



SEATTLE INNOVATION CENTER
3RD AND LENORA STREETS



项目位置
PROJECT
LOCATION

投资西雅图创新中心

INVEST IN SEATTLE INNOVATION CENTER







西雅图创新中心是一个令人兴奋的全新开发项目，距离世界闻名的太空针塔仅有几分钟的路程，它为您提供**EB-5**美国移民投资机会，这也是个在一个绝佳的市场里的稳定投资机会。

THIS EXCITING NEW DEVELOPMENT PROJECT - ONLY MINUTES FROM THE WORLD-FAMOUS SPACE NEEDLE - OFFERS EB-5 AMERICAN RESIDENCY OPPORTUNITY AND A STABLE, PROVEN INVESTMENT IN AN EXCELLENT MARKETPLACE.

投资亮点

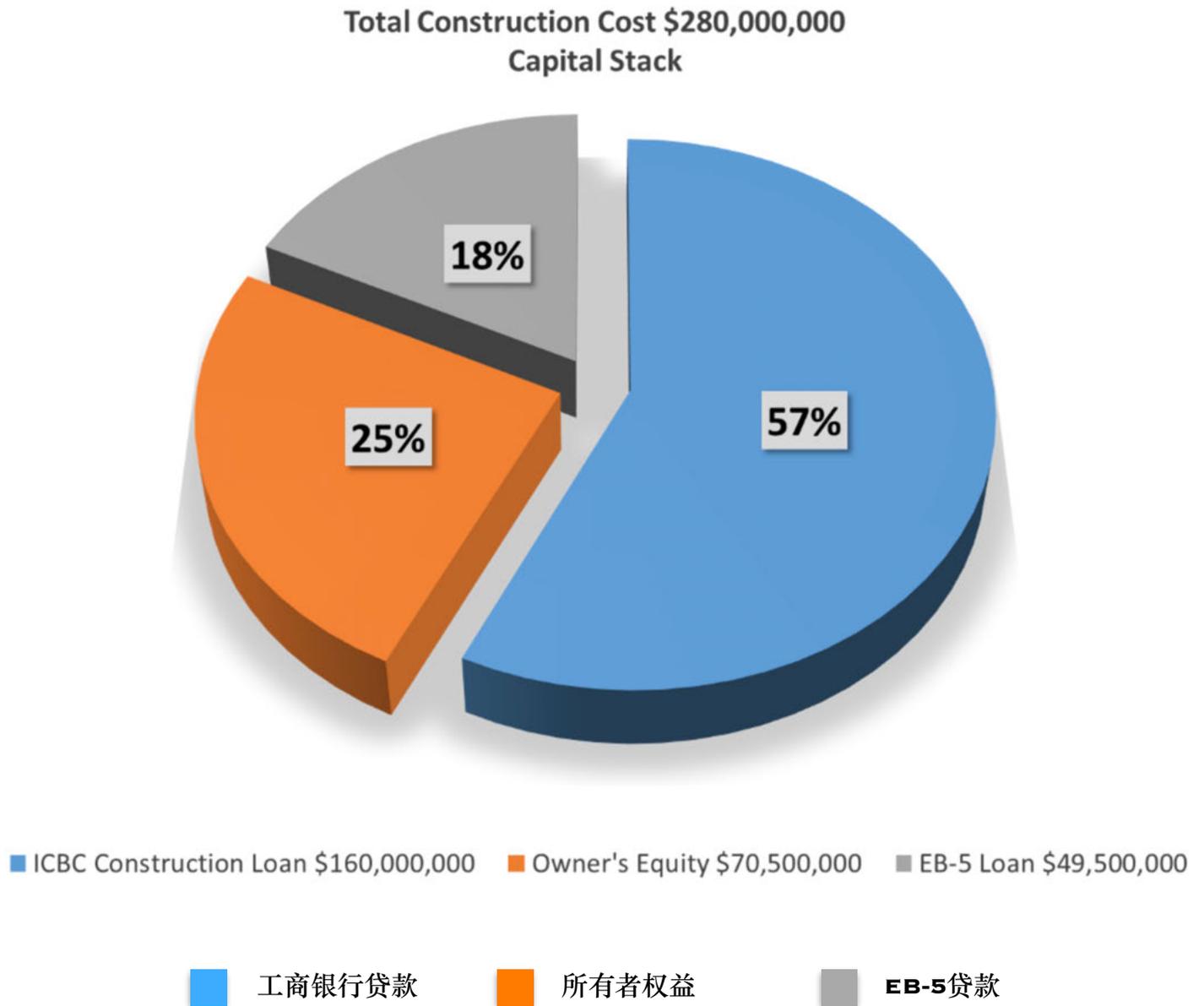
1. 享誉盛名的开发商
2. 保守安全的资金结构及指定目标就业区
3. 强大的建筑贷款机构—中国工商银行
4. 极高的就业盈余量
5. WEWORK独家租赁30年
6. 独立项目管理
7. 极高的资本回报评估

