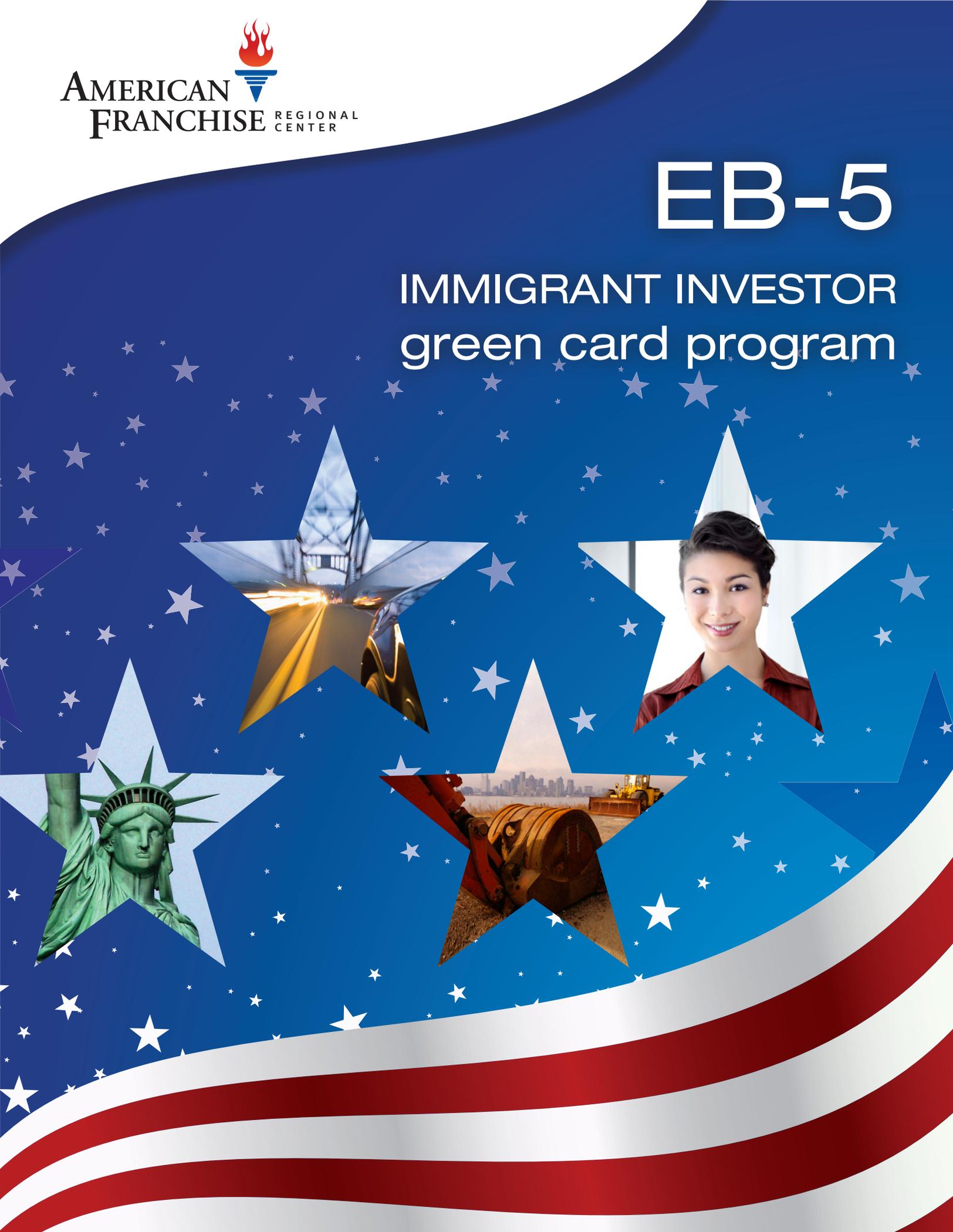


EB-5

IMMIGRANT INVESTOR green card program



Regional Centers and The Immigrant Investor Pilot Program

The immigrant Investor Pilot Program was created by Section 610 of Public Law 102-395 (October 6, 1992). This is different in certain ways from the basic EB-5 Investor Program.

How The Pilot Program And Regional Centers Fall Within The EB-5 Investor Requirements

The requirements for an investor under the Pilot Program are essentially the same as in the basic EB-5 investor program except that the Pilot Program allows for a less restrictive requirement for “indirect” job creation rather than “direct” job creation. The capital investment requirement for any EB-5 investor, inside or outside of a Regional Center is \$1 million. The capital investment requirement for an EB-5 investor in a Targeted Employment Area (TEA) or a Rural Area (RA) is \$500,000.

