

The background of the entire image is a photograph of the Statue of Liberty. The statue is shown from the waist up, holding a torch in its right hand and a tablet in its left. It is set against a sky with soft, colorful clouds in shades of blue, orange, and yellow, suggesting a sunset or sunrise. The statue's base is visible at the bottom left.

**HAWTHORNE**  
**WORLD**

**EB-5 US GOVERNMENT  
APPROVED GREEN  
CARD PROGRAM FOR  
FOREIGN INVESTORS**

# About EB-5

Congress created the EB-5 Program (the “Program”) in 1990 to benefit the U.S. economy by attracting investments from qualified foreign investors. Under the Program, each investor is required to demonstrate that at least ten new jobs were created or saved as a result of the EB-5 investment, which must be a minimum of \$1.05 million, or \$800,000 if the funds are invested in certain high-unemployment or rural areas.

Administered by the U.S. Citizenship and Immigration Services (USCIS), the EB-5 Program, also known as the Immigrant Investor Program, allows qualified foreign investors who meet specific capital investment and job creation requirements, to obtain their permanent residency and become proud contributors to U.S. communities.

EB-5 investors have the opportunity to become U.S. citizens once they have completed the EB-5 program process. To be eligible to become U.S. citizens, EB-5 visa holders must first be permanent residents for at least five years. At this point, EB-5 visa holders can undergo the naturalization process which allows them to become U.S. citizens. U.S. citizens enjoy more rights than permanent residents. Citizens are allowed the right to vote and to participate in federal, state, and local public elections. Sponsoring foreign relatives is also much easier for U.S. citizens. Citizens are also eligible for certain state benefit programs.

## How Many EB-5 Visas Are Issued Each Year?

The Immigration and Nationality Act (INA) sets aside 10,000 visas each fiscal year (October 1 to September 30) for immigrant investors along with their spouses and unmarried children under the age of 21.

USCIS has allocated a quota of 700 green cards per country each fiscal year.



Principal

Dr. Ganesan "Dr. Vish" Visvabharathy

A noted developer for nearly 30 years,

Dr. Vish an electrical engineer, is basically a local boy, having graduated from IIM Ahmedabad, prior to obtaining his PHD from the University of Illinois, Champaign, Illinois. He first established his company

as a small investment firm in Burr Ridge, Illinois. Through

thousands of successful conversions, a commitment to uncommon quality and meticulous craftsmanship,

and dedication to maintaining a relationship of trust with clients,

the company has gained industry wide recognition. His vision of providing decent housing for the masses has led him to do several projects in areas

not previously known for the same. In several of Chicago's gleaming suburbs, and neighborhoods, his firm was able to offer housing at a price well below

the competition, thus providing an opportunity for thousands to own their homes,

an unthinkable task previously for many of them. Such housing has been made possible by the relentless efforts of Dr. Vish, and his team, with razor-like focus on technology,

costs, affordability, and elegant design.



# About Hawthorne

The coveted 'American Dream' can now become a reality for many foreign investors.

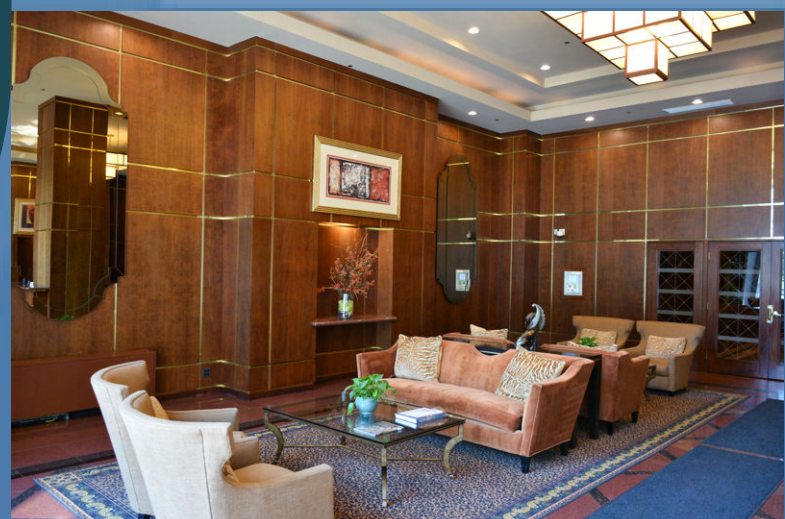
This is possible via sound, principled investment into development projects in the US, sponsored by experienced developers. It was once a dream to us too, which has become a reality. Join us!

