

Fairmont

HERITAGE PLACE
THE CEDARS

EB-5 OVERVIEW

INTRODUCING

Fairmont
HERITAGE PLACE
THE CEDARS

A world-class full service Hotel and Residential
Condominium, on 3½ mountain-view acres in the heart
of historic Hendersonville, Western North Carolina.



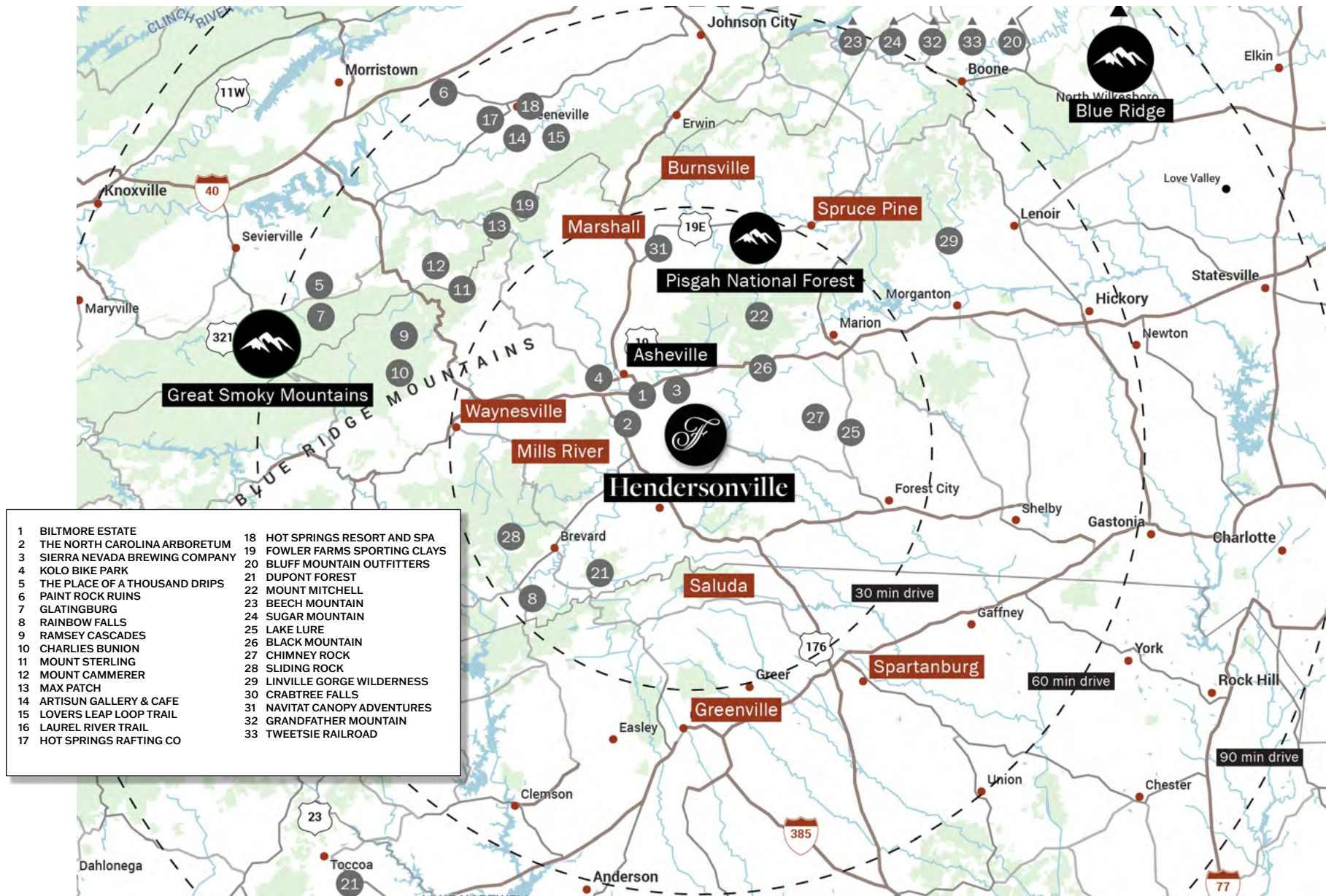
A RESIDENCE. A RESORT. FOCUSED
ON SERVICE AND AMENITIES.



