



GEORGIA CENTER

FOR FOREIGN INVESTMENT & DEVELOPMENT

EB-5 INVESTMENT PROJECT SUMMARY



ML Healthcare, LP

**Maximum of 28 Limited Partnership Units
US \$500,000 per Limited Partnership Unit**

April 6, 2011

This Executive Summary is meant as a brief explanation of The ML Healthcare, LP Project (“MLH”). The project entails moving the existing hospital into a new facility in a better location and selling the current site. A more detailed explanation is set forth in the Confidential Offering Memorandum. The project is one of many Regional Center projects being developed by Georgia Center for Foreign Investment and Development. 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 (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. The LP will make its investment in Rabun County which is a qualifying Targeted Employment Area in the State of Georgia. Therefore, the threshold investment required is \$500,000. The advantage of inclusion in the approved GCFID Regional Center is that the required job criteria may be direct or indirect.

The ML Healthcare, LP Project (“MLH”) is an exciting opportunity to participate in the EB-5 Program with a safe mode of investment. The Hospital, Mountain Lakes Hospital, is located in Clayton, Georgia. Clayton is a beautiful and upscale rural community 1 ½ hours northeast of Atlanta. The project entails moving the hospital into a new facility in a better location and selling the existing site. The investment in the Hospital offers a distinct advantage in the EB-5 investment arena. The Hospital is already in operation and is an integral part of the Rabun County community. New land is being purchased and the EB-5 investors are taking advantage of the historically low cost of the real estate combined with a reduction in price being offered to entice the hospital's relocation into a brand new facility. Clayton is a prime destination for residents of Atlanta both as a second home and for primary living, especially for retirees due to the area's beautiful environment and easy climate year round.

Clayton has experienced rapid growth over the past 10 years. Many residents are well off and would access elective services being made available at the new facility. The community needs a new hospital because the

existing facility has been outgrown by the community's needs. MLH has the only Certificate of Need in Rabun County and therefore no other entity can build a hospital in this market. The entire community is excited about the new hospital and there will be funds set aside to help build it.

The existing facility has been busy, but with its size limitations, many profitable surgical and outpatient services cannot be provided. As a result, a significant volume of medical services are lost to other counties. In addition, the location of the current facility is no longer desirable because the business center has shifted to the main highway. However, the underlying real estate remains valuable and would better suit other services, particularly long term care, assisted living, or rehabilitation. Therefore it makes most sense to sell the existing facility and rebuild on the new campus location.

The Hospital will be managed and operated by InMed Group, Inc. InMed was founded in 1994 and is headquartered in Montgomery, Alabama. The company offers a full-service, multidisciplinary health care management structure by providing high quality, comprehensive medical service to each community served. It has gained a solid reputation as healthcare managers, and its officers will use their expertise in operating the Hospital. InMed operates several other hospitals very successfully and has a strong track record.

There is a significant demand for healthcare, and especially surgical (many being elective) services, in the Rabun County area. However, the current hospital is not modern enough to support the services. The local government is investing in the hospital and arranging easy credit terms as well because the area is growing quickly and these services are essential to that growth, and that includes the more than 300 jobs created by the Hospital.

We welcome you to this project. Please review the marketing materials, the economic information, photos, and information about the area. We are confident that you will agree that this project offers safety in terms of employment and capital retention. Please feel free to contact us with any questions.