



GEORGIA CENTER

FOR FOREIGN INVESTMENT & DEVELOPMENT

EB-5 INVESTMENT PROJECT SUMMARY



Promised Land GCFID Partners, LP
Maximum of 9 L.P. Units
US \$500,000 per L.P. Unit

August 29, 2011



This Executive Summary is meant as a brief explanation of The Promised Land at East Lake (“PLEL”). PLEL will be a 95 bed Assisted Living and Memory Care facility in Atlanta, Georgia. 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 dated June 20, 2011 (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 DeKalb County (in the City of Atlanta Metropolitan Area) 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.

PLEL is the product of a partnership between Greater Piney Grove Baptist Church, Bright Communities and Pathway Senior Living. Pathway SL is a highly experienced and well-credentialed operator with systematic integration of market, product, pricing and promotion strategies. PLEL is the fulfillment of the Church's mission and vision for the site. Bright Communities as lead developer and partner brings expertise in development and construction management, and has aligned goals and motivation with dedication to a resident-centered mission. The Church, Pathway SL and Bright Communities are making a substantial investment in PLEL. The Church is providing land equity and other support for PLEL as an urban infill project.

Pathway SL has studied the Atlanta assisted living market and believes that PLEL will succeed and has presented a conservative pro forma demonstrating \$4,260,000 in total revenue and \$1,230,500 net operating income. PLEL is being partly developed, and managed in full, by Pathway Senior Living (www.PathwaySL.com). Pathway SL is very successful in this industry and has an extensive operating history.

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.