INVESTMENT HIGHLIGHTS

1. FAMOUS AND PROVEN DEVELOPER
2. CONSERVATIVE EB-5 SHARE OF CAPITAL STACK AND APPROVED TEA
3. STRONG CONSTRUCTION LENDER – ICBC
4. SUBSTANTIAL JOB COUNT SURPLUS
5. BUILDING LEASED FOR 30 YEARS WITH ONE TENANT, WEWORK
6. INDEPENDENT PROJECT MANAGEMENT
7. STRONG APPRAISAL FOR RETURN OF INVESTMENT

保守安全的资金结构及指定目标就业区

CONSERVATIVE EB-5 SHARE OF CAPITAL STACK AND APPROVED TEA



所有者的股权融资包括土地及设计成本和费用，加上有保障的缺口融资，共占项目总成本的25%，这意味着工商银行建筑贷款比率很合理安全。

OWNER'S EQUITY INCLUDES CONTRIBUTION OF LAND, COST OF DESIGN & FEES AND CASH – A TOTAL OF 25% OF PROJECT COST – FOR A STRONG RATIO TO THE ICBC CONSTRUCTION LOAN.



ICBC



中国工商银行

INDUSTRIAL AND COMMERCIAL BANK OF CHINA

强大的建筑贷款机构—中国工商银行贷款占项目资本的57%

STRONG CONSTRUCTION LENDER ICBC
LENDING 57% OF PROJECT CAPITAL



July 7, 2016

Mr. Scott R. Chesney
Columbia International Finance, LLC
601 West Main Avenue, Suite 900
Spokane, WA 99201

Dear Mr. Chesney:

By Executive Order 92-09, Governor Booth Gardner designated the Washington State Employment Security Department (ESD) the state agency to certify areas of high unemployment for purposes of the Immigration Act of 1990, Public Law 101-649, implementing regulations 8 C.F.R. 204.6(i). An area of high unemployment is defined as an area that is part of a metropolitan statistical area (MSA) that has experienced at least 150 percent higher unemployment when compared with the national average annual rate.

The 2015 national unemployment rate is 5.3 percent. To qualify, a geographic or political subdivision of the MSA or a city or town having a population of 20,000 or more, must have an unemployment rate of at least 7.95 percent. To determine if sub-areas meet the federal "high unemployment" definition, ESD has utilized employment and unemployment estimates from official sources (U.S. Bureau of Labor Statistics, Local Area Unemployment Statistics and U.S. Census Bureau, American Community Survey (ACS)). Census-share methods are applied to these data to produce 2015 average annual unemployment rate estimates for subareas. The description of the overall methodology and the census-share method used can be found on the U.S. Bureau of Labor Statistics website: <http://www.bls.gov/lau/laumthd.htm>

Using the above-mentioned methodology to calculate the unemployment rate for subareas and based on the project location (2031 3rd Ave., Seattle, WA 98121) which resides in census tract 80.02, block group 1 of King County, the area you provided ESD consists of 8 census block groups, is contiguous and has an unemployment rate of 9.3 percent. This area meets the requirements of a high unemployment area for purposes of investments under the EB-5 program of the U.S. Citizenship and Immigration Services (USCIS). These requirements and procedures may be changed by the U.S. Congress as part of the EB-5 program re-authorization legislation in 2016. The block groups range from an unemployment rate of 0.0 percent to a high of 19.2 percent. This designation shall be in effect until ESD updates and publishes new unemployment rate estimates for the 2016 reporting year, which will be on or after May 2017.

