CASE STUDY · COMPLETED EB-5 PROJECT · EDUCATIONAL

SHOORA EB5

The AC Hotel: 20 investors, all approved and repaid

Shoora's completed EB-5 project near the Atlanta airport. All 20 investors received green cards and were repaid in full. The hotel was delivered four months early and on budget.

Two outcomes define a successful EB-5 investment

Everything else is detail. An EB-5 investment succeeds when both of these are true. The AC Hotel delivered both, for every investor in the project.

OUTCOME ONE · IMMIGRATION

Did the investor secure the green card?

This depends on job creation. Each investor must create at least 10 full-time jobs for US workers to remove conditions and receive a permanent green card. If the project does not create the jobs, the petition fails, whatever the returns.

OUTCOME TWO · CAPITAL

Was the investor's capital returned?

EB-5 capital is invested for a required period and then repaid per the offering terms. A successful project returns the full investment. The goal of EB-5 is the green card and the return of capital, not an equity multiple.

This case study is educational. It illustrates how our principals manage projects to deliver both outcomes. It is not an offer, and it is not a forecast of the current Airabella Lake Oconee offering.

What the project delivered

A completed EB-5 project measured against the only two questions that matter, plus the delivery that made them possible.

EB-5 INVESTORS

20

Shoora EB-5 completed project record

GREEN CARDS APPROVED

20 of 20

Shoora EB-5 completed project record

CAPITAL REPAID

100%

Investment returned in full per offering terms

DELIVERY VS SCHEDULE

4 mo early

Completed ahead of the construction schedule

BUDGET

On budget

Delivered within the project budget

OPENED

2020

Opened January 17, 2020

This project was completed by a principal of the firm and is shown to illustrate execution capability. Past results do not guarantee future outcomes. Each investor's immigration outcome depends on their own petition and individual circumstances.

A hospitality gap nobody was filling

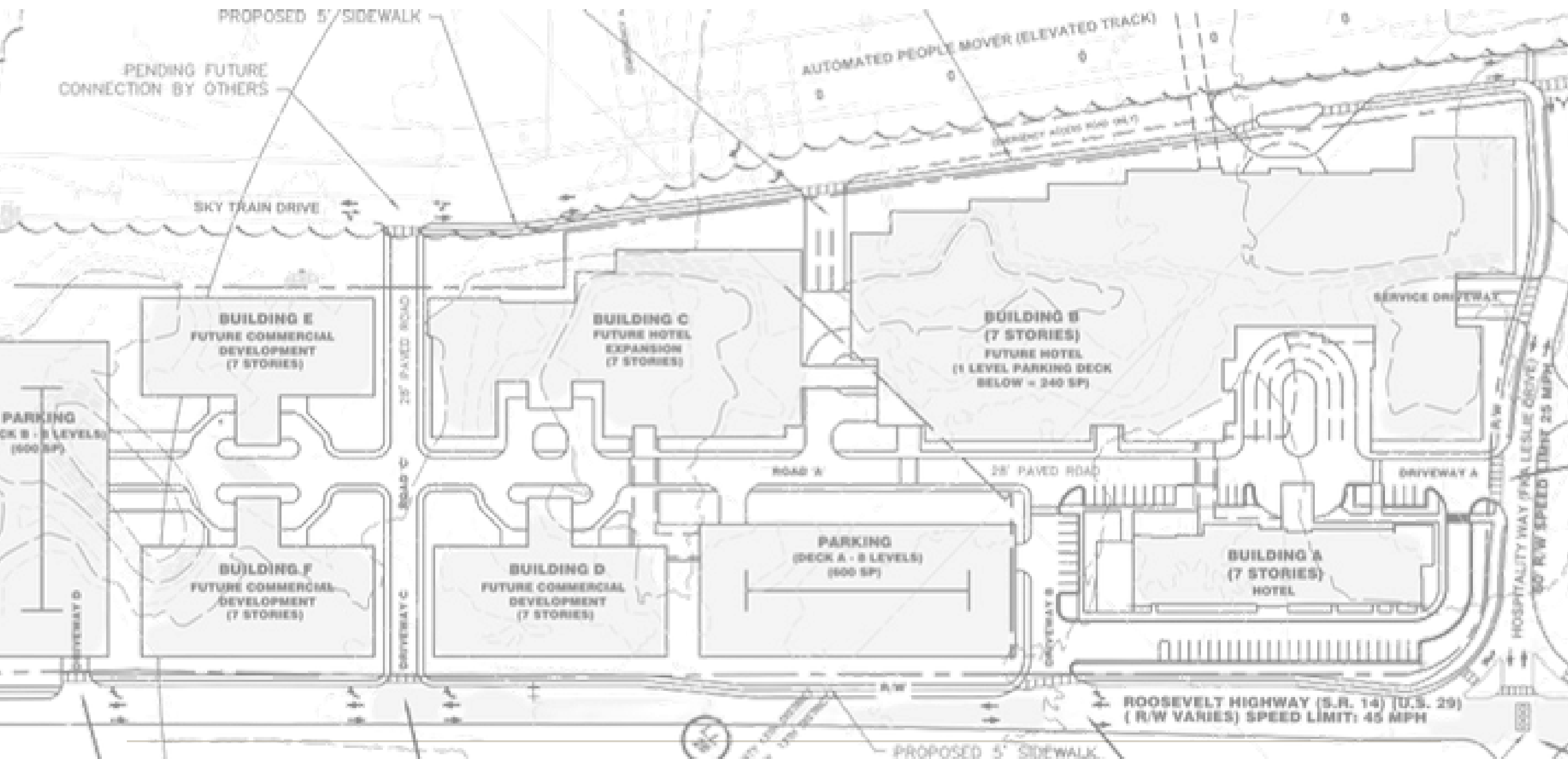
Hartsfield-Jackson moves more passengers than any airport on earth, over 100 million a year. The Gateway Center submarket next to it, served by the free ATL SkyTrain, had full-service and convention hotels. It lacked a design-forward, select-service option for one specific traveler.