WHERE PAMPERING IS JUST THE BEGINNING



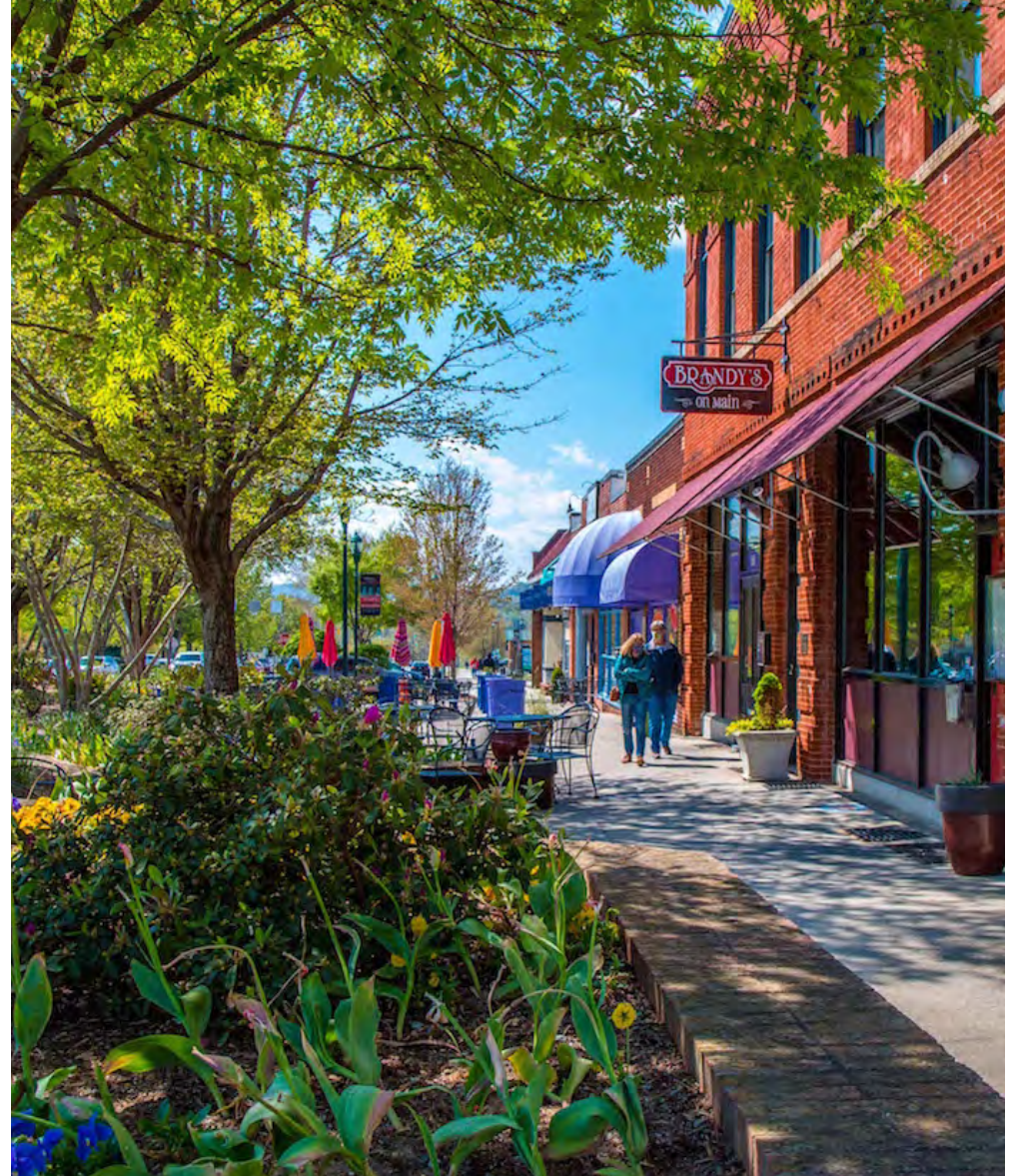
THE ASHEVILLE-HENDERSONVILLE METROPOLITAN AREA



COME TO HENDERSONVILLE

(*HENDO*, TO LOCALS)

Hendersonville is a historic city that is part of the Western North Carolina/Asheville corridor. A mere 15 minute drive to the Asheville Regional Airport, Hendersonville is one of the most accessible cities in North Carolina, with direct flights from New York, Boston, Fort Lauderdale, Dallas, Las Vegas, and many more. International visitors also have quick access via hubs in Charlotte and Atlanta.



A LITTLE SOMETHING FOR EVERYONE

It's the second largest city center in the region, neither too big nor too small. And, its location puts it right in the middle of anything you could ever dream to do. For those who love the outdoors, the city is at the foot of Pisgah National Park and the DuPont State Recreational Forest. Each offers hiking, biking, and more. The Sierra Nevada Brewing Company and North Carolina pit-smoked barbecue sit alongside world-class fine dining, a thriving arts scene, and Broadway-style theatre.



FAIRMONT, AN ACCOR BRAND



Fairmont is an iconic hospitality brand known for exceptionally elegant hotel properties in many of the world's most extraordinary cities and vacation destinations. It is owned by Accor, which is the sixth largest hospitality company worldwide, operating in 5,300 locations in over 110 countries.

