OUR NATION HAS ALWAYS BEEN AT ITS STRONGEST WHEN WE ATTRACTION THE BEST AND BRIGHTEST MINDS TO HELP BUILD AND INVEST IN OUR ECONOMY. THE EB-5 VISA PROGRAM IS AN IMPORTANT TOOL THAT BRINGS INNOVATION AND INVESTMENT TO THE U.S.

- JARED POLIS, U.S. REPRESENTATIVE, D-CO

EB-5 VISA PROGRAM

The United States Immigration Act’s EB-5 program provides a special category of immigration visa for the international investor. Through the program, foreigners have the opportunity to obtain U.S. permanent residency by investing in a qualifying, job-creating project.

CREATE
Designed to reduce unemployment, EB-5 allows foreigners to create new jobs for Americans by investing in specially designated projects, such as PARAMOUNT Miami Worldcenter. Your investment of $500,000 USD will create a minimum of 10 full-time jobs within a two-year period.

QUALIFY
Unlike other U.S. visa programs, there are no age, language, education or prior business experience requirements for the applicant. They can apply for citizenship after the successful completion of the EB-5 project and the jobs formed from their investment.

BENEFIT
Alongside benefiting the community, the applicant and his or her immediate family (spouse and children who are under the age of 21 at the time of visa appointment) will be awarded green cards and be allowed to live anywhere in the U.S.
PARAMOUNT MIAMI WORLDCENTER // EB-5 PROGRAM

- Project is fully financed
- Low percentage EB-5 capital
- Over 330% job creation
- Under construction
- Completion guarantee
- Experienced developer
- Project is nearly 60% sold* with 50% deposits due before closing
- I-526 refund guarantee
PARAMOUNT
THE LUXURY RESIDENTIAL TOWER OF MIAMI WORLDCENTER:
2nd Largest Development in the U.S.
30 acres surrounded by over $3 billion of new public and private projects including:
MASS TRANSIT
MUSEUMS
SHOPPING
PARKS
SPORTS VENUES
ENTERTAINMENT
365,000 SQ. FT. OF CONVENTION SPACE

DEVELOPER EB-5 PROGRAM
PROJECT
PARAMOUNT Miami Worldcenter (Phase 1)
TOTAL EB-5 CAPITAL
$75 Million
TOTAL EB-5 INVESTOR ALLOTMENTS
150
EB-5 INVESTMENT CAPITAL
$500,000
ADMINISTRATION FEES
$50,000
ABOUT PARAMOUNT

AN URBAN EXPERIENCE THAT COMBINES RETAIL, ENTERTAINMENT, TRANSPORTATION, AND UNPARALLELED AMENITIES - ALL IN ONE PLACE.

PARAMOUNT Miami Worldcenter is the signature luxury residential tower of Miami Worldcenter, an integral part of the vibrant resurgence of Miami's urban core. Rising 700 feet, PARAMOUNT will offer unparalleled access to the burgeoning heart of downtown Miami. In addition to having direct access to an exclusive amenity deck, residents will be able to enjoy spacious, designer-appointed units, each of which will evoke a true sense of home.

RESIDENCE FEATURES
Private elevator access with private foyers
10-foot ceilings in all living spaces
Outdoor living rooms
Large entertainment space
Full-size laundry room*
Convertible den*
Lock-out studio (in three-bedroom residences)

*in select units

PROPERTY TYPE
Luxury condominium in a mixed-use project

NUMBER OF FLOORS
60

NUMBER OF UNITS
500+

HEIGHT
700 feet

LAND AND AIR RIGHTS
4 acres

TOTAL AREA
- RESIDENTIAL AREAS
  942,705 sq. ft. / 87,580 m²
- AMENITY AREAS
  76,580 sq. ft. / 7,115 m²

CONSTRUCTION START DATE
March 2016

COMPLETION DATE
Estimated Q1 2019

CONSTRUCTION COMPANY
Coastal Tishman

ARCHITECT
Elkus Manfredi Architects

INTERIOR DESIGNER
ID & Design International

UNIT TYPES
1, 2 & 3 bedrooms + dens and Penthouses

PROJECT STATUS
Under construction

RETAIL
Miami Worldcenter High Street Retail
7th Street Promenade and Paseo
Marriott Marquis Hotel and Convention Center

40+ DIFFERENT AMENITIES EXCLUSIVELY FOR PARAMOUNT RESIDENTS
PARAMOUNT Miami Worldcenter is a fully financed project and began construction in March 2016 without the use of EB-5 capital. EB-5 capital represents only 14% of the total capitalization of the project.