Indirect Job Creation: An important advantage to obtaining Regional Center designation is the “indirect” nature of the job creation, which is less difficult to achieve than the “direct” creation of 10 new jobs. The requirement of creating at least 10 new full-time jobs may be satisfied by showing that, as a result of the investment and the activities of the new enterprise, at least 10 jobs will be created indirectly through an employment creation multiplier effect. To show that 10 or more jobs are actually created indirectly by the business, reasonable methodologies may be used, such as multiplier tables, feasibility studies, analyses of foreign and domestic markets for the goods or services to be exported, and other economically or statistically valid forecasting tools which support the likelihood that the business will result in increased employment.





EB-5 Immigrant Investor Process

The EB-5 immigration process involves three major stages:

Stage 1 Immigrant Petition by Alien Entrepreneur (I-526)

At this stage, the EB-5 Processing Center at the California Service Center primarily and thoroughly examines the documents relating to the source of the investment funds and if the investment has been actually made into the new commercial enterprise. It is critical to provide evidence that the investment funds have been obtained through lawful means. For a more detailed explanation about this form, please visit www.USCIS.gov/I-526.

Stage 2 Immigrant Visa Application or Adjustment of Status (I-485)

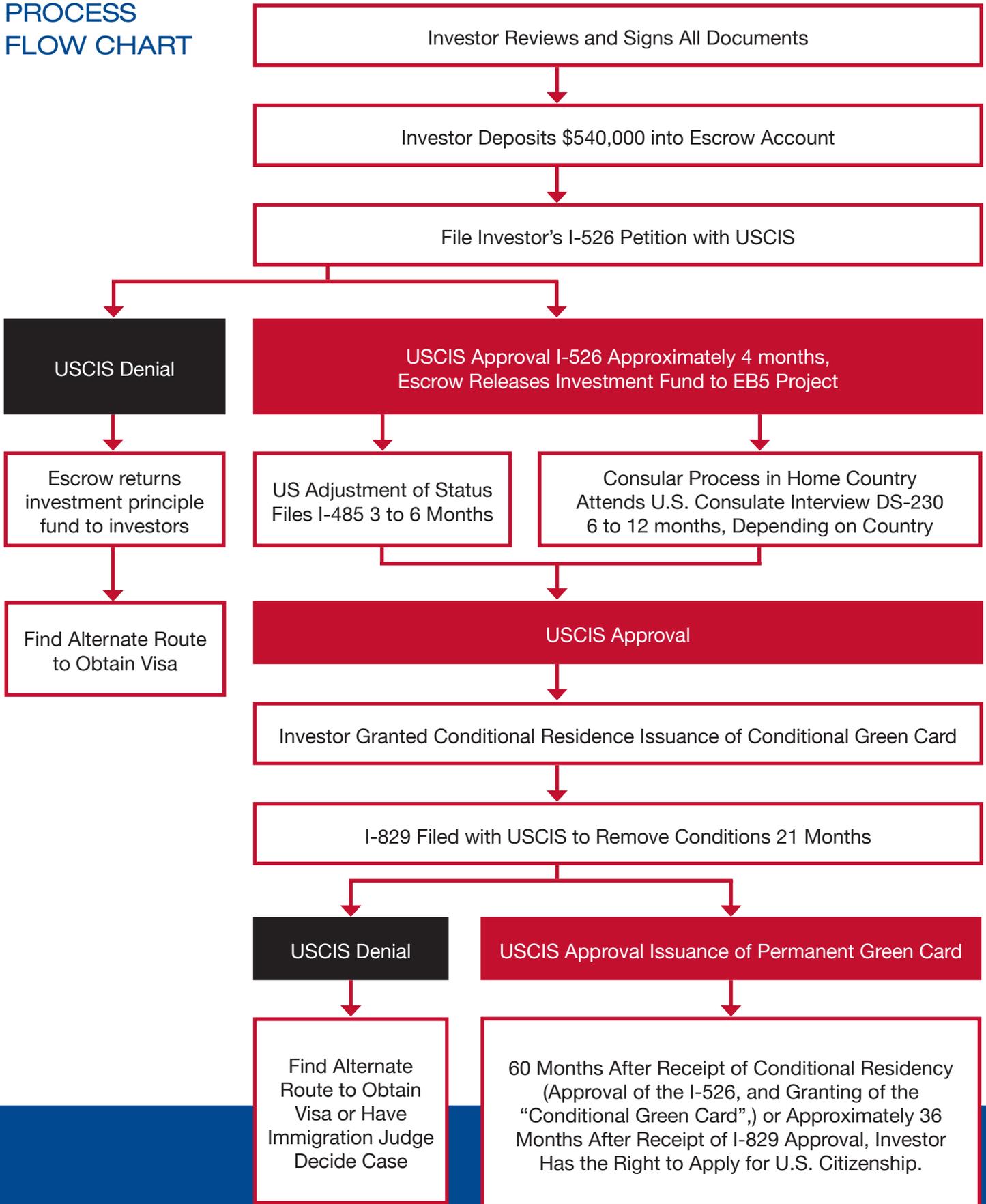
Once the I-526 petition is approved, the investor can now file for a U.S. green card in two ways. One way is through the U.S. Embassy at his/her country of permanent residence. The other way is by filing for an adjustment of status application in the United States. When an investor's green card application is approved, s/he becomes a permanent resident of the U.S. However, it should be noted that it is a conditional green card with a valid period of only two (2) years. Before the expiration of the two-year period of the conditional green card, the investor must file separate application to get the condition removed. For a more detailed explanation about this form, please visit www.USCIS.gov/I-485.