Branded-Residence Ownership

Ownership of a branded residence by Fairmont provides value and benefits resulting from its long, global experience in the hospitality and real estate sector. Owners can live in their units, rent them independently, or place them in the Fairmont managed short term rental program, allowing Fairmont to rent the units as traditional hotel rooms. Unit owners enjoy:

- Distinction as a property by a known and respected brand
- VVIP status in the Accor Ownership Benefits Program
- Assurance of privacy, exclusivity, luxury, and prestige
- Excellence in design and innovation
- Professional management
- 24/7 on-demand services

The World of Accor

Hospitality brands owned by Accor span the globe and set a level of excellence and innovation that is appreciated by the world's most discerning travelers.



“Fairmont Heritage Place – The Cedars (“Residential Project”) is not owned, developed, or sold by Accor Hotels & Resorts (Maryland) LLC or its affiliates. Cedars Lodge & Spa, L.L.C., a North Carolina limited liability company (“Licensee”), is independently owned and operated and is solely responsible for the ownership, development, and operation of the Residential Project. Licensee uses the Fairmont Brand and certain Fairmont trademarks pursuant to a limited, non-exclusive, non-transferable and non-sub licensable license from Accor Hotels & Resorts (Maryland) LLC.”

FAIRMONT'S UNRIVALED PRESENCE

Fairmont has a worldwide footprint with 81 hotels and 28 under development, including luxury hotels, private residences, and a sense of belonging across all properties and residences.

Fairmont's brand covers the globe and represents the best of the best.



Fairmont Banff Springs, Alberta, Canada



CONSIDER FAIRMONT HERITAGE PLACE - THE CEDARS FOR YOUR EB-5 INVESTMENT

This \$21,000,000 EB-5 offering will provide 20 investors and their families the opportunity to obtain lawful permanent residency in the United States. The offering proceeds will be used to fund construction of the Fairmont Heritage Place - The Cedars in Hendersonville, North Carolina.

Specifically, this EB-5 investment will fund the construction of two six story towers (Pisgah and Dupont respectively) featuring a total of 130 Fairmont branded residences, and the renovation and restoration of the historic Cedars Hotel located on-site, which will feature signature Fairmont amenities. 27 Fairmont townhouse villas are also being built on site.

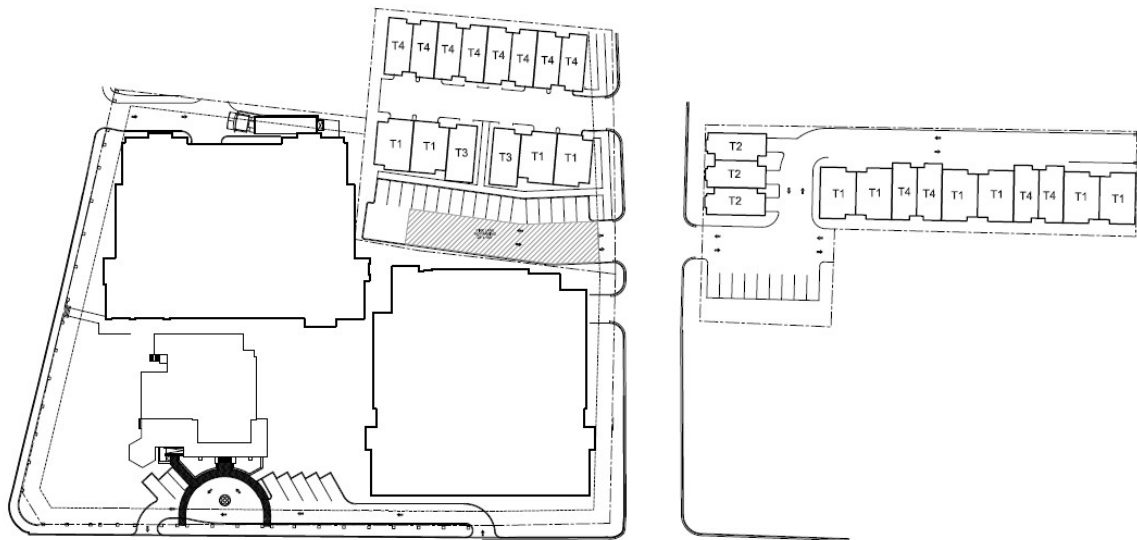
The Fairmont branded residences will consist of impeccably designed units ranging from studios of approximately 500 SqFt to Penthouses of up to 3,635 SqFt.

This world class property is designed as a private resort and will house a signature Fairmont operated restaurant, multiple pools, a spa, and more. Fairmont Heritage Place The Cedars is owned and developed by Cedars Lodge & Spa, LLC which is managed by well known real estate developer Gregg Covin.

The Fairmont Heritage Place-The Cedars will incorporate 27 *Fairmont* townhouse villas.

In addition to (i) construction of the Pisgah Tower and DuPont Tower; and (ii) renovation and restoration of the historic Cedars hotel, the *Fairmont Heritage Place-The Cedars* will incorporate 27 townhouse villas, ranging from 2,000 to 2,600 square feet. These residences are projected to net \$29,286,065.