**Secure Capital Structure**

Senior Loan 36%
EB-5 Loan 14%
Developer Equity and Deposits 50%

**Project Study**

Wright Johnson, the national leading EB-5 economic analysis company, provided the project’s Economic Study. It predicts that PARAMOUNT Miami Worldcenter will directly or indirectly create about 5,031 jobs.

Regional economic model: RIMS II
(Regional Input-output Modeling System II)

**Project Highlights**

- **Over 330% Job Creation**
  The project will create 5,031 jobs, allotting 33 jobs per investment, far exceeding the minimum requirement.

- **Project is Fully Financed**
  All financing, both debt and equity, have been secured.

- **Low Percentage EB-5 Capital**
  Amounting to only 14% of the total capitalization of the project.

- **Completion Guarantee**
  AECOM, the $20 billion, multi-national parent company of Tishman, the project’s construction company, has guaranteed construction completion. This provides additional assurance that the required jobs will be created, allowing each EB-5 investor to receive a Green Card.

- **I-526 Refund Guarantee**
  If the investor’s I-526 is denied, the developer guarantees a full return of funds.

- **Project is Nearly 60% Sold**
  With 50% deposits due before topoff
  When fully sold, revenues from condominium sales will be 8.8 x the total EB-5 loan amount.

**Project Study**

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Regional economic model: RIMS II
(Regional Input-output Modeling System II)

**Project Study**

- **5,031 Jobs Created in Total for Project**
  With
  - **33 Jobs Created per EB-5 Investment***

*EB-5 Minium Requirement:
  10 Jobs Per Investment

**Under Construction**

Project construction began in March 2016. Completion expected for Q1 2019.

**Project Study**

Wright Johnson, the national leading EB-5 economic analysis company, provided the project’s Economic Study. It predicts that PARAMOUNT Miami Worldcenter will directly or indirectly create about 5,031 jobs.

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**Project Study**

- **5,031 Overall Project Estimate**

**Under Construction**

Project construction began in March 2016. Completion expected for Q1 2019.

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Regional economic model: RIMS II
(Regional Input-output Modeling System II)
PARAMOUNT PROVIDES A SECURE CAPITAL STRUCTURE FOR EB-5 INVESTMENT. WHEN THE PROJECT IS FULLY SOLD, THE DEBT WILL BE FULLY REPAYED AND STILL ALLOT FOR A LARGE INVESTOR CUSHION, AS SEEN IN THE GRAPHIC.

As of March 2017, the project is nearly 60% sold with 50% of deposits due by topoff.

**COMPARABLE ANALYSIS**

PARAMOUNT MIAMI WORLDCENTER

**TARGET SALE PRICE**: US$692 PER SQ. FT.

Even as a pre-construction project, PARAMOUNT’s comparable price per square foot is on par with other completed luxury, legacy residential buildings in the area. Once finished, PARAMOUNT is projected to increase in value and exceed the average price per square foot of the comparable buildings, providing even more of an additional cushion for investors.

The four comparable properties in Downtown Miami with average price per square foot sales ranging between US$642 to US$950. (MLS data as of December 2016)
INVESTMENT VALUE: PRICE PER SQUARE FOOT

LUXURY CONDOS
The great weather and business environment are contributing factors to the continued population growth.

NO.1 CRUISE TERMINAL
Known as the “Cruise Capital of the World,” Port of Miami has been ranked the #1 passenger port in the world for the last two decades.

