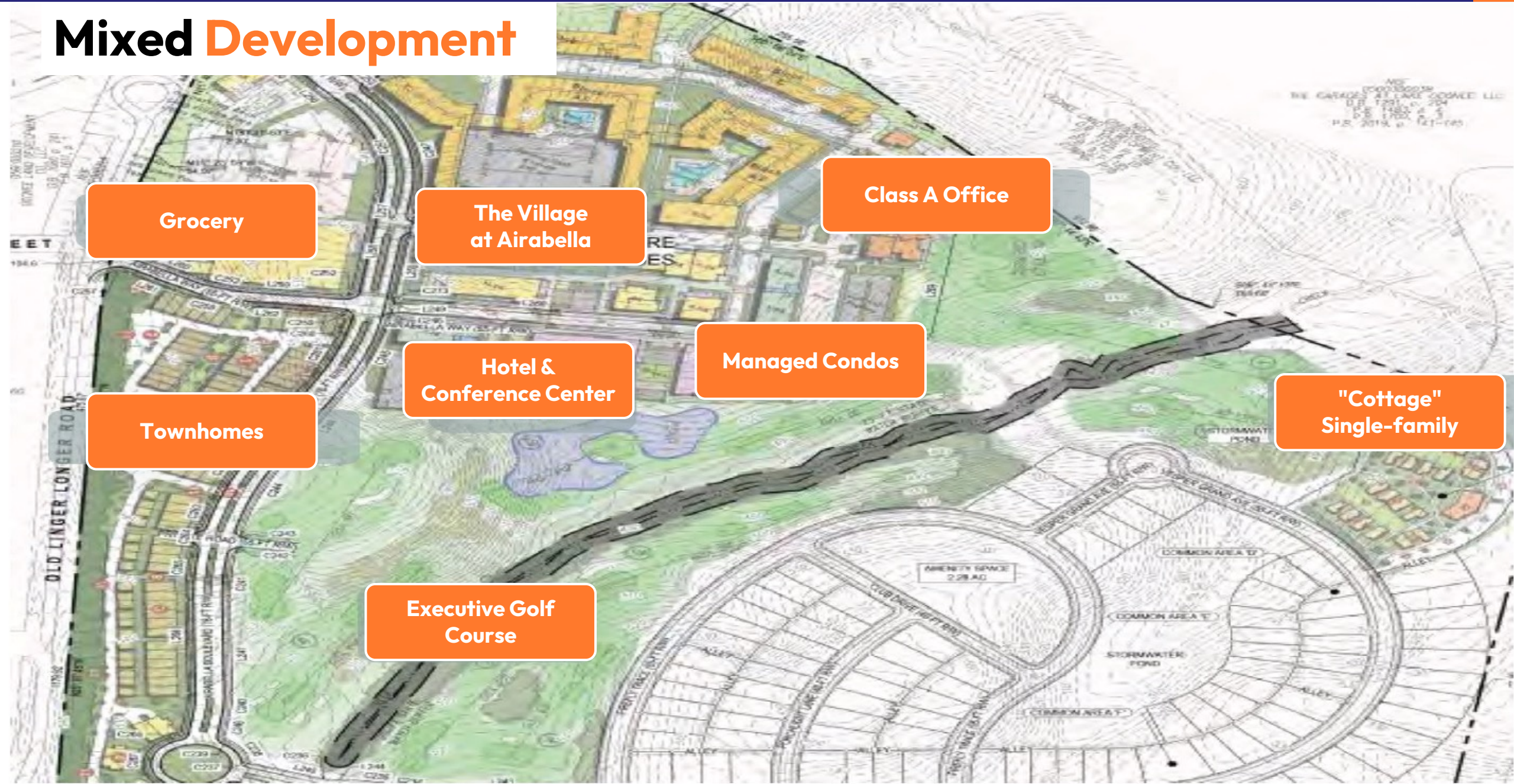
Hotel &
Conference Center

Managed Condos

"Cottage"
Single-family

Townhomes

Executive Golf
Course



USCIS i-956

Approval Letter

Snapshot of the official USCIS i-956 approval letter.