Sale proceeds from these townhouse villas—given their lower construction costs and higher sale margins—will be used to help fund repayment of EB-5 investments.



Plan Data	
(T1) Townhouses	
→ 2,489 gsf per unit	
Double car garage	
3 Bedrooms	
3.5 Baths	
(T2) Townhouses	
→ 2,289 gsf per unit	
Double car garage	
3 Bedrooms	
2.5 Baths	
(T3) Townhouses	
→ 2,489 gsf per unit	
Double car garage	
3 Bedrooms	
2.5 Baths	
(T4) Townhouses	
→ 2,089 gsf per unit	
Double car garage	
2 Bedrooms	
2.5 Baths	

The Cedars, Hendersonville • project
Hendersonville, North Carolina • location
Schematic Site Plan • plan
28 October 2024 • date

rba.
architecture
interiors

12506 west third street
charlotte, north carolina 28203
704.344.2038
www.thefairmontgroup.com

THE PROJECT HAS RECEIVED ITS I-956F APPROVAL FROM USCIS

EB-5 investors should seek to minimize immigration related risks by selecting an EB-5 project that has already received Form I-956F approval. USCIS will only approve an investor's EB-5 petition (Form I-526E) once the associated project has received this approval.

On May 14, 2024, the Fairmont Heritage Place-The Cedars EB-5 project received Form I-956F approval. This means that the project's business plan and structure meet all EB-5 program requirements.

This approval significantly minimizes investor risk and accelerates I-526E adjudication processing times.





RETURN OF CAPITAL IN THREE YEARS

USCIS has confirmed the shortened investment sustainment period described in the EB-5 Reform and Integrity Act of 2022. This has enabled the Fairmont Heritage Place—The Cedars EB-5 project to provide a three-year loan term to EB-5 investors—one of the shortest EB-5 loan terms on the market.

Due to (i) strong presales; (ii) an executed 3-year loan agreement; and (iii) an intercreditor agreement signed by the senior lender, this is one of the few EB-5 projects on the market in a position to return EB-5 capital in three years.

******The three year loan term will have a one year extension option, exercisable with the mutual consent of the lender and borrower.

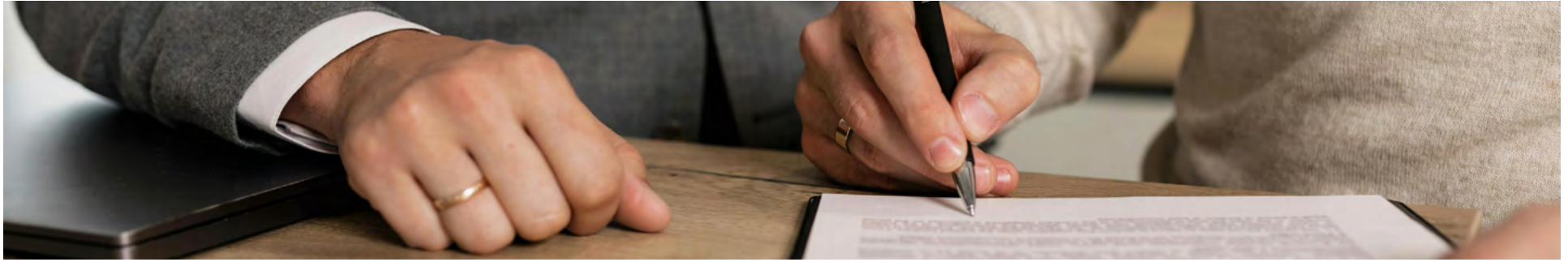
ANNUAL PREFERRED RETURN

The Fairmont Heritage Place—The Cedars EB-5 project offers investors a 5.0% annual preferred return, one of the highest returns in the industry.

This project provides (i) an expedited return of capital; (ii) an above average rate of return; and (iii) the safety of a globally renowned hospitality brand.

Compared to the 6+ year investment terms and minimal annual returns—often less than 0.5% per year—offered by most Regional Center EB-5 Projects, this project is expected to return the \$1,050,000 investment after 3 years and additionally pay a total preferred interest of \$157,500.

CEDARS LODGE & SPA EB5 ADVANTAGE		TYPICAL \$800,00 EB-5 INVESTMENT	
Annual Return:	5.00%	Annual Return:	0.25%
Years:	Interest Paid	Years:	Interest Paid
1	\$52,500	1	\$2,000
2	\$52,500	2	\$2,000
3	\$52,500	3	\$2,000
3 (Return of Capital)	\$1,050,000	4	\$2,000
		5	\$2,000
		6	\$2,000
Total Interest Paid After Three Years	\$157,500	6 (Return to Capital)	\$800,000
		Total Interest Paid After Six Years	\$12,000
Cedars Lodge and Spa LLC Advantage	\$145, 500 Interest Payments and Capital Returned Three Years Faster		