NO.2 FINANCIAL HUB
Second most popular financial hub in the country after NYC, referred to as the “Wall Street of the South.” A major center of commerce, finance, and media, Miami hosts a strong international business community with over 1,000 corporate headquarters.

NO.2 AIRPORT
Ranked #1 in the U.S. in terms of international cargo. Miami International Airport currently provides over 200 daily direct flights to major cities across the globe, with direct flights to China planned to arrive in two years.

NO.1 TRAVEL DESTINATION
Each year, more than 38 million tourists visit the city, spending more than $17 billion U.S. dollars.

NO.2 LUXURY LISTINGS
The city ranks as 2nd for America’s Top Cities for Luxury Listings.

NO.1 TRAVEL DESTINATION
Each year, more than 38 million tourists visit the city, spending more than $17 billion U.S. dollars.

AMERICA’S CITY OF THE FUTURE

INVESTMENT VALUE: PRICE PER SQUARE FOOT LUXURY CONDOS
The great weather and business environment are contributing factors to the continued population growth.

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Second most popular financial hub in the country after NYC, referred to as the “Wall Street of the South.” A major center of commerce, finance, and media, Miami hosts a strong international business community with over 1,000 corporate headquarters.

FOREIGN CONSULATES
75 foreign consulates.

WHY INVEST IN FLORIDA?

The fourth most populated state in the U.S.
With a population of over 20 million residents, nearly 1,000 people move to Florida daily, 60% of which are going to South Florida.
No state income tax compared to an 8.82% tax in New York and a 13.3% tax in California.
Walt Disney World Resort in Florida is the #1 vacation resort in the world.

NASMERM, FLORIDA
Miami’s central location contributes to the city’s economic diversification and its importance as a commercial hub for the continent. Currently in the Downtown area, $11 Billion has been invested into new public and private developments.

**BISCAYNE BOULEVARD**
- Grand Boulevard with Parks and Bay

**PARAMOUNT**
- 500+ Residences
- Over 40 Amenities
- MIAMI WORLD CENTER
- 30 Acres
- Hotels
- Retail
- Convention Center
- Office & Residential

**ALL ABOARD FLORIDA**
- Passenger Rail
- Mixed-use Retail and Hospitality

**MET**
- JW Marriott Hotel
- 1,700 Seat Theatre
- 4-Story Retail
- Mixed-Use Complex

**AMERICAN AIRLINES ARENA**
- Home of the Miami Heat
- Concert and Entertainment Venue

**ADRIENNE ARSHT CENTER**
- Performing Arts Center
- Film Production Studio

**MUSEUM PARK**
- Art Museum
- Science Museum
- 29-Acre Park

**RESORTS WORLD MIAMI**
- 14-Acre Destination Resort
- 3-Mile Baywalk

**SKYRISE MIAMI**
- 1000 ft. Tower
- Observation Deck
- Thrill Rides and Amusement Park

**PORT MIAMI**
- Cruise Capital of the World
- Premier Cargo Port
- Newly Renovated for Larger Ships

**DOWNTOWN MIAMI: IN THE WORKS**

Miami’s central location contributes to the city’s economic diversification and its importance as a commercial hub for the continent. Currently in the Downtown area, $11 Billion has been invested into new public and private developments.
ROYAL PALM COMPANIES - AN EXPERIENCED DEVELOPER WITH OVER 30 YEARS OF EXPERIENCE

For nearly 30 years Royal Palm Companies (RPC) has changed the way people live. Defined by luxury elegance and attention to detail, RPC has redefined cities and skylines. RPC has experience developing a diversified real estate portfolio of more than $2 billion in mixed-use, multi-family, condominium and planned single-family home communities. The Company continues to build an extensive development track record and has developed more than 44 separate development projects, generating over 4,000 units throughout the state of Florida.

RPC has ventured into developing an emerging residential and hospitality brand, PARAMOUNT. The principal PARAMOUNT developments include the completed PARAMOUNT Bay in Edgewater, Miami, the soon to be delivered PARAMOUNT Fort Lauderdale Beach and the new flagship PARAMOUNT Miami Worldcenter under construction in downtown Miami.

