

# 25 Park Row in New York City



**I-924 Exemplar  
APPROVED**

## EB-5 Investment Opportunity Project Overview

110 luxury residential condominiums and approximately 67,000 gross square feet of flagship commercial and retail located in the heart of Lower Manhattan. The Project is fully financed and construction began in April 2017. The developer, a partnership between L+M Development Partners and 23 Park Row Associates, expects to complete construction within 36 months. The Project received the I-924 **Exemplar Approval** in May 2017. The Project is independently monitored by Integra Finance.

### DISCLAIMER

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**EB-5 INVESTMENT SNAPSHOT**

Minimum Investment	\$500,000
Admin Fee	\$55,000
Corporate Structure*	Limited Liability Company
Offering Type	Reg S (Non-US) and Reg D 506(C) (US)
Investment Type**	Preferred Equity
Required Job Creation	980
Job Creation Estimate / Job Cushion	2,610.4 / 166%
Job Creation per EB-5 Investor	26.6
Annual Return on Investment	0.25%
Exit Strategy	The sales of condos, lease payments from commercial tenants, or refinancing of the Commercial condo
Estimated Duration to Final Exit	5 years with the possibility of one or two 12-month extensions***

**CAPITAL STRUCTURE**

Construction Loans	\$ 336,000,000	64.81%
Developer Cash and Land Equity	\$ 133,440,490	25.74%
EB-5 Preferred Equity	\$ 49,000,000	9.45%
Total	\$ 518,440,490	100.00%

\* Represents corporate structure of NCE

\*\*Represents the investment made by the NCE into the JCE

\*\*\*Subject to USCIS Visa Application and rules





**October 2017**  
First I-526 Filling



**May 2017**  
I-924 Exemplar Approval



**April 2017**

Closed on senior financing of \$235 million, a mezzanine loan for \$101 million and a bridge loan for \$49 million to complete the capital stack







## Contact Us

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### CONDOMINIUM DISCLOSURE

*Artist Rendering only. The complete offering terms are in an offering plan available from Park Row 23 Owners LLC (the "Sponsor"). File no. CD17-0208. Sponsor: Park Row 23 Owners LLC, 1865 Palmer Avenue, Suite 203, Larchmont, New York 10538. Equal housing opportunity.*

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**DISCLOSURE**

*There are substantial risks involved with EB-5 investments: risks that may affect the money that has been invested in the project as well as risks associated with meeting the criteria required by United States Citizenship and Immigration Services (USCIS) in granting permanent residency. Investors must be able to afford the loss of their entire investment. Please see Private Placement Memorandum for full risk disclosures.*

*There is a risk of loss of the entire investment. There is no guarantee of any specific outcome. Investments in private placements are speculative, may be illiquid, and carry a high degree of risk. Past performance is not indicative of future results.*

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