Targeted employment area (TEA) and qualifying tracts and block groups
CY 2015 annual averages, 2010–2014 ACS
Custom area provided by Mr. Scott R. Chesney, Columbia International Finance, LLC

Area	2015 unemployment rate	150% of national average
United States	5.3%	7.95%
Custom area	2015 unemployment rate	TEA qualified
530330080021	2.8%	No
530330081002	18.2%	Yes
530330081003	8.3%	Yes
530330085002	8.0%	Yes
530330085003	0.0%	No
530330086002	10.4%	Yes
530330092002	11.2%	Yes
530330093002	19.2%	Yes
Area total	9.3%	Yes

Should you have any questions, feel free to contact me at (360) 407-4608.

Sincerely,

A handwritten signature in blue ink that reads "Robert Haglund".

Robert Haglund, Research Analyst
Labor Market and Performance Analysis
Washington State Employment Security Department
P.O. Box 9046
Olympia, WA 98507-9046
rhaglund@esd.wa.gov

极高的就业盈余量

本项目将创造1,668.7个间接和衍生工作本项目所需EB-5融资金额为4,950万美元，即所需的99名投资者需要创造990个就业机会。预计产生的间接和衍生工作机会为本项目提供了极大的就业缓冲(每个投资者16.9个工作机会或总数的69%)

SUBSTANTIAL JOB COUNT SURPLUS

THE PROJECT WILL CREATE 1,668.7 INDIRECT AND INDUCED JOBS. THE DESIRED EB-5 RAISE FOR THE PROJECT IS \$49.5 MILLION, WHICH WILL REQUIRE 990 JOBS FOR THE REQUIRED 99 INVESTORS. THE PROJECTED JOBS FROM INDIRECT AND INDUCED EFFECTS PROVIDE A SUBSTANTIAL CUSHION (69% OR 16.9 JOBS PER INVESTOR) FOR THE DESIRED \$49.5 MILLION EB-5 RAISE.