RPC is now expanding the brand into new horizons in markets beyond South Florida, with two new hospitality and vacation ownership developments in downtown Miami and in Orlando adjacent to the Disney attractions and is in the process of expanding the brand both domestically outside of Florida and internationally.

**PARAMOUNT DEVELOPER**

"This is a DIFFERENT KIND OF DEVELOPMENT COMPANY. Our way of thinking, creating, and planning will change the real estate landscape for decades to come."

- DANIEL KODSI, CEO
EB-5 PROJECT TEAM MEMBERS

IMMIGRATION COUNSEL

KLASKO IMMIGRATION LAW PARTNERS, LLP

Klasko Immigration Law Partners, LLP is nationally renowned for providing creative solutions to many of the most complex issues in immigration law to multinational corporations, small businesses, hospitals, universities, research institutions and individual clients. All four (4) founding partners have been selected by their peers as “Best Lawyers in America.” The firm’s Chairman, H. Ronald Klasko, was rated by the International Who’s Who of Business Lawyers in the 2007 and 2008 editions as the most respected corporate immigration lawyer in the world. This rating was based upon nominations from both clients and other immigration lawyers. The firm’s partners include a past president of the American Immigration Lawyers Association (“AILA”), the former Chairman of the board of trustees of the American Immigration Law Foundation, current members of AILA’s Board of Governors, and current chairs of AILA committees.

CORPORATE AND SECURITIES COUNSEL

ARNSTEIN & LEHR LLP

Arnstein & Lehr LLP is one of the country’s oldest and most respected law firms. Since its founding in 1893, the firm has served clients large and small throughout the U.S. and in many foreign countries. More than a century later, Arnstein & Lehr has established itself as a sophisticated, full-service practice that addresses the diverse and complex needs of its clients with vision, expertise, and a commitment to quality and service. Since 2009, Arnstein & Lehr has actively been involved in serving as corporate/securities counsel for multifaceted industries involving EB-5 offerings. Arnstein & Lehr represents a vast number of Regional Centers and developers in EB-5 offerings which include more than 200 projects including the preparation of private placement memoranda and related documents. Our team actively lectures and publishes in the EB-5 corporate/securities fields, served on the Best Practices Committee of Invest In the USA (“IIUSA”) and currently serves on the Compliance Committee of IIUSA.

ECONOMIST AND BUSINESS PLAN WRITER

WRIGHT JOHNSON, LLC

Wright Johnson, LLC is a business consulting and planning firm that specializes in USCIS’s EB-5 Regional Center Program with an econometrics division that has successfully prepared numerous economic studies to evaluate and summarize the job-creation and economic benefits attributed to regional center designation and individual EB-5 projects. The firm has authored numerous economic analyses to demonstrate the local employment and economic impacts of various projects to local, state, and federal agencies. Based on prior government projects and peer-review, including EB-5 job-creation studies, Wright Johnson’s methodologies and economic research are well-vetted and considered to be in accordance with the practices and standards of professional economists nationwide.
PARAMOUNT Miami Worldcenter EB-5 project has been awarded the PLATINUM MEDALLION, which means the project uses full suite of NES Financial services.

EB-5 PROJECT TEAM MEMBERS

THIRD-PARTY FINANCIAL ADMINISTRATION SERVICER

NES FINANCIAL

NES Financial—industry leader in EBS account supervision and funds management, including: EBS account supervision, EBS funds supervision, EBS immigration process supervision. NES Financial provides investors 100% safe, full transparency and regulated EBS account management.

PARAMOUNT Miami Worldcenter EB-5 project has been awarded Platinum medallion, which means the project uses full suite of NES Financial services.

ESCROW AGENT

SIGNATURE BANK

Signature Bank is a full-service bank founded in New York in 2001 and offers business and personal banking products and services. As of December 31, 2015, Signature Bank has total assets of $33.45 billion and is one of the 50-biggest banks in the U.S.

