



GEORGIA CENTER

FOR FOREIGN INVESTMENT & DEVELOPMENT

EB-5 INVESTMENT PROJECT SUMMARY



VGM, LP

Maximum of 14 L.P. Units

US \$500,000 per L.P. Unit

September 15, 2011



VGM, LP ("VGM"), a Virginia limited partnership (referred to as the "LP") formed to engage in the acquisition, ownership, and conversion of a troubled Wingate Inn to a Marriott Fairfield Inn & Suites Hotel in Valdosta, Georgia and then the management of the newly converted Fairfield Inn & Suites by Marriott Hotel (referred to as the "Hotel") located in Valdosta, Georgia. The Hotel will be managed by Peachtree Hotel Group, LLC or an affiliate ("PHG"). 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 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 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 October 1st, 2011 (the "Partnership Agreement").

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.