成品价值的评估 项目完全租用和运营

销售比较方法 323,000,000美元

收入资本化方法

产量资本化 320,000,000美元

直接资本化 317,000,000美元

收入资本化 320,000,000美元

最终价值结论 320,000,000美元

**APPRAISAL OF FINISHED VALUE WITH
PROJECT FULLY RENTED AND OPERATING**

SALES COMPARISON APPROACH \$323,000,000

INCOME CAPITALIZATION APPROACH

YIELD CAPITALIZATION \$320,000,000

DIRECT CAPITALIZATION \$317,000,000

INCOME CAPITALIZATION \$320,000,000

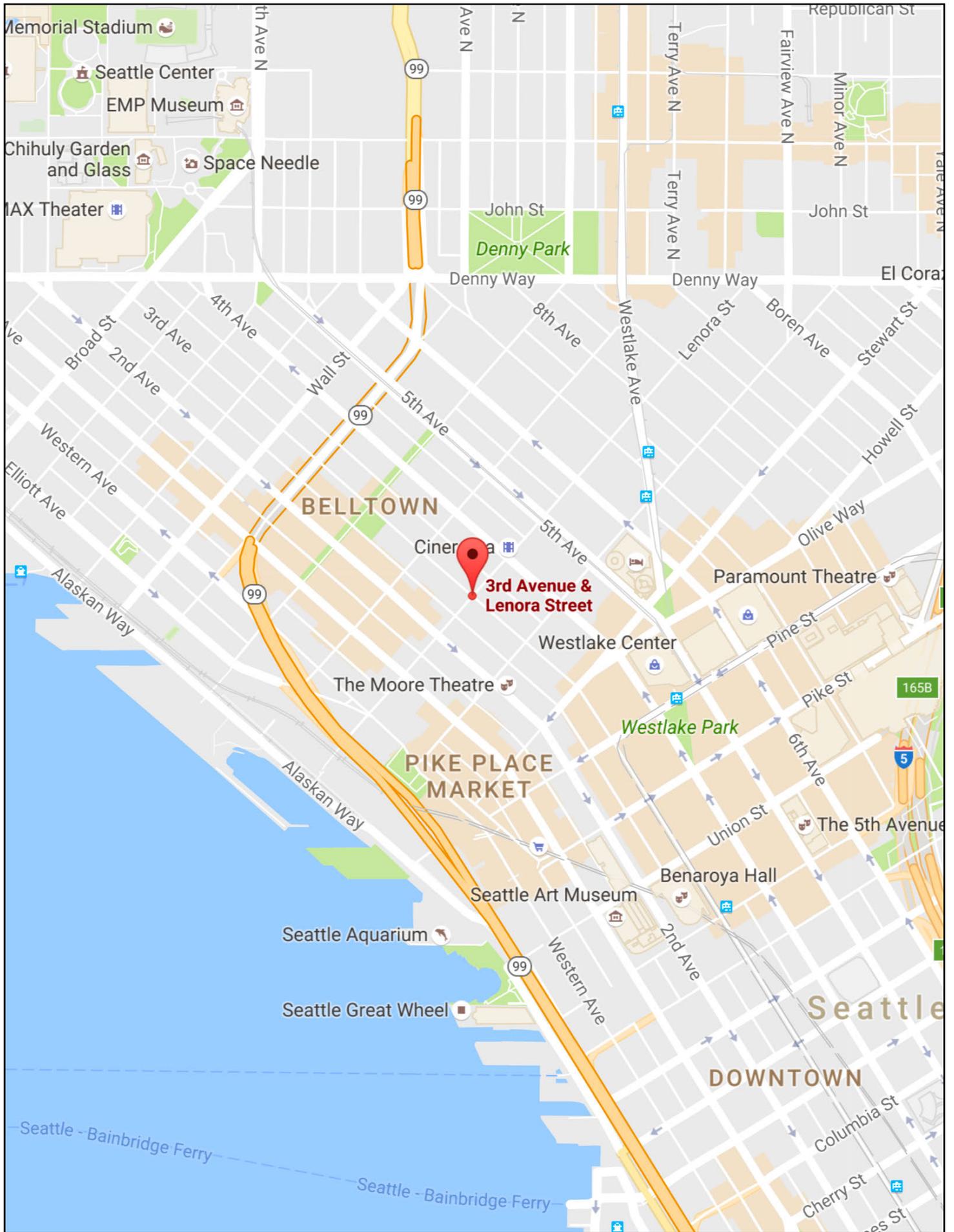
FINAL VALUE CONCLUSION \$320,000,000 USD



西雅图创新中心位于西雅图市中心的贝尔镇(BELLTOWN)的第三大街和LENORA街交界处。它毗邻繁荣的丹尼三角(DENNY TRIANGLE)街区和中央商务区。

THE SEATTLE INNOVATION CENTER IS AT 3RD & LENORA STREETS IN SEATTLE'S BELLTOWN NEIGHBORHOOD IN THE CITY'S DOWNTOWN. IT LIES ADJACENT TO THE BOOMING DENNY TRIANGLE NEIGHBORHOOD AND NEXT TO THE CENTRAL BUSINESS DISTRICT.







贝尔镇是一个令人向往的生活和工作的地方，这个街区集聚了诸多时尚餐厅、精品店、夜总会、公寓楼、仓储及艺术馆。

西雅图创新中心距离300万平方英尺的亚马逊园区仅有几个街区，该公司正在建造三座办公大楼以容纳其市中心总部。

BELLTOWN HAS TRANSFORMED INTO A NEIGHBORHOOD OF TRENDY RESTAURANTS, SHOPS, NIGHTCLUBS, AND RESIDENTIAL TOWERS AS WELL AS WAREHOUSES AND ART GALLERIES, A VERY DESIRABLE PLACE TO LIVE AND WORK.

