



EB5 Investment Overview

Presented by 3 North Associates, LLC

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Executive Summary

407 Associates, LLC (407associates.com) created an ancillary company called 3North Partners, LLC (3North) as part of an investment strategy for real estate and employee growth. 3North was specifically created to receive EB5 Direct Investment funds through Green Card candidates. The company, will in all respects, perform business operations and submit/process the applications thru an experienced immigration attorney in conformance with all applicable USCIS standards and requirements.

The 3North companies are created to design/develop/own real estate projects primarily within the Mid-Atlantic region. These projects will be both residential and commercial in nature and will be an ongoing arm of the company for the foreseeable future. 3North, like 407 Associates, will have two distinct operating/job creating revenue streams.

Within design/build, there will be two profit centers, one employing architects, engineers and designers and the other will employ labor for commercial and residential construction projects. These entities, while managed by 3North, will work independently as profit centers and work on projects for clients not related to 3North, as well as work on all 3North owned Development projects.

Within develop/own projects, 3North will develop and manage real estate projects. 3North will also create and finance the projects that will be developed, owned or sold by 3North.

In summary, 3North, in conjunction with the 407 Associates family of companies, is positioned to realize synergies, efficiencies and cost savings through shared administrative staff, office space and, importantly, contacts and intellectual and technological know-how that transcends individual businesses and allows clients (and ourselves as owners) to benefit from shared resources. The 3North and 407 Associates companies pooled professional services groups include: architects, engineers, designers, real estate developers, construction managers, real estate attorneys, financing/investment banking experts, insurance-restoration specialists, custom home-builders and renewable energy developers. Because of this diversity of expertise, the 3North companies can provide services from land planning to design, development to construction, project funding and financing to property and asset management.

Business Overview

EB5 Overview

The EB5 program originally started as a Direct Investment program of USCIS with the Regional Center option coming much later. While the Direct Investment and Regional programs are similar in the amount of investment, TEA requirements and number of job creation, there are a few significant differences. The most significant differences are as follows.

- **Operational control of the Investment** – most Regional Centers generally do not allow any operational input from the investors. The Direct Investment **REQUIRES** that the investors are on the Board of Directors and involved in the investment.
- **Ownership** – most Regional Centers do not offer ownership. Direct Investors are **REQUIRED** to have ownership.
- **Profits** – most Regional Centers do not offer profits on the investments. As an owner of the investment, the Direct Investment investors are entitled to profits that the investment generates.

As stated, 3North in conjunction with 407Associates, LLC has created companies based in real estate design, construction and development. These companies can be partially funded by EB5 Direct Investment opportunities. This means that the recommended job creation, required by the EB5 regulations, will be met by the design-build operating companies to meet the job creation threshold while developing real estate projects.

Company Overview

3Norths' parent company, 407 Associates, history and experience encompasses predecessor companies conducting business since the 1950's, 60's, 70's and part of the 80's primarily as an architectural/engineering firm, general contractor and home builder. The acquisition in 1988 of the 7 design, engineering and investment companies served as a change for the enterprise, enabling a turnkey menu of real estate services to become a true design/build/development company.

In mid-2010, the company was again transformed and adding a EB5 Regional Center (Three Stream Mid-Atlantic) which allowed the company to become involved in the 3 major projects

- Liberty on the River in Philadelphia, PA – a 3M sf mixed use waterfront development
- Dallas Renaissance in Hotel in Dallas, TX – a \$100M luxury, restaurant and spa hotel

- Miami Plaza in Miami, Florida – a \$600M commercial/residential and rental tower

Summary

3North has the experience and desire to offer Direct Investment opportunities in the real estate market within the Continental U.S. This investment opportunity is due to the principles access to real estate opportunities. We will provide the opportunity to foreign investors to not only invest in the US real estate market but to obtain citizenship while creating wealth.

Investor Options

Three North is dedicated to maximizing opportunity and minimizing and spreading risk for investors.

The company accomplishes this in several ways:

1. 3North invests alongside our investors. We invest our money together with yours in projects we believe hold the most promise and robust returns.
2. 3North buys land and existing properties which serve as valuable collateral for any additional debt financing which may be required.
3. 3North enhances investor returns by hiring our own employees, and incubating and growing our own companies, rather than spending money on outside subcontractors.
4. 3North ensures risk is spread across multiple companies and projects, helping to safeguard investor funds – as well as our own.

