



GEORGIA CENTER

FOR FOREIGN INVESTMENT & DEVELOPMENT

EB-5 INVESTMENT PROJECT SUMMARY



Seventh Street Capital Partners, LP
Max. of 3 LP Units @ US \$500,000

March 1st, 2011



This Executive Summary is meant as a brief explanation of the Neil Reed Building and Starbucks Retail project ("NRSR"). A more detailed explanation is set forth in the Confidential Offering Memorandum. The project entails the acquisition, ownership and management of the historic Neel Reid building and Starbucks Coffee Store in Midtown, Atlanta, Georgia, USA together with the development of the building to boutique office space. The Immigration and Nationality Act (the "Act") provides for an employment-based preference immigrant visa category for immigrants seeking to enter the United States to engage or invest in a commercial enterprise that will benefit the U.S. economy and create at least ten full-time jobs. Pursuant to the Act, a qualified immigrant investor must invest at least \$1 million, but for this project, the threshold is reduced to \$500,000 as the investment is made within a high unemployment urban area. The project is one of many Regional Center projects under implementation by GCFID. The advantage of inclusion in the approved GCFID Regional Center is that the required job criteria may be direct and/or indirect.

The intention is that each limited partner (LP) shall file a petition for permanent residency via the EB-5, U.S. Immigration Investor program (the "Program"). The LP will make its investment in an area within Fulton County which is a qualifying Targeted Employment Area in the State of Georgia by virtue of having an unemployment rate of at least 150% of the national average (which would need to be 14.7% on the date of this Memorandum) within its census tract. Upon the prospective investor's 1-526 Petition being approved, and subject to the investor's satisfaction of the conditions of this Offering, the investor will be issued a unit of interest in the LP (a "Unit") and the investor's investment will be final and irrevocable. The rights and obligations of each Unit holder are governed by the Limited Partnership Agreement dated March 1st, 2011 (the "Partnership Agreement").



Located adjacent to Peachtree Street at the highly visible corner of 7th Street and Peachtree Street in the heart of Midtown Atlanta. The building is located within walking distance of the regional light rail transit station, MARTA – Midtown station, as well as the Georgia Institute of Technology ("Georgia Tech"). The renovated office suites will serve as an incubator for start-ups or existing service firms that thrive on the interaction of peer-related companies. The companies will be direct reflection of the professional creative class that currently makes up the surrounding neighborhood. This program will also provide the capital to ensure sufficient reserves to enable the business to move forward and protect investor returns as it reaches stabilization.

Seventh Street Capital Partners, LP, a Delaware limited partnership (the "Partnership"), is to acquire a historically significant 4-story building (the "Property" or "NRB") designed by the notable architect J. Neel Reid. The Property is 16,860 SF on .185 acres. Originally constructed in 1923, the Property will be renovated and repositioned to flexible office suites ranging from 755 SF to 1515 SF. Investor IRR is expected to be 15% or greater with a cash on cash return of 8%. With the Starbucks retail as an anchor, the project has a high degree of stability. The Partnership intends to close its purchase of the Property on or before April 2011. There are very important protections in place for investors that will be explained to you. We hope you will consider this exciting opportunity to invest in the USA and secure permanent residency for you and your family.