THE SEATTLE INNOVATION CENTER IS BLOCKS AWAY FROM THE 3.5-MILLION-SQUARE-FOOT AMAZON CAMPUS WHERE THE COMPANY IS BUILDING THREE OFFICE TOWERS TO HOUSE ITS DOWNTOWN HEADQUARTERS.

随着创造就业机会的企业不断增长，西雅图办公及商务核心区域在不断扩大，这个适合步行的街区则对住宅有了极大的需求。据预测，至2020年住宅入住率将保持在95%以上。

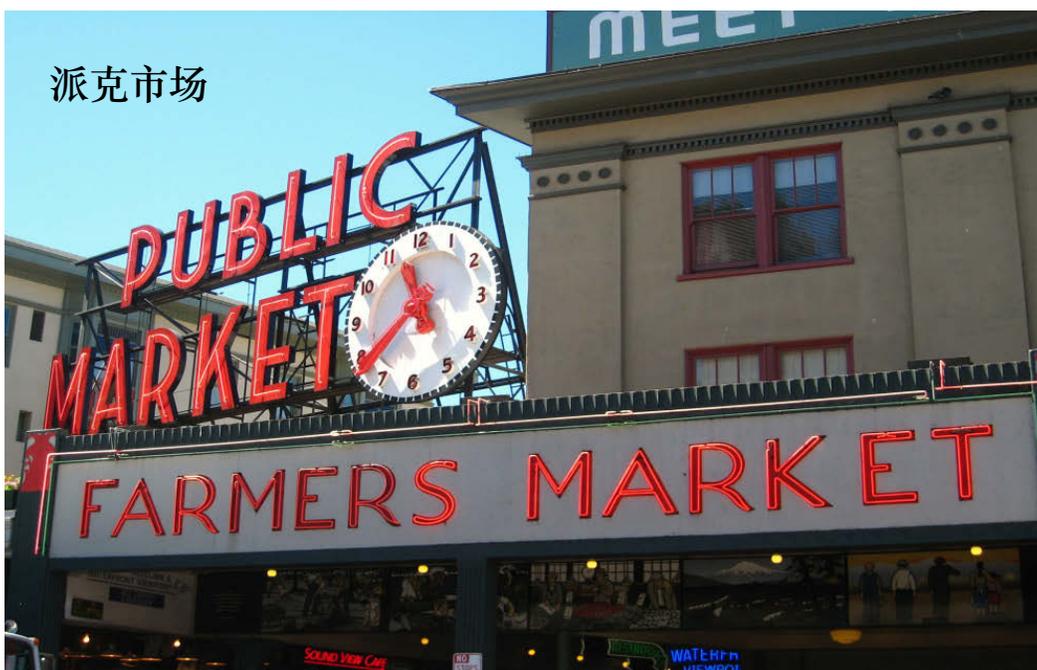
SIGNIFICANT DEMAND FOR RESIDENTIAL IS SEEN IN THIS WALKABLE SITE AS JOB-CREATING ENTERPRISES GROW IN THE AREA AUGMENTING SEATTLE'S OFFICE AND BUSINESS CORE. FORECAST RESIDENTIAL OCCUPANCY RATES ARE EXPECTED TO STAY ABOVE 95% THROUGH 2020.



西雅图海港

著名的西雅图普吉特湾海港距离项目地址不到500米，57号码头、海滨餐厅和购物区等均在步行1公里范围内。

THE FAMOUS SEATTLE PUGET SOUND WATERFRONT, WITH PIER 57, THE WHEEL, AND WATERFRONT DINING AND SHOPPING IS LESS THAN A KILOMETER WALKING DISTANCE FROM THE FRONT DOOR.



派克市场

步行不到一公里就可以到达这个西雅图最具代表性的景点。派克市场以其新鲜的海产品及上百家独特的店铺而闻名于世。

SEATTLE'S MOST ICONIC ATTRACTION IS LESS THAN A KILOMETER'S WALK AWAY. PIKE PLACE MARKET IS RENOWNED FOR FRESH FISH & HUNDREDS OF UNIQUE SHOPS.