CONSTRUCTION COMPLETION GUARANTEE PROVIDER

AECOM

Established in 1990, AECOM is an American multinational engineering firm that provides design, consulting, construction, and management services to a wide range of clients. Fortune named AECOM as 2015 World’s Most Admired Companies and it is on the 2016 Fortune 500 List.

REGIONAL CENTER

EBS-FMC REGIONAL CENTER, LLC

EBS-FMC Regional Center, LLC, is an organization designated by United States Citizenship and Immigration Services (USCIS) to sponsor capital investment projects by syndicating foreign national investors seeking residency status in the US. It also provides a simple and effective method for obtaining U.S. Legal Resident Status for foreign investors and their immediate families.

Total 5 eb-5 Project | 100% I-526 approval rate | Overall 164 conditional Green Cards issued
Dear Investor,

As described in the Confidential Private Placement Memorandum (the “PPM”), the refunding policy with respect to subscriptions for limited liability interest in the Paramount MWC EB-5 Lender, LLC (the “LLC”) is as follows:

### Note:

- Administration Fee
- $500,000 Investment

The summary below is based on the description at page 31 “Escrow Accounts” of the PPM:

If an Investing Member receives an 1-526 Petition Denial (without appeal or after denial of any appeal, as provided herein) then:

Section (ii) the Developers agree to guaranty the full refund of any Subscriber who receives an 1-526 Petition Denial and has not received a refund of his or her entire Capital Contribution within three (3) months of the Company receiving notice of such 1-526 Petition Denial.

Section C. the Company shall attempt to find a substituting Investing Member within 30 days of receiving notice from USCIS that the 1-526 petition has been approved. If a Substituting Investing Member has not been found, then the Manager shall refund the Subscriber’s full administration fee within 60 days thereafter.

Sincerely,

Paramount MWC EB-5 Manager, LLC

Print Name: Daniel Kodsi
DISCLAIMER
ALL INFORMATION ON THIS BROCHURE, AS WELL AS ANY ATTACHMENTS AND/OR REFERENCES HEREIN, SHALL NOT CONSTITUTE AN OFFER TO SELL OR A SOLICITATION OF AN OFFER TO BUY ANY INTEREST IN ANY SECURITY OR ANY SECURITY DERIVATIVE PRODUCTS OF ANY KIND, OR ANY TYPE OF TRADING OR INVESTMENT ADVICE, RECOMMENDATION OR STRATEGY. NO OFFER TO SELL OR SOLICITATION OF AN OFFER TO BUY AN INTEREST IN ANY SECURITY OR OTHER SUCH PRODUCT MAY BE MADE TO A PROSPECTIVE SUBSCRIBER (I) UNTIL A COPY OF THE APPLICABLE SUBSCRIPTION MATERIALS HAVE BEEN PROVIDED TO AND REVIEWED BY SUCH PROSPECTIVE PURCHASER, WHICH MUST BE COMPLETED AND RETURNED IN ACCORDANCE WITH THE TERMS THEREOF, (II) UNLESS MADE IN ACCORDANCE WITH SECTION 4(A)(2) OF THE SECURITIES ACT OF 1933, AS AMENDED (THE “SECURITIES ACT”), AND REGULATION D PROMULGATED THEREUNDER, OR EXCLUSIVELY OUTSIDE THE UNITED STATES TO A PROSPECTIVE SUBSCRIBER WHO IS A NON-U.S. CITIZEN OR NON-U.S. PERMANENT RESIDENT IN ACCORDANCE WITH REGULATION S OF THE SECURITIES ACT, AND (III) IN ANY JURISDICTION IN WHICH SUCH OFFER OR SOLICITATION IS UNLAWFUL. ANY REPRESENTATIONS TO THE CONTRARY ARE UNLAWFUL. WE MAKE NO GUARANTEE OR REPRESENTATION WITH RESPECT TO THE PERFORMANCE OF ANY INVESTMENT, THE SPECIFIC RATE OF RETURN ON ANY INVESTMENT NOR THE RETURN OF CAPITAL.