We, in collaboration with a regional center, then invest the capital for projects that meet the program's eligibility criteria, such as business expansions or new project development.



## About Our Projects

- Projects backed by 30 years of development experience comprising of 6 million sq.ft. of completed projects.
- Our track record speaks for itself. The Indian Consul General in Chicago lives in one of our award-winning buildings in downtown Chicago. The unit is owned by the government of India, and the purchase contract was signed by former President of India, Dr. Abdul Kalam, a fact cherished by us to this day.
- Known for 'the biggest, the largest, award-winning'. Completed the largest office to residential conversion in the history of Chicago, embarking on the largest Net Zero Green projects in 2 states.
- Projects backed by real estate or other collateral.
- Projects selected based on their job-creating potential, besides being a sound investment.
- Projects have pre-defined exit strategies such as sale, or refinancing.
- Projects based on debt, or preferred equity model.
- Projects use USCIS-approved economic models for job creation.





# The Hawthorne Team



**Yolanda Contreras, Chief Operating Officer**

Yolanda Contreras has worked in real estate development for twenty years, with depth and expertise in sustainable and net zero construction, design, and materials. Her rich, extensive background includes ten years specifically in solar energy. It ranges from solar panel innovation and design to budgeting and exterior placement. She has played a key role in the advancement and use of solar in the construction industry, including work across a development portfolio valued at over \$800m.

**Kirthiga Krishnamurthy, Chief Financial Officer**



Kirthiga Krishnamurthy is a fourth-generation real estate businesswoman with a strong, proven history in the industry that spans over twelve years. Kirthiga’s dynamic background in engineering, finance, supply chain, and business has driven a myriad of multimillion-dollar real estate acquisitions and development projects, both nationally and internationally. It has included five years specifically in new and rebuilt sustainable and net zero projects, where she has provided financial projections, market analysis, strategic insight, and due diligence on thousands of transactions.



**Neil Vora, Investor Relations Manager**

Neil Vora, acts as liaison between the company and the public on project matters. Neil analyzes corporate activities for investors, networking and identifying other opportunities to build and create new initiatives. Neil has Bachelor of Science in Civil Engineering. Additionally, his background includes accounting, marketing, management, and organizational skills.



**JC Schukla, Director of International Affairs**

JC Schukla is a Mechanical graduate and has an MBA from IIM Ahmedabad. JC has over three decades of experience in operating at various capacities as CEO, Managing Director, Adviser, and consultant. JC has been on the advisory panels for Government of Germany and Government of Kenya. He has been part of many international organizations including the UNO.

**Thomas, Director of Corporate and Public Relations**



Thomas Abraham is an attorney by profession. He is a licensed Attorney in the State of Illinois, working as an In-House Attorney for a Corporation. He is also a licensed attorney in India, having a law office in the state of New Delhi, India. He is a graduate of (Commerce) from the Jodhpur University, Rajasthan. He also obtained MBA Degree with specialization in Finance from the University of Indore, India. Thomas obtained his Masters of Law from The Philip H. Corboy Law Center of Loyola University Chicago’s School of Law.



**Gregg Wirtschoreck, Director of Finance**

Gregg Wirtschoreck, an audit, and consulting partner with Citrin Cooperman, works with a variety of clientele operating as privately owned manufacturing construction contracting, real estate investment fund, or management enterprises, as well as not-for-profit organizations. Gregg is responsible for various aspects of business and tax consulting and assurance services.