That traveler is the entrepreneurial business professional who wants design-forward accommodations, a quality food and beverage experience, and frictionless transit access, without paying a full-service rate. This is the type of demand gap our principals are trained to see: a growing, upscale segment underserved by the existing supply, in a location with transit and convention infrastructure that cannot be replicated.

For an EB-5 investor, why this matters is direct. A project that fills a genuine demand gap fills its rooms, and a hotel that performs is a hotel that sustains the jobs an EB-5 petition depends on.

What was built

PROPERTY	AC Hotel Atlanta Airport Gateway
ADDRESS	2079 Hospitality Way, College Park, GA 30337
OPENED	January 17, 2020
ASSET TYPE	Select-service lifestyle hotel, AC Hotels by Marriott
OPERATOR	Marriott International, corporate-managed, not franchised
KEYS	222 guestrooms, Deluxe King and Double Queen
BUILDING	7 stories, 114,000 SF
DEVELOPER	Choice Gateway
CAMPUS	Gateway Center, adjacent to the GICC



Land assembled with patience, then built with discipline

This was not a marketed transaction. It originated with a long-term sponsor who spent more than a decade assembling the parcels that became Gateway Center, one tract at a time, then executed on a single conviction: that connectivity would transform this corner of College Park.

The land was acquired before the ATL SkyTrain, the expanded Georgia International Convention Center, and the consolidated rental car center existed. The sponsor was underwriting demand that the infrastructure had not yet created, then managed the project through design, financing, and construction to open as planned.

That same disciplined management governs how the Airabella project is being assembled today. For an EB-5 investor deciding whom to trust with $800,000, how a sponsor sources land and runs a build is a signal worth weighing.

PROJECT MANAGEMENT

The people who assembled the land also managed the build. Continuity of ownership through delivery is how the primary objective stays protected.

Delivered four months early and on budget

The building envelope required deliberate engineering given proximity to one of the world's highest-volume flight paths. Triple-paned acoustical windows, acoustical doors, and heavily insulated walls were specified to meet Marriott's standards for all occupied spaces, a managed cost that directly protects the guest experience and the asset's pricing power.

Guestrooms followed the global AC prototype for consistency, while public spaces stayed bespoke to this location. Meeting space was right-sized for the small-group corporate client. Every one of these decisions was managed to a schedule and a budget, and the project came in ahead of both.

For an EB-5 investor, disciplined delivery is not a matter of pride. On-time construction and full funding are what keep a job-creation timeline on track, and the job-creation timeline is what the petition rests on.

DELIVERY ON THE PRIMARY OBJECTIVE

On-time, on-budget delivery is how the jobs get created on schedule, and the jobs are what secure the green card.

The jobs earned the green cards. The performance returned the capital.

THE IMMIGRATION OUTCOME

A hotel of this scale creates jobs in two waves: construction jobs to build it, and permanent operating jobs to run it once open. Those jobs are what each investor's I-829 petition relies on. Because the project was managed to open as planned and operated by Marriott, the required jobs were created, and all 20 investors removed conditions and received green cards.

THE CAPITAL OUTCOME

A well-located asset with a durable demand profile and an institutional operator performs across cycles. That performance is what allowed the investment to be repaid in full, per the offering terms, to all 20 investors. The purpose of the capital was met: permanent residency secured, and the investment returned.

THE PRIMARY OBJECTIVE

In EB-5 the building is the strategy. Manage the project to create the jobs and return the capital, and the investor gets what they came for.

How this shapes the Airabella approach

The AC Hotel demonstrates the management principles the same team applies to the rural EB-5 project it is raising for today.

01 A location advantage that cannot be replicated protects jobs.

At the AC Hotel it was transit. For a rural TEA project it is the qualified location itself, which also carries reserved visa set-asides and priority processing of 3 to 6 months under the rules effective March 30, 2026.

02 Institutional brand operators reduce execution risk.

When a global brand runs the asset, occupancy and standards are contractual. Stable operations sustain the jobs an EB-5 petition depends on.

03 On-time, on-budget management keeps the petition on track.

Job creation follows the construction and operating timeline. Managing delivery as planned is how the immigration outcome stays on schedule.

04 Return of capital is the objective, not an equity multiple.

EB-5 capital exists to secure a green card and be repaid per the offering terms. That is how success is measured, at Airabella as at the AC Hotel.

NEXT STEP

See how a completed EB-5 informs the current project

Book a consultation with the Managing Director's office. No pitch, just a conversation. We walk through your eligibility, the Airabella project, and whether an EB-5 path fits your goals. This is an educational conversation, not a solicitation.

Book a consultation

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