EB-5 PROJECT CAPITALIZATION TABLE

Sources:	
Senior Loan	\$64,000,000
EB-5 Loan	\$21,000,000
Mezzanine Loan (EB-5 Redeployment)	\$4,000,000
Developer Equity	\$80,386,445
Closing Proceeds	\$39,168,616
Total Sources Used to Construct:	\$208,555,061
Phase I— Pisgah Tower & Office Condos	
Phase II— Dupont Tower & Historic Cedars Units	
Phase III—Townhouses	

Sales:	
Phase I—Pisgah Tower & Office Condos	\$68,134,945
Phase II—Dupont Tower & Historic Cedars Units	\$107,161,400
Phase III—Townhouses	\$52,019,262
Storage Units/Unit Furniture Packages/ Technology Upgrades	\$3,398,600
Total Sales:	\$230,714,207

- EB-5 funds will be used to fund construction of Phases I and II.
- Primarily, EB-5 investor payback will come from Phase II and Phase III sales.
- As of May 2025, the Pisgah Tower is more than 90% pre-sold. Overall, 64 out of 118 units in Pisgah and Dupont have presold.
- Recent condominium sales have eclipsed \$1,100 p/s/f, including a \$2.7mm penthouse sale in the Pisgah Tower.

**The developer has secured a senior construction loan with a maximum balance of \$32mm. Once the \$32mm is repaid (through condo sales), the developer will seek access to an additional \$32mm of senior loan proceeds. As such, there will never be more than \$32mm of senior loan proceeds ahead of the EB-5 loan.*

***The developer has contributed \$5,300,000 to the Project and also funded a \$2.18mm Senior Loan interest reserve. Buyer deposits, a separate form of developer equity, total \$72,906,445.*

REVENUE AND RETURN OF CAPITAL

EB-5 capital will be repaid from condominium sales, townhouse sales, and income generated by the property.

Total gross sales are expected to be \$230,714,207 leaving sufficient room to pay back the EB-5 Loan and the Senior Loan.

Fairmont Heritage Place – The Cedars will also generate significant income from (i) the short term rental (hotel) program; and (ii) food and beverage sales. Projected net revenues are:

2028: \$2,143,000

2029: 2,712,000

In addition to the \$230,714,207 of gross sales listed above, the Project's *Fairmont* branded short term rental program has an estimated value of \$29,016,597. If necessary, this asset can be refinanced to repay EB-5 investor capital.





PROJECT SECURITY

Senior Loan

The project has secured a senior construction loan from Fuse Group Funding with a maximum balance of \$32.0 million.

- This loan is being used to fund construction of the Pisgah Tower. Then, revenues generated through sales/operations of the Pisgah Tower will be used to repay the drawn balance. Once repaid, the developer will seek to again draw senior funds to build Phase II.

Senior Loan and EB-5 Loan Security

- The Senior Loan is secured by a first recorded security interest on the property in favor of Fuse Funding. The EB-5 Loan is secured by the second recorded security interest on the property.
- The benefit of this Senior Loan is that there will be at most \$32 million ahead of the EB-5 loan's second-lien position.
- The project's projected sales are \$230,714,207, exceeding debt service on the project and the total construction cost.
- Revenue generated by Dupont Tower sales and Phase III townhouse sales will be used to repay EB-5 loans.
- Currently, the developer is seeking to refinance the \$32mm senior loan and obtain a larger loan. This would enable the team to build all phases simultaneously.



Each EB-5 Petition will be submitted with an Expedite Request

Following Hurricane Helene, new Project investors have submitted 'expedite requests' along with their EB-5 petitions, based on the premise that expedited processing would support economic recovery, tourism, and job creation in the region.



Since submitting petitions with expedite requests, investors have received receipt notices, work permits, and travel permits sooner than anticipated.

***Although adjudication times are unpredictable, this appears to be a positive development based on the expedite requests filed.*



The project has fully repaid its first EB-5 investor

To complete its capital stack, the Fairmont Heritage Place -The Cedars project has borrowed \$4,500,000 of redeployed EB-5 investment funds.

In September 2024 and in accordance with the EB-5 redeployment loan agreement, the project developer **fully repaid** the first EB-5 redeployment investor eligible for repayment.

This full repayment highlights:

1. The strength of the project and its condominium sales.
2. The developer's commitment to timely repaying EB-5 investors.



Fairmont Heritage Place-The Cedars Construction Progress



As of April 2025, the concrete roof has been poured on the Pisgah Tower. Pisgah Tower window installation is approximately halfway complete.

The Developer currently anticipates the following project milestones:

- Receiving the Pisgah Tower TCO by Q1 2026;
- Receiving the DuPont Tower TCO and completing the historic Cedars renovation by year end 2027;
- Opening the Fairmont branded short term rental program and F&B program in Q1 2028;
- Completing all townhouses by year end 2028 (4 in 2026, 10 in 2027, and 13 in 2028).