**Trish Pappano, Director of Procurement**

Trish Pappano serves as a member of the Board, offering invaluable advice on solar projects. Her vast experience in the solar field includes mergers, and acquisitions, material sourcing, developing deep supply chain relationships, arranging financing, land sourcing, and project management. Her firm, Quantus Energy, has been active in the eastern Seaboard, helping solar developers find financing, and acquire components at very reasonable prices.



# Track Record

	Name of the Project	Project City	Project State	Project Year	Project IRR	Multiple(X)
Project 1	2441 N. Talman Apartments	Chicago	IL	1984-1985	67%	1.3X
Project 2	LaGrange Apartments	Broadview	IL	1984-1986	29%	1.6X
Project 3	Medical Center Apartments	Broadview	IL	1985-1990	34%	2.2X
Project 4	3334 W. Ainslie Apartments	Chicago	IL	1986-1990	32%	3.1X
Project 5	Terrace Condominiums	Forest Park	IL	1988-1989	88%	2.3X
Project 6	Raintree Condominiums	Glen Ellyn	IL	1989-1993	118%	2.8X
Project 7	Townhomes of Whispering Lakes	Lake Bluff	IL	1990-1993	45%	5.0X
Project 8	LV Apartments	Broadview	IL	1990-1995	25%	2.3X
Project 9	Janda Apartments	Broadview	IL	1990-1995	86%	38X
Project 10	Forest Glen apartments	LaGrange	IL	1991-1993	19%	1.2X
Project 11	Commodore/Greenbrier Condominiums	Chicago	IL	1991-1993	154%	3.7X
Project 12	Medinah Terrace Condominiums	Itasca	IL	1991-1994	112%	5.2X
Project 13	3410 North Lakeshore Drive Condominiums	Chicago	IL	1994-1997	64%	3.6X
Project 14	Garden Glenn Apartments	Mt.Vernon	IL	1995-1998	58%	3.6X
Project 15	Deer Run Condominiums	Oswego	IL	1995-1999	27%	1.6X
Project 16	Michigan Avenue Lofts Condominiums	Chicago	IL	1994-2001	32%	4.2X
Project 17	Park Terrace condominiums	Broadview	IL	1999-2000	120%	1.6X
Project 18	525 Hawthorne Place Condominiums	Chicago	IL	2001-2005	118%	49.3X
Project 19	Pearson on the Park	Chicago	IL	2005-2007	0%	1.0X
Project 20	Bluff House	Jacksonville	FL	2005-2007	0%	1.0X
Project 21	Anastasia Shores	St.Augustine Beach	FL	2005-2007	0%	1.0X
Project 22	The Venue	Winter Park	FL	2005-2008	0%	1.0X
Project 23	MERU campus of Health and Wellness	Covington	VA	Ongoing	N/A	N/A
Project 24	Hawthorne Senior Care	Mt.Vernon	IL	Ongoing	N/A	N/A
Project 25	Hawthorne residences	Mt.Vernon	IL	Ongoing	N/A	N/A
Project 26	Hawthorne Hospitality	Mt.Vernon	NC	Ongoing	N/A	N/A
Project 27	Osage Mill	Bessemer City	IL	Ongoing	N/A	N/A
Project 28	Des Plaines Apartment	Des Plaines	VA	Ongoing	N/A	N/A
Project 29	Kihapai Apartments	Kailua	HI	Ongoing	N/A	N/A
Project 30	Hershberger Meadows	Roanoke	VA	Ongoing	N/A	N/A
Project 31	Garden Station (Phase 1&2)	Villa Park	IL	Ongoing	N/A	N/A

## Professional Credentials and Memberships





# WHY INVEST IN ILLINOIS

**Illinois Startups** - Not all of Illinois is established business. There is a significant entrepreneurial community that actively supports new enterprise throughout the state. Many programs exist throughout the state to accelerate the commercialization of research discoveries and growth of start-up companies in Illinois. Also, they focus on increasing the number of successful invest-grade companies with a presence in Illinois. They help take existing investment and position companies to attract additional venture investment to create sustainable high-paying jobs and generate decent returns.

