



GEORGIA CENTER

FOR FOREIGN INVESTMENT & DEVELOPMENT

EB-5 INVESTMENT PROJECT SUMMARY



Peachtree City ILP Partners, L.P.
Maximum of 10 L.P. Units
US \$500,000 per L.P. Unit

November 11, 2010



This Executive Summary is meant as a brief explanation of the Towne Club Peachtree City Assisted and Senior Living apartments project ("TCPC"). A more detailed explanation is set forth in the Confidential Offering Memorandum. The project entails the acquisition, ownership, conversion, reorganization and management of TCPC located in Peachtree City, which is a part of the Atlanta Metro area. The project is part of an already Regional Center in Georgia ("GRC"). The intention is that each limited partner shall file a petition for permanent residency via the EB-5, U.S. Immigration Investor program (the "Program"). 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 LP's Limited Partnership Agreement dated November 11, 2010 (the "Partnership Agreement").

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 this threshold amount may be reduced to \$500,000 in the event that the investment is made within a high unemployment urban area or a qualifying rural area. This project is part of the already approved Georgia Regional Center. The LP will make its investment in the Peachtree City (in the City of Atlanta Metropolitan Area) 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. In this case, the census tract at issue has a 2009 annual average unemployment rate of 14.5%, which exceeds the threshold for inclusion as a Target Employment Area (and the \$500,000 investment). Therefore, the threshold investment required is \$500,000. The advantage of inclusion in the approved GRC Regional Center is that (the required job criteria) may be direct or indirect

The project entails the acquisition, ownership, conversion, reorganization and management of TCPC. TCPC did open but was slower leasing up than expected and went into bank foreclosure. TCPC was built at a cost in excess of \$30,000,000 and the acquisition will be at \$11,250,000 for this 2 year old facility. This program will provide the capital to buy the property, resituate the business, put aside sufficient reserves to enable the business to move forward as it leases up and operate the beautiful property, which won an award as Best Senior Living facility in the USA in 2009. It is completed and a very beautiful facility. You may refer to its website <http://towneclubpeachtreecity.com/>. With the lower price paid to the bank, the budget for completion of the project, the addition of 24 beds and adequate capitalization to stabilize the property as it leases up, this project should be very successful. This project qualifies for EB5 as a Troubled Business.

TCPC is being partly developed, and managed in full, by LifeCare Services, LLC (www.lcsnet.com). These companies are very successful in this industry and have extensive operating histories. Information about them can be found in the Executive Summary or their respective websites. 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.