EB-5 STEP-BY-STEP PROCESS

Step 1: Choose an EB-5 Project

- The required EB-5 investment amount is either (a) \$1,050,000 or (b) \$800,000 if the project is located in an area of high unemployment (TEA). By investing in this non-TEA project, investors do not have to rely on ever-changing TEA requirements.
- This project is intentionally located in an area of low unemployment, so the investment amount is \$1,050,000. An area with a strong local economy was chosen to increase the likelihood of project success and repayment.
- This project provides a Completion Guaranty and a I-526E Denial Guaranty for the benefit of EB-5 investors.

Step 2: Submit the I-526E Petition, Immigrant Petition by Regional Center Investor

- The applicant executes the subscription agreement and wires his/her EB-5 investment capital to escrow.
- The investor, with assistance from his/her immigration attorney, files the I-526E Petition.
- If the EB-5 applicant is physically present in the United States and meets eligibility requirements, he/she can file for U.S. residency concurrently with the I-526E.

Step 3: After I-526E Petition Approval, an Investor Files to Become a U.S. Conditional Permanent Resident

- If the Investor is Inside the U.S. and has not Concurrently Filed: I-485, Application to Register Permanent Residence or Adjust Status.
- If the Investor is Outside the U.S.: DS-260 (consular processing) in the investor's home country (or third country).

Step 4: The EB-5 investor is a U.S. Conditional Permanent Resident for two years, with all of the same rights as a Permanent Resident

- At the end of the two year period of conditional residency, the EB-5 investor files an I-829, Petition by Investor to Remove Conditions on Permanent Resident Status.

Step 5: U.S. Permanent Residency and Naturalization

- Once the I-829 Petition is approved, the investor becomes a U.S. permanent resident and may petition for naturalization 4 years and 9 months after acquiring conditional residence.



JOB CREATION

To qualify for an EB-5 visa, the EB-5 project must create ten jobs for each EB-5 investor. As a Regional Center sponsored project, direct, indirect, and induced jobs may be counted towards this job creation requirement.

The EB-5 Economic Impact Analysis performed states that the Fairmont Heritage Place - The Cedars will generate **686.2** permanent and full-time jobs as a result of its construction and operations.

Each EB-5 investor will be assigned approximately 34.3 jobs, more than 3x USCIS requirements.

CONCURRENT FILING - EXPLAINED

The EB-5 Reform and Integrity Act of 2022 (RIA) significantly improved the EB-5 process. For the first time, a qualifying individual present in the U.S. may simultaneously file his/her Form I-526E (EB-5 petition) and Form I-485 (application to adjust status). This means that EB-5 investors present in the U.S. can now live in the U.S. while awaiting adjudication of their EB-5 petitions.

EB-5 investors (and their spouses and dependents) present in the U.S. admitted in valid non-immigrant visa categories such as H-1B, E-2, F-1, or L-1 can now (i) remain in the U.S., (ii) obtain work authorization, and (iii) obtain travel permits.

For instance, F-1 students can now remain in the U.S. after graduation without the obligation to find training or an employer sponsor. This provides them with unprecedented freedom to engage in entrepreneurship and not be tied to one specific employer.

EB-5 BENEFITS

An EB-5 visa provides U.S. permanent residency to the investor, his or her spouse, and their children under 21.

U.S. permanent residency presents numerous opportunities for a better future. Some examples are:

Employment Flexibility

- Change jobs as often as you like

Travel Flexibility

- Leave and enter the U.S. freely, without a visa

Education

- Lower college and graduate school tuitions

Social Security

- Receive retirement benefits after contributing to the U.S. Social Security program

Healthcare

- Receive superior healthcare and Medicare health insurance benefits

U.S. Citizenship

- Eligible for U.S. citizenship after 4 years and 9 months



DEVELOPER EXPERIENCE

Gregg Covin is the Manager of Cedars Lodge & Spa LLC. Over the last 25 years, Gregg Covin has set the standard for cutting edge developments in the region. His portfolio highlights include:

One Thousand Museum

In 2012, Covin and his partners acquired the last remaining waterfront skyscraper site in Downtown Miami and commissioned renowned architect Zaha Hadid to design her first tower in the Western Hemisphere. The 709-foot-tall One Thousand Museum was completed in 2018 and has been seeing price records including a \$20 million penthouse sale to soccer star David Beckham.

Ten Museum Park

In 2007, Covin completed development of the world famous Ten Museum Park mixed use tower on the Downtown Miami waterfront. This 50-story crystalline tower was designed by Chad Oppenheim and sold out all 200 condominiums in nine days. The tower features an outpost of the number one ranked spa in the world and was developed in conjunction with the world-famous Clinique La Prairie of Switzerland.

Kimpton Angler's Hotel

Covin's Angler's Hotel was a massive urban revitalization project as it encompassed the entire 600 Block of Washington Avenue in Miami Beach. This hotel was designed by the world-famous designer of the Versace Mansion, the late Wallace Tutt, and was awarded the Dade Heritage Award for Historic Preservation. It is now known as the Kimpton Angler Hotel.