Projects Currently Under Consideration

As stated above, 3North is part of the 407 Associates family of companies and falls under the Real Estate Development stack of companies. As the Parent company, 407 Associates, locates the projects, performs the due-diligence and then finances the projects. EB5 may or not be part of the Capital Stack. If EB5 is determined to be part of the capital stack, then the project is vetted to be able to meet EB5 standards for EB5 compliance, at which point we seek EB5 investors. The following projects are currently under consideration for development by 407 Associates and will be seeking EB5 Investors thru 3North.

1. **Ice House in Philadelphia, PA** – This project will be design, demolition and construction of 55 condominiums in the “up and coming” area of Philadelphia known as Fishtown. We expect to have permits in the Summer 2021, with building construction starting in Fall 2021 to late spring 2022. *See exhibit # 1 for overview of project financials.*
2. **Twin Brook Condominiums in Rockville, MD** – This project will be design and construction of 50 condominiums in an established area of Rockville, MD (suburb of Washington, D.C.) next to a Metro station. We expect to have permits in late Summer of 2021 with building construction starting in Fall 2021. *See exhibit # 2 for overview of project financials.*
3. **Private Projects** under consideration are –
 - a. 210 Townhouse lots in Philadelphia, PA
 - b. 100 unit apartment complex in Washington, D.C.
 - c. 300 unit redevelopment of city-owned property in Baltimore, MD
4. **Public Private Partnerships** under consideration with the State of Pennsylvania – 3North, through an affiliated company, K4 Philadelphia, LLC, has been working closely with the Office of the Lt. Governor of Pennsylvania in obtaining a “sole source” Pennsylvania-backed project such as student housing on state and community college campuses, numerous road work projects, various Port of Philadelphia projects and many more.

Team

Each principal of 3North has over 20 years of experience in his or her particular field or fields of expertise that ties into the development, construction, operation, financing, ownership and operation/management of commercial and residential real estate projects. Our team consists of engineers, designers, architects, developers, builders, real estate attorneys and property managers. The 3North' team's experience is deeply grounded in the design and construction of major commercial/residential properties, with extensive completed projects in the senior care, faith community, hospitality, food service, retail shopping center and industrial sectors.

Management Team

Jeff Kozero, PE – Founder and CEO

Jeff graduated from the Pennsylvania State University with an engineering degree and is a licensed Professional Engineer. Over the course of his career, Jeff has started and grown an architectural/engineering firm from a local DMV presence to a National Footprint. In addition, Jeff has started and managed various real estate development companies that have provided development, design and construction related services. These projects resulted in over 12 million constructed square feet and valued at over \$2.9Billion. Jeff has now created 407 Associates to become a complete design/development/management company.

Thomas Fore – CFO

A graduate of Towson University, Thomas is a real estate developer and entrepreneur based in Baltimore, Maryland. As a developer, he has more than 26 years of experience in historic renovations, land development projects for NVR Ryan Homes, in-fill condominium developments, assisted living, student housing and in-fill mixed use projects. From 2007-2014, Thomas was a principal and lead executive master developer for the award winning \$300 million dollar Rowan Boulevard project in Glassboro, NJ which included the assemblage of 90 parcels without eminent domain. Thomas also led the master development team for the University Center at Rock Hill, South Carolina, a 22-acre mixed-use development from 2015-2017. His core strength is public-private partnerships and he joined the company in 2020.

Mona Malik – Vice President

Mona is a graduate of Neumann University with a degree in Organizational Leadership. Mona has been the CEO of a design/build construction startup in Pennsylvania taking the company from its inception to profitable enterprise in less than a year. Before coming to 407 Associates, in addition to raising two children, Mona has had her own successful consulting company for over 10 years specializing in company oversight and management. Mona is the Director of Sales for and Marketing for all of the MainStreet Companies.

Additional TEAM members are listed on the ABOUT US page of the 407Associates, LLC website



407 Management

Operational Companies



Development Companies



Legal Entity Structure