U.S. Department of Homeland Security
U.S. Citizenship and Immigration Services
Immigrant Investor Program
131 M Street, NE, Mailstop 2235
Washington, DC 20529



U.S. Citizenship
and Immigration
Services

Date: April 19, 2024

EB5 Affiliate Network Southeast Regional Center LLC
C/O Vilas Patel
3801 PGA Boulevard, Suite 902
Palm Beach Gardens, FL 33410

Application: Form I-956F
Application for Approval of an Investment in a Commercial Enterprise

Applicant(s): EB5 Affiliate Network Southeast Regional Center LLC
ID1404251679

Re: Initial I-956F, Application for Approval of an Investment in a Commercial Enterprise
INF2360003604

On May 25, 2023, EB5 Affiliate Network Southeast Regional Center LLC ("the Regional Center") filed a Form I-956F to request an Initial I-956F, Application for Approval of an Investment in a Commercial Enterprise in accordance with section 203(b)(5)(F) of the Immigration and Nationality Act ("INA"). The Regional Center was initially approved for designation in the Regional Center Program ("the Program")¹ on July 16, 2014.

Specifically, the Form I-956F requests the following:

- Determination of EB-5 compliance for initial I-956F, Application for Approval of an Investment in a Commercial Enterprise.

Effective as of the date of this notice, and as discussed further below, USCIS approves the Regional Center's request.

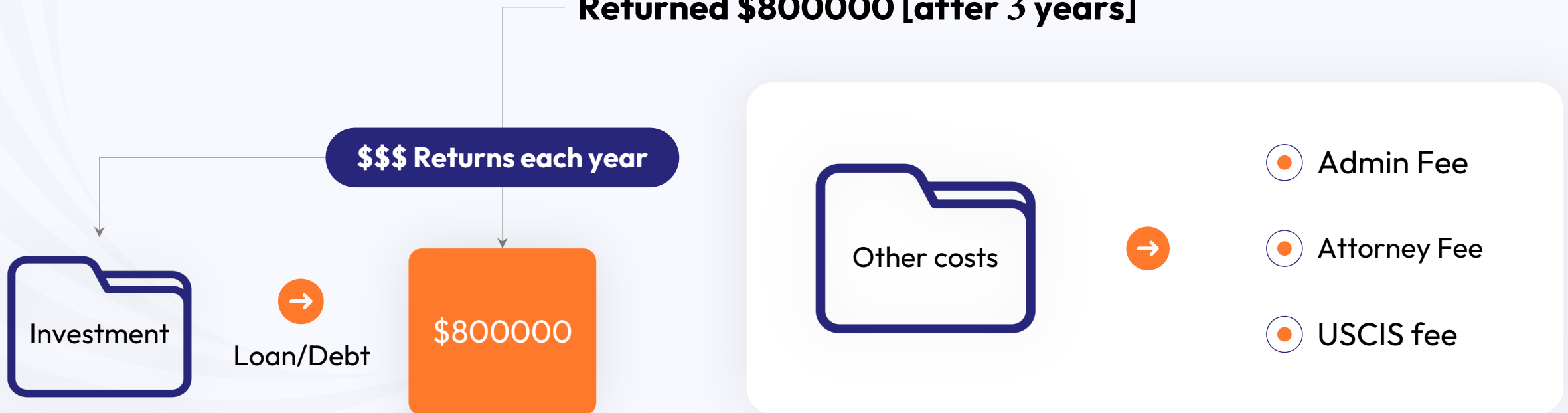
¹ INA § 203(b)(5)(E) and its predecessor at Sec. 610 of the Departments of Commerce, Justice, and State, the Judiciary, and Related Agencies Appropriations Act of 1993, Pub. L. 102-395 (repealed by the EB-5 Reform and Integrity Act of 2022, Div. BB of the Consolidated Appropriations Act, 2022, Pub. L. No. 117-103).

EB5 Process

EBS Green Card Timelines (3.5 yrs to 4.75 yrs)



Returned \$800000 [after 3 years]



Accredited Investors



How can individuals qualify as accredited?

If they meet any of the following wealth, income, or financial sophistication criteria:



Financial Criteria

- Net worth over \$1 million, excluding primary residence (individually or with spouse or partner)
- Income over \$200,000 (individually) or \$300,000 (with spouse or partner) in each of the prior two years, and reasonably expects the same for the current year

Financial Criteria