**Illinois Lifestyle** - Every journey leads somewhere, and Illinois is the journey to discover America - the real America. This world-class destination, with its stunning architecture, numerous lakes, and rivers, endless shopping and renowned museums, is also a great starting point to explore Route 66, Mississippi River Country, presidential history, and other Illinois attractions that reveal the American way of life.

**Education** - While big, bustling cities are magnets for adventure-seekers and ambitious young people, people looking to start a family must consider Illinois as well. Cities throughout the state boast solid average incomes, good educational prospects, short commute times, and high rates of home ownership. These are all reasons why Illinois ranks as the top region in America to raise a family. World-renowned universities such as the University of Chicago, Northwestern University, and University of Illinois at Champaign dot the Illinois landscape among the scores of public, and private universities located throughout this vast land.

**Business** - Illinois is the most successful state in the United States. When it comes to building businesses or developing an investment. Illinois ranks first due to its entrepreneurial spirit. In fact, it is the place that taught the world how to construct skyscraper "high-rise" buildings. It has an excellent and impressive workforce with all the skills necessary to help businesses grow and succeed. It has fresh and modern transportation systems that offer accessible routes to different markets, and it has key access to industries like healthcare, pharmaceutical, automotive, agribusiness, machine and machine tool, and steel. It is home to 37 fortune 500 firms.







# Current Investment Opportunity in Illinois



## Eco Terra-Villa Park Apartments

### Investment Summary

Hawthorne Development Corporation presents the Garden Station Apartments, a multifamily property in Villa Park, Illinois. The proposed Garden Station apartment is located at the southeast intersection of Ardmore Avenue and Vermont Street adjoining the Villa park METRA Station in Villa Park.

The Project will consist of 329 luxury apartment units in a six-story building with a luxury clubhouse. Each unit will be appointed with luxury features such as nine-foot ceilings, hardwood flooring, stainless steel appliances, and granite countertops. The first floor of the building comprises a few retail spaces. The location and accessibility to the neighboring communities and to the City of Chicago make it the ideal property among the rentals in the area.

In compliance with Hawthorne World's mission statement to build energy-efficient homes, this project will be built to NGBS Gold/Silver Standards. The unique opportunity for investment in this project is that it is Net-Zero ready which is achieved through the installation of the solar systems along with battery systems and geothermal systems. Solar System Size and Battery System Size: 220 KW solar system and 300 KW Battery System.

PROPERTY FEATURES	
NUMBER OF UNITS	329
RESIDENTIAL SF	310,500
RETAIL SF	15,500
AVERAGE UNIT SIZE SF	900
BUILDING SF	458,000
PROPERTY NAME	GARDEN STATION
ADDRESS	N ARDMORE AVE/ WEST VERMONT STREET
COUNTY	DUPAGE
NUMBER OF PARKING SPACES	342
NUMBER OF STORIES	6
PROPOSED PROJECT COMPLETION	2024
ENERGY MODULES	ROOFTOP SOLAR SYSTEM
ENERGY FEATURES	
SOLAR SYSTEM	220 KW Rooftop system
BATTERY SYSTEM	300 KW System
COMMON AREA FEATURES	
LOBBY	Locked access; Intercom; 24 hours doorman/security and customer service station.
LOBBY DESCRIPTION	Glass walls and large porcelain tiles.
ELEVATORS	Four passenger elevators and Two freight elevators. Monthly Maintenance contract.
INTERIOR HALLWAYS	LED Lighting and wall to wall carpets.
INTERIOR STAIRWELLS	LED Lighting and concrete floors



# HAWAII





# Current Investment Opportunity in Hawaii

## Banyan Apartments

### Investment Highlights

- Green Building
- Affordable Housing
- Net Zero Ready

CONFIDENTIAL PROPERTY EVALUATION

1131 Banyan Street, Honolulu, HI 96817  
Honolulu, HI 96817

### Investment Summary

Hawthorne Development Corporation presents the Banyan Apartments, affordable multifamily property in Honolulu, Hawaii. The Project will consist of 36 apartment units in a four-story building. Each unit will be appointed with high-quality features, hardwood flooring, high tech appliances, and modern kitchen features. The location and accessibility to the neighboring communities and to Downtown Honolulu make it the ideal property among the affordable rentals in the area.