Stage 3 Application to Remove Condition (I-829)

An investor can file an application to get the condition removed ninety (90) days prior to the expiration of the conditional green card. When this application is approved, the investor and all his/her family members receive a permanent green card, which is valid for ten (10) years. For a more detailed explanation about this form, please visit www.USCIS.gov/I-829.



**PROCESS
FLOW CHART**



American Franchise Regional Center Investment Projects



INVESTMENT PROJECT SPECIFICATIONS

Projects Real Property

Project Location Within the geographic area of the AFRC :
Los Angeles County/Orange County/Riverside County/
San Bernardino County/Ventura County/Imperial County

Project Elements

1. Purchase price below replacement cost
2. Renovate the property
3. Fill the vacancy
4. Manage & operate the business

Industry Clusters

1. NAICS 623 Nursing and Residential Care Facilities
2. NAICS 722210 Food Services & Drinking Places
3. NAICS 541 Professional, Scientific and Technical
4. NAICS 44-45 Retail
5. NAICS 33122 Metal Fabrication
6. NAICS 323110 Printing
7. NAICS 332710 Machine Shop
8. NAICS 23 Construction



From left: Bill Jensen, Planning Commissioner of Hesperia, CA; Agnes Yen, Vice President of AFRC; Tom Steeno, Architect of AFRC and the Owner of Steeno Design; Sophie Steeno, Manager of Steeno Design.





PROJECT FEATURES

Bank Repo Foreclosed Property

AFRC management commits to make the most out of repossessed property. WHY BUILD WHEN WE CAN ACQUIRE THE PROPERTY BELOW THE REPLACEMENT COST? Foreclosure properties & repo properties give investors a chance to buy real estate for way below market value.

Renovation

AFRC management will try to implement the latest “Green” solutions to improving the environment.

Manage and Operating the Proposed Business

AFRC has a strong and experienced in-house management team with proven track record to fill the vacancy and maintain the business quality to the highest standard.

Employment Creation

AFRC applies the economic methodology approved by USCIS to show how each investment by the immigrant investor in the regional center will directly and indirectly create at least 10 jobs within the regional center’s geographic area.

POTENTIAL PROJECTS

City of Apple Valley: REO Property

Semi-completed community retail center located in the heart of city center. Flexible development project consisting of 4 buildings and 4 pads.

City of Hesperia: REO Property

±16,581 s.f. office building, ample parking, 125 spaces, excellent access to freeway, built in 2002, frontage on the major street in the city center.



The Calculation of AFRC's Job Creation Approved by USCIS

CALCULATION OF EMPLOYMENT, OUTPUT AND LABOR INCOME

The AFRC's econometric analysis calculates the permanent increase in employment, output, and labor income by industry classifications for each of these five industry economic clusters. The number of permanent new jobs created consists of the following components:

1. Indirect and induced jobs (but not direct jobs) from construction of the new facilities. The underlying estimates of direct jobs – which are not included in the total job count but are used as the basis to determine indirect and induced jobs – are based on the number of square feet, construction costs for the indicated county, and output per construction worker for each county.
2. Direct new jobs for the operation of each of the new facilities. For office buildings and laboratories, these are based on the number of square feet for each facility divided by the number of square feet per employee. For manufacturing facilities, these are based on the total investment cost, the capital/output ratio for that industry, and output per employee for each industry and region. For retail and service facilities, they are based on the number of square feet per employee taken from national surveys.
3. Indirect and induced new jobs from the operation of each facility, as calculated with the methodology approved by USCIS, using multipliers for the county groups.