仪式、娱乐、餐饮、零售及体育



专业体育赛事、音乐及戏剧表演和世界一流的购物体验离项目地址仅有几分钟之隔。

PROFESSIONAL SPORTING EVENTS, MUSIC AND THEATER PERFORMANCES AND WORLD-CLASS SHOPPING ARE JUST MINUTES AWAY FROM THE HIGH-RISE SITE.

集团、商务及金融中心



西雅图市中心是个生机勃勃的地方，从项目地址步行就可以到达。作为一个追求创新和令人兴奋的城市，西雅图是一些享誉世界的公司和组织的大本营

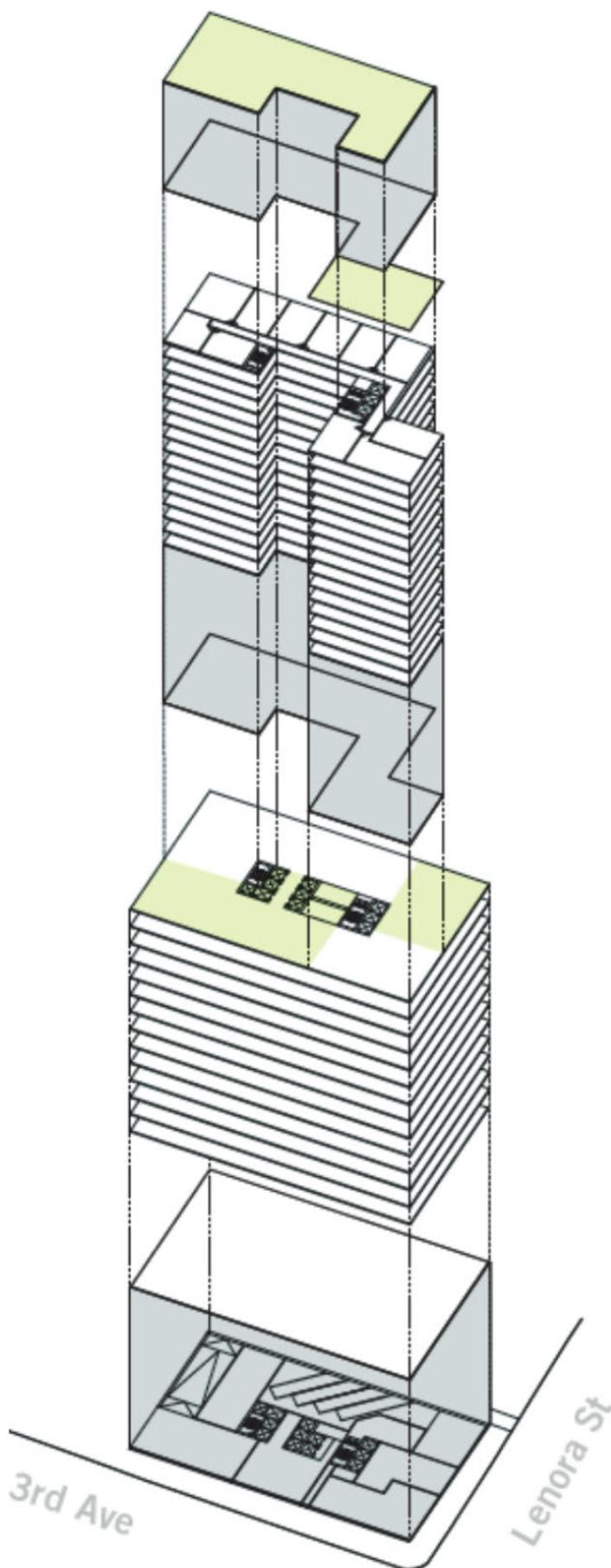
DOWNTOWN SEATTLE HAS HIGH ENERGY AND IS EASILY WALKABLE FROM THE SITE. INNOVATIVE AND EXCITING, THIS CITY IS HOME TO SOME OF THE WORLD'S MOST RESPECTED COMPANIES AND ORGANIZATIONS.