CONSTRUCTION TEAM



General Contractor—Turner Construction, LLC

With a staff of over 10,000 employees in over 20 countries, the company completes \$12 billion of construction on 1,500 projects each year. Representative projects include the 73-story Wilshire Grand Hotel in Los Angeles, California, and The Terranea Resort in Rancho Palos Verdes, CA, a 360-room luxury hotel tower with 102 acres of infrastructure.



Architect—RBA Group, Inc.

Formed in 1999, the firm has worked on projects in 26 states, including the Hyatt Place in Asheville, NC; Homewood Suites in Charleston, SC; and other breweries, restaurants, and medical parks.



Civil Engineer—Civil Design Concepts, PA.

Headquartered in Asheville, NC, Civil Design Concepts has completed over 1,700 site development projects throughout Western North Carolina, Eastern Tennessee, and upstate South Carolina.



EB-5 FUND MANAGEMENT TEAM

Bennett Blachar, Co-Manager of the NCE Manager

Bennett Blachar, an attorney licensed in Florida and New York, gained his initial experience in the EB-5 industry while working at Saul Ewing Arnstein & Lehr LLP, a reputable firm that represents developers and EB-5 investors. Currently, he is the general counsel for both EB5 for Florida Regional Center and EB5 Restaurants, LLC. These organizations are trailblazers in the restaurant sector of the EB-5 industry and have successfully raised EB-5 investment capital for renowned chefs and brands that have received James Beard and Michelin Star awards. As general counsel, Mr. Blachar provides advisory services to three distinct EB-5 investment funds.

Jennifer Zawid, Co-Manager of the NCE Manager

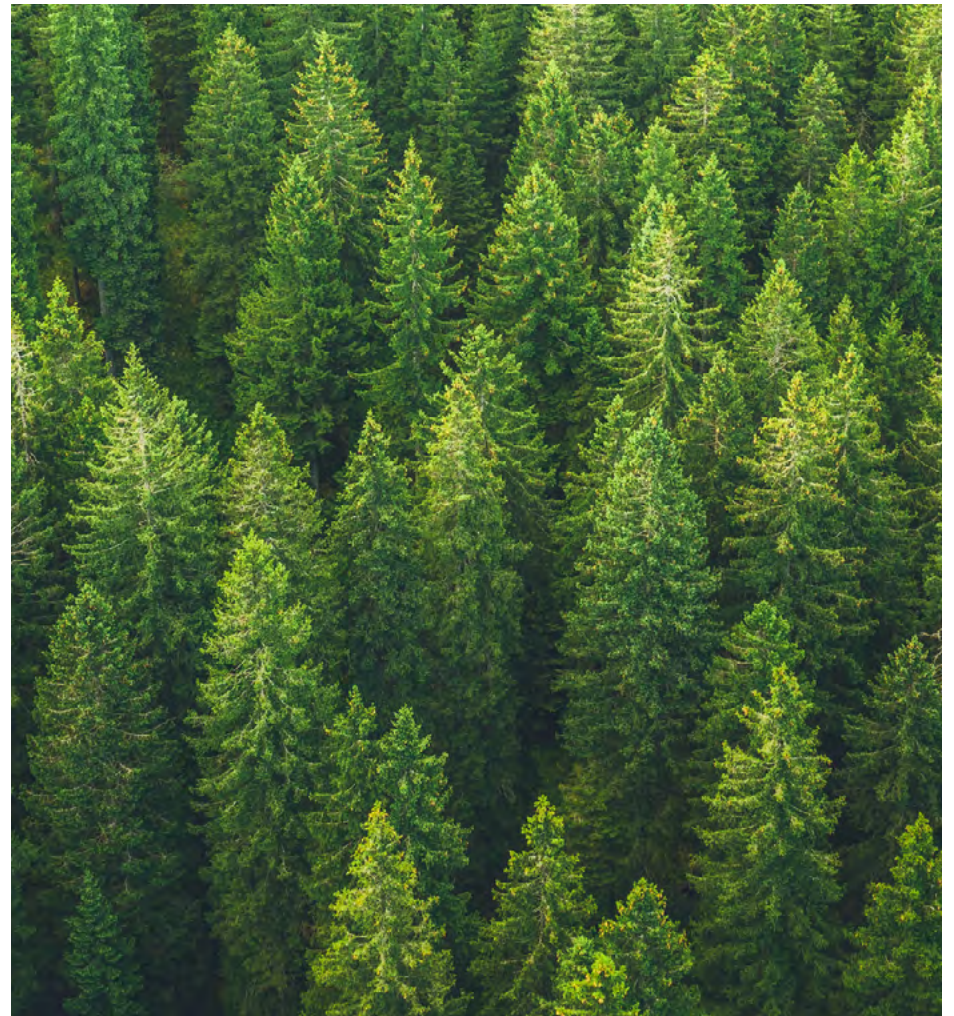
Jennifer Zawid, is a Florida-barred attorney who also holds an LLM in Real Property Development from the University of Miami School of Law. She has extensive experience in the EB-5 field having previously held positions at LCR Capital Partners, where she was involved in business development and legal and compliance matters and Fort Partners, focusing on real estate acquisitions, EB-5, and general legal matters. Ms. Zawid has also served as a Senior Enforcement Attorney with the U.S. Securities and Exchange Commission, and as a Staff Attorney at the U.S. Department of Justice/Civil Division/Office of Immigration Litigation.