In compliance with Hawthorne World's mission statement to build energy-efficient homes, this project will be built to NGBS Standards. The unique opportunity for investment in this project is that it is Net-Zero ready which is achieved through the installation of the solar systems.

### PROPERTY FEATURES

NUMBER OF UNITS	36
BUILDING SF	14,116
LAND SF	7,087
RESIDENTIAL SF	12,600
PROPERTY NAME	Banyan Apartments
ADDRESS	1131 Banyan Street, Honolulu, HI 96817
NUMBER OF STORIES	4
PROPOSED YEAR OF COMPLETION	2024
PARKING SPACES	35

### ENERGY FEATURES

PV SYSTEM	Rooftop Solar Panels
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### COMMON AREA FEATURES

ELEVATOR	Two passenger elevators Monthly Maintenance contract.
INTERIOR HALLWAYS	LED Lighting and wall to wall carpets.
INTERIOR STAIRWELLS	LED Lighting and concrete floors

### CONSTRUCTION FEATURES

FOUNDATION	Concrete with Steel
FRAMING	Light Gauge Steel
EXTERIOR	Hardie Board
PARKING SURFACE	Mechanical/ Elevator Parking
ROOF	Thermo Plastic Polyolefin
FLOORING	Luxury Vinyl Tiles







# Current Investment Opportunity in North Carolina

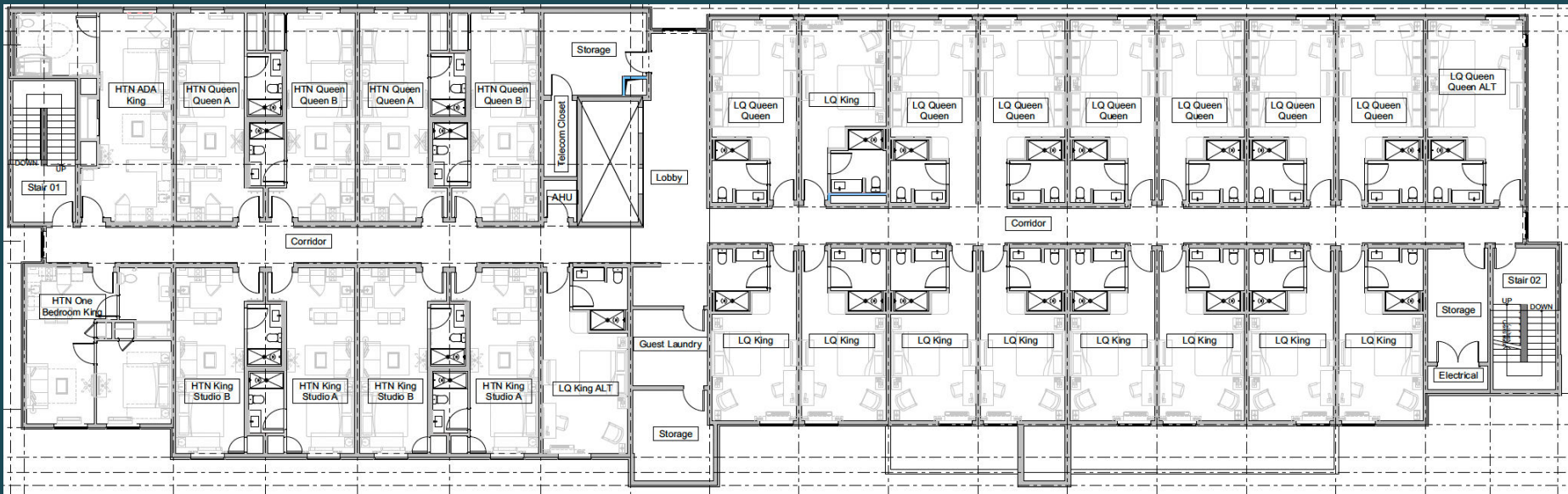
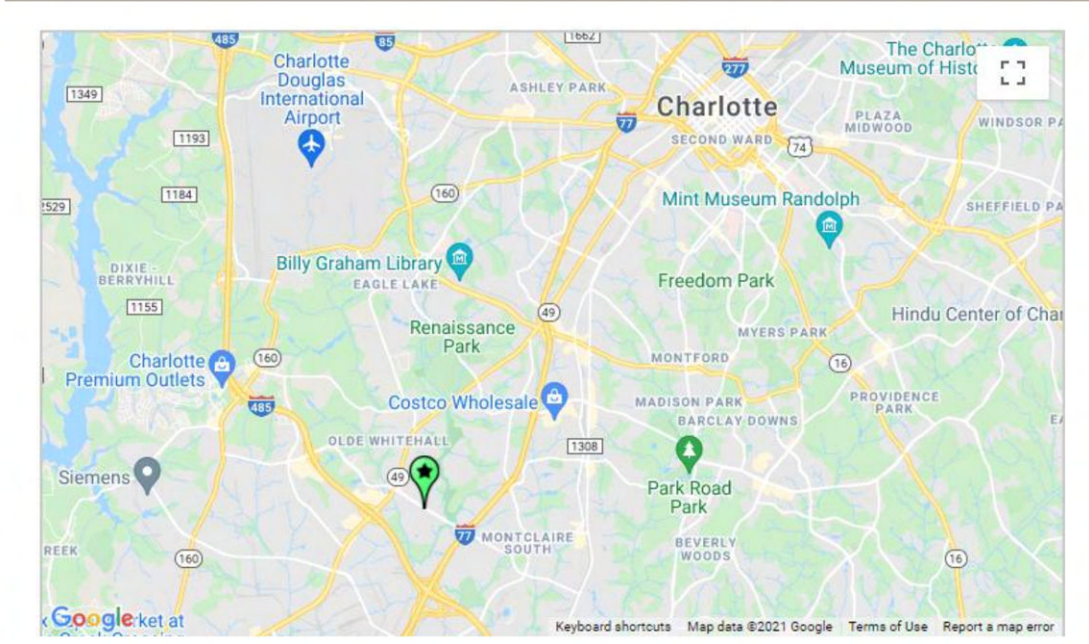
Duel Brand Hotel  
1901 Microsoft Way  
Charlotte, NC 28273  
SCHEMATIC