JOB CREATION THROUGH THE ECONOMIC RESULTS

The direct employment stimulus leads to additional job creation through indirect effects.

Direct Effects

Represents the impacts for the expenditures and/or production values specified as direct final demand changes.

Indirect Effects

The iterative effect on the local economy – as local firms enjoy higher revenues, they in turn demand more from their intermediary suppliers. These indirect effects are captured in our model.

Induced Effects

Induced effects are defined as the effects of household spending on the local economy. It is important to delineate the positive contribution that new workers provide to the increase in area household income and the corresponding effect these increases have on job creation. The econometric study has estimated the effects separately to allow the analyst to pre-determine how much income actually goes into the economy and thus the overall economic effect.

Output

The Output of an economy is the amount of production in dollars, including all intermediate goods purchased and value-added (labor, capital & profit). We can also think of output as sales for both final goods and services and intermediate goods and services. Output is dependent upon consumption in the area, state government spending, investment and exports of the industries in the region.

Employment

The Employment variable in the model is made up of historical data from the Bureau of Economic Analysis (BEA).

Population

Population is a key variable in the model regional analysis that affects the potential labor force, government spending and consumption.



Why Choose AFRC, American Franchise Regional Center

Flexible Structure Tailored to Investors' Mind

AFRC has a unique flexible structure. Investors can identify their own projects and apply for the immigration through AFRC.

Easy to Meet the Requirement of Job Creation

AFRC will not designate any project until required capital has been funded. The proposed creation of jobs will most likely meet the requirements from USCIS for the investors to successfully obtain their permanent green cards.

Low Risk for the Filing of I-526

Investors will get back all the funds if I-526 was denied by USCIS (less legal filing fees and administration fees).

Low Risk Investment

AFRC focuses on acquiring the real properties below replacement cost, and involves very little construction work.

Positive Cash Flow

AFRC will not have debt or mortgages against the real properties which ensures a positive cash flow every year.

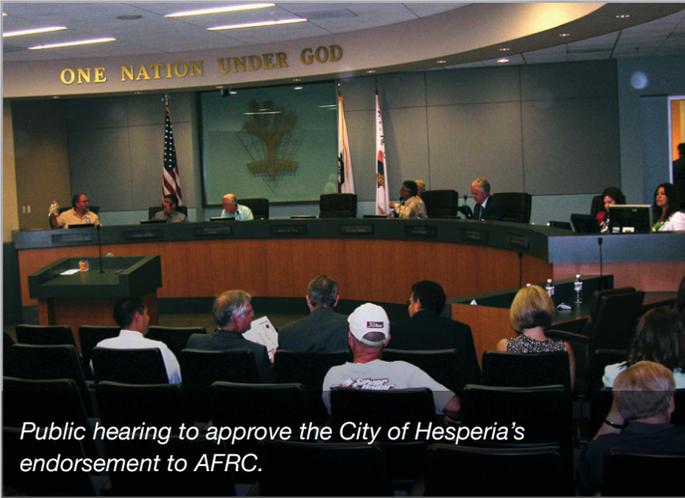
Profit Sharing

Investors are entitled to the prorated profit upon selling the project after 5 years.

Maximized Profit

A true model designed to meet the job requirement while maximizing the ultimate investment profit.





Public hearing to approve the City of Hesperia's endorsement to AFRC.



From left: Kamran Tehrani, AFRC marketing director; Tom Steeno, AFRC architect & general contractor; Agnes Yen AFRC vice president; Dino DeFazio, Owner of Artisan Realty; Sophie Steeno, manager of Steeno Design; Bill Jenson, planning commissioner of City of Hesperia.



From left: Tom Steeno, Architect of AFRC & the Owner of Steeno Design; Kamran Tehrani, Marketing Director of AFRC; Agnes Yen, Vice President of AFRC; Dino DeFazio, Owner of Artisan Realty.



From left: Agnes Yen, Vice President of AFRC; Bill Holland, Councilman of Hesperia, CA; Russell Blewett, Mayor Pro Tem of Hesperia, CA; Thurston Smith, Councilman of Hesperia, CA.