Michael Conaghan, Co-Manager of the NCE Manager

Michael Conaghan is a seasoned real estate professional with a career spanning over 37 years. He has an extensive background in residential, hospitality, and mixed-use real estate properties, as well as extensive expertise in development, debt and equity finance, acquisition, disposition, and asset management. Throughout his career, Mr. Conaghan has successfully handled significant debt and equity transactions totaling over \$4.5 billion. He was a founding partner at Fort Partners, LLC, where he oversaw all property acquisition, financing, structuring, and dispositions, and was instrumental in the development of their award winning luxury hotels and condominiums, including renowned properties such as the Four Seasons Hotels in Surfside, Palm Beach, Miami, and Fort Lauderdale, Florida. Prior to that, he held prominent positions in development, finance and asset management for notable companies such as GreatWolf Resorts and life insurance companies.

Spencer Bernstein, Co-Manager of the NCE Manager

Mr. Bernstein holds the position of Managing Director at EB5 Restaurants, LLC, a pioneering company in the restaurant sector of the EB-5 industry. He is also an associate at EB5 for Florida Regional Center. With a Bachelor of Arts degree from Stetson University, Mr. Bernstein primarily focuses on fund administration, sales, and marketing. When the EB-5 Regional Center program lapsed in 2021-2022, he helped EB5 Restaurants, LLC raise over \$10 million of EB-5 funds through direct EB-5 restaurant offerings.





REGIONAL CENTER EXPERIENCE

The project is sponsored by EB5 Affiliate Network State of North Carolina Regional Center, part of the EB5 Affiliate Network – the largest EB-5 regional center operator in the U.S.

With more than 10 USCIS approved regional centers covering 20+ states, EB5 Affiliate Network has raised more than \$900 million of EB-5 funds, and has sponsored over 1,800 EB-5 investors. Through its Regional Center projects, EB5 Affiliate Network has created more than 34,000 EB-5 qualifying jobs and has a 100% approval rate on USCIS adjudicated projects.

In addition, the EB5 Affiliate Network team has industry-leading EB-5 and real estate knowledge, having been involved in more than \$3 billion of leveraged buyouts, IPOs, and real estate development.

As its Regional Center sponsor, EB5 Affiliate Network will oversee Regional Center compliance for The Fairmont Heritage Place - The Cedars EB-5 project.



Fairmont Heritage Place - The Cedars

EB-5 Investment

Project Highlights

- \$21,000,000 EB-5 offering (\$1,050,000 for 20 investors) to fund construction of a Fairmont branded residence in Hendersonville, North Carolina, located in the Blue Ridge Mountains near Asheville, North Carolina.
- USCIS has approved the project's Form I-956F.
- EB-5 investors will receive a 5.0% annual preferred return on their investment.
- 3 year EB-5 loan term (with one year extension option) ensures fastest possible repayment of capital.
- Job creation figures are estimated at 34.3 jobs per EB-5 investor, more than 3x USCIS requirements.
- I-526E expedite request included with all new project filings.

EB-5 Loan Payback & Security

- EB-5 payback will come principally from condominium sales and project revenue. More than 90% of the units in the first tower are already pre-sold.
- Units are selling at more than \$1,100 p/s/f.
- All construction permits have been secured, and construction is ongoing.
- The EB-5 loan is secured by a second mortgage on the property.
- The developer has signed (i) a construction completion guaranty; and (ii) an I-526E denial repayment guaranty.
- The developer has already repaid the first eligible EB-5 redeployment investor.

Hendersonville, North Carolina

- This project is the first Fairmont branded residence in the Southeastern U.S.
- Hendersonville, NC is a historic city and part of the Western North Carolina/Asheville corridor. It is a 15 minute drive from the Asheville Regional Airport, in close proximity to Pisgah National Forest and DuPont State Recreational Forest

BENNETT BLACHAR, ESQ.

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All EB-5 investments must be “at risk” per USCIS requirements. Risk of loss exists. No guarantees exist regarding individual investors’ ability to be repaid. This is not an offer to sell securities in any way and is only educational. Only a formal, privately distributed private placement memorandum and appropriate securities documents, fully executed by an accredited investor, will represent any offer or subsequent sale of investment. This information package was prepared specifically for Cedars Lodge and Spa EB-5 Funding LLC and its affiliates, and those whom they has chosen to receive this educational information.

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Please contact us for more information:

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