## Investment Summary

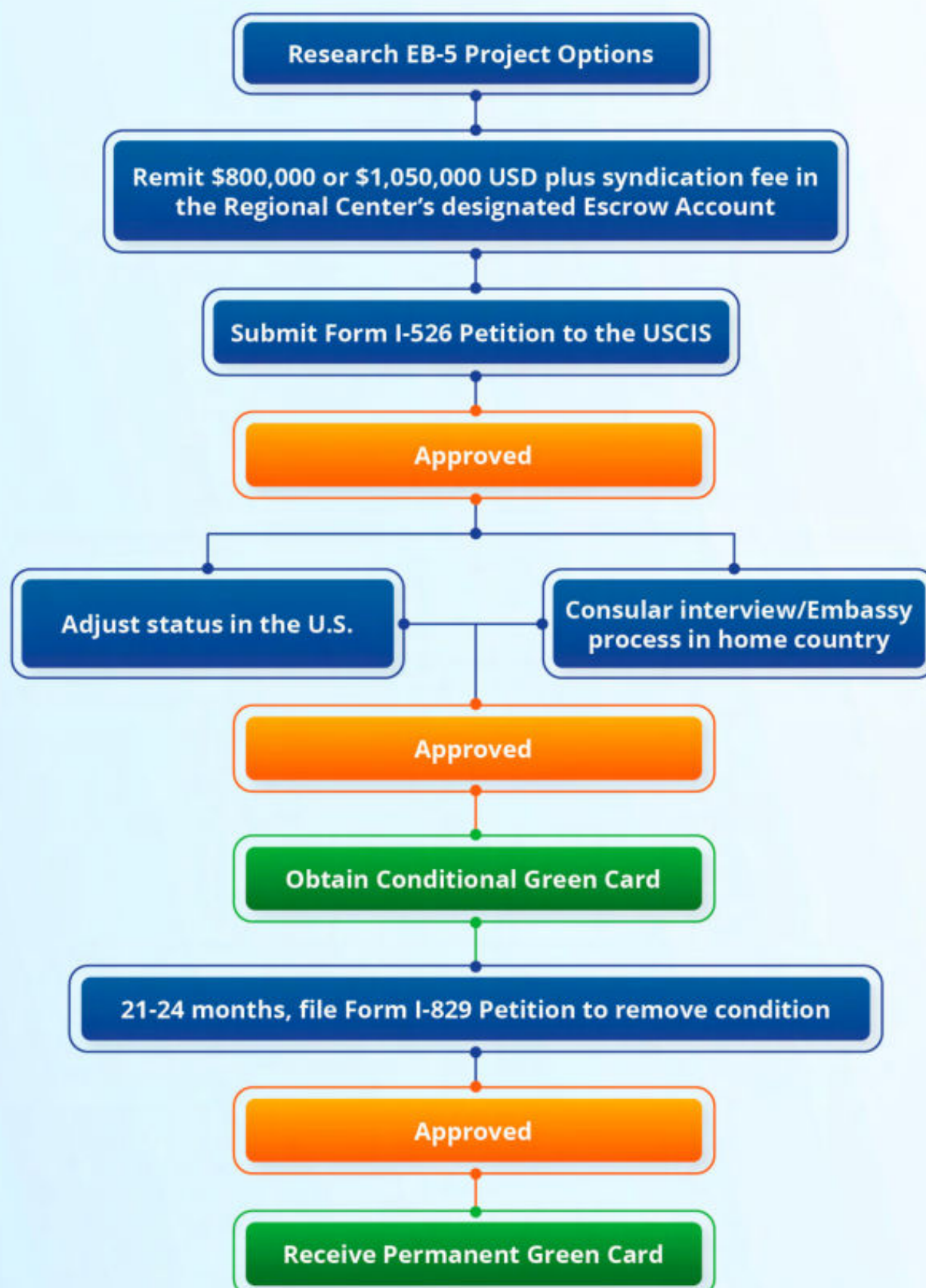
Hawthorne Development Corporation presents Como hotel by Wyndham of new construction. The building will be 4-stories, and it will have 90 rooms. The hotel will feature a breakfast dining area of 727 square feet, an indoor pool, a fitness room, a lobby with workstation, a market pantry, and a guest laundry room.

## LOCATION MAP





## EB-5 VISA PROCESS



The EB5 visa can be the fastest way to obtain the right to permanent residency in the United States. Unlike holders of non-immigrant visas, such as the H1B and L1 visa, a successful EB5 applicant does not require a sponsor and can live and work anywhere he or she wishes.

A successful EB5 application grants the applicant, their spouse and children under the age of 21 with a number of benefits. These benefits include:

- Use of what can be the fastest route to permanent residency in the United States.
- Freedom to open a business of any size.
- The right to live and work anywhere in the United States.
- The possibility of obtaining naturalization as a United States Citizen after five years of holding "Green Card" status.
- Access to the same Federal education benefits that are available to domestic United States Students.
- Access to in-state tuition benefits available to United States Citizens.
- Visa free access to certain countries.



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