U.S. Department of Homeland Security
2400 Avila Road, 2nd Floor
Laguna Niguel, CA 92677

 U.S. Citizenship and Immigration Services

Date: **JUL 2 2011**

Applicant(s): Request for Designation as a Regional Center
Agnes Yen

Re: American Franchise Regional Center
RCW1034350087 (Formerly W09003540)

Pursuant to Section 610 of the Appropriations Act of 1993, on November 22, 2010, Agnes Yen submitted a proposal seeking approval and designation by U.S. Citizenship and Immigration Services (USCIS) of the American Franchise Regional Center.

USCIS hereby designates American Franchise Regional Center as a Regional Center within the Immigrant Investor Pilot Program and approves the request as described below:

FOCUS OF INVESTMENT ACTIVITY:

As depicted in the economic model, the general proposal, business plan and associated economic analysis, the Regional Center will engage in the following economic activities: construction and development of infrastructures in the Regional Center.

The Regional Center shall focus on offering EB-5 compliant capital investment opportunities into new commercial enterprises or a mix of commercial enterprises in the following target industry economic clusters:

1. NAICS 622 Nursing and Residential Care Facilities
2. NAICS 7210 Food Services & Drinking Places
3. NAICS 541 Professional, Scientific and Technical
4. NAICS 4445 Retail
5. NAICS 3312 Metal Fabrication
6. NAICS 33210 Printing
7. NAICS 33270 Machine Shop
7. NAICS 23 Construction

www.uscis.gov

USCIS Approval Letter

 City of Hesperia
Celebrating the High Desert

March 2, 2011

U.S. Citizenship and Immigration Services
California Service Center
Attn: EB-5 Processing Unit
2400 Avila Road, 2nd Floor
Laguna Niguel, CA 92677

Dear Sir or Madam:

The City of Hesperia endorses the American Franchise Regional Center for its efforts in seeking the federal designation of Regional Center under the Immigrant Investor Pilot Program.

If approved, the American Franchise Regional Center, LLC ("AFRC") will be involved in construction and management of general office buildings, medical buildings/nursing homes/assisted living facilities, restaurants, manufacturing and commercial/retail shopping centers.

The Regional Center program of AFRC is an invaluable resource to encourage investment in creating much-needed jobs to boost our local economy. I am looking forward to seeing the positive impact AFRC will bring to our community and respectfully request that an expeditious approval be granted to the Regional Center designation for AFRC.

Should you have any questions regarding our position in this matter, please feel free to contact Mike Podograccz, City Manager, at (760) 947-1018.

Sincerely,

Mike Leonard
Mayor

1990 Boulevard
Beverly Hills, CA 90210
Phone: (310) 207-1111
Fax: (310) 207-1111
www.cityofhesperia.ca

Endorsement Letter
City of Hesperia

 Artisan Real Estate

November 17, 2010

U.S. Citizenship and Immigration Services
California Service Center Attn: EB-5 Processing Unit
2400 Avila Road, 2nd Floor
Laguna Niguel, CA 92677

Dear Sir or Madam,

As a local businessman and Victorville chamber of commerce member sincerely endorse the American Franchise Regional Center for its efforts in seeking the federal designation of its EB-5 pilot program to spur private investment in the city.

American Franchise Regional Center ("AFRC") is to involve construction and management of general office buildings, infrastructure projects, restaurants, manufacturing and retail shopping centers. With an anticipated investment fund of \$27 million, 1,087 new jobs are projected to be created directly or indirectly. I have known the managers of the AFRC for many years and can personally vouch for their characters, work ethics, and expertise.

The EB-5 program hereby proposed by AFRC is of tremendous value not only in encouraging investments to create much-needed jobs, but also in boosting our local economy all around. I highly recommend AFRC to receive your speedy approval for its Regional Center designation and I have the utmost confidence that AFRC will be well-managed and can bring prosperous business and growths to our community.

Sincerely yours,

Dino DeFazio- Artisan Real Estate

Endorsement Letter
Artisan Real Estate



American Franchise Regional Center, LLC

150 N. Santa Anita Ave., Suite #300, Arcadia, CA 91006

Phone: 626-821-1855 Fax: 866-646-1488

Website: www.americangreencardtoday.com

Email: agnes@americangreencardtoday.com

AMERICAN
DREAM

**YOU HAVE THE OPPORTUNITY.
THIS IS YOUR MOMENT.**