已同WEWORK提前签订了30年的租赁合同出租全部单元。WEWORK拥有1.6亿美元的市场资本。

项目净运营收益稳定时预计为15,000,000美元。

100% LEASED TO WEWORK FOR 30 YEARS; WEWORK HAS A \$16 BILLION MARKET VALUATION.

PROJECT NET OPERATING INCOME AT STABILIZATION IS PROJECTED AT \$15,000,000.



住宅

RESIDENTIAL



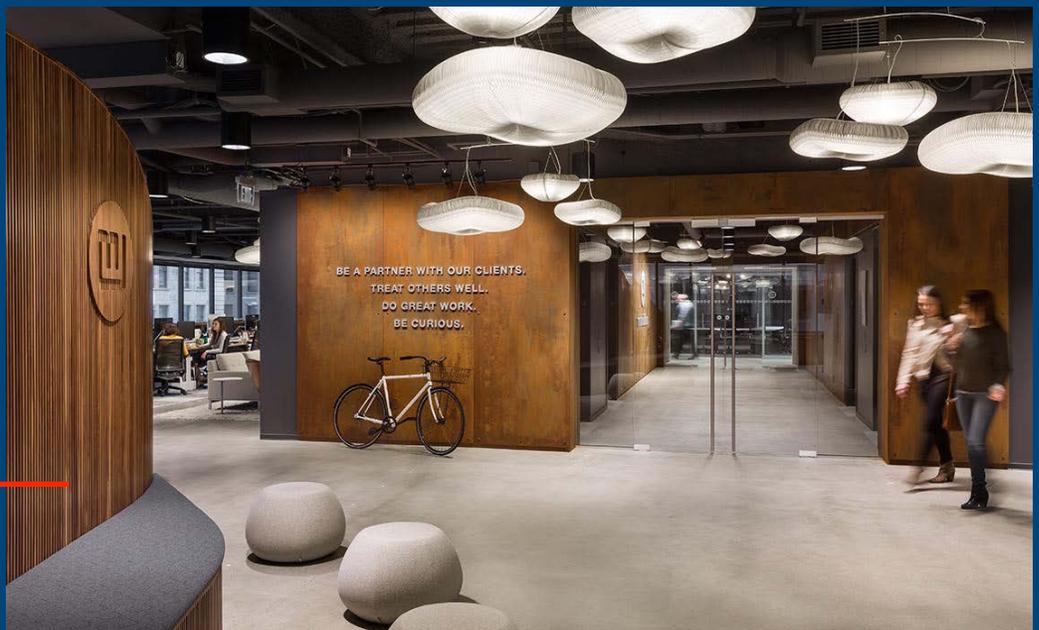
办公室

OFFICES



大堂

LOBBY



享誉盛名的地产开发商

著名地产开发商**MARTIN SELIG**在西雅图市中心拥有**42**家产业价值超过**1,500,000,000**美元，目前名列福布斯亿万富豪榜。

FAMOUS AND PROVEN DEVELOPER

MARTIN SELIG IS OWNER OF 42 PROPERTIES VALUED AT MORE THAN \$1,500,000,000, AND HE IS ON THE FORBES MAGAZINE LIST OF BILLIONAIRES.

“我们旨在为您的企业提供一个兴旺发展的空间。这就是为什么一些租户追随了我们**30**多年的原因。”

“WE ARE ABOUT CREATING A SPACE FOR YOUR BUSINESS TO THRIVE. IT'S THE REASON THAT SOME OF OUR TENANTS HAVE BEEN WITH US FOR OVER 30 YEARS.”

– MARTIN SELIG

Forbes

新亿万富翁马丁·赛林格：从逃离纳粹德国到西雅图地产巨头

本文发表于福布斯杂志2015年11月2日期

在西雅图很难不看到马丁·塞林格(Martin Selig)的影子。以他名字命名的地产公司近60年来不断地为这个城市添砖加瓦，其中大多数是高档摩天大楼。塞林格最为引人注目的两个项目是位于西雅图市中心第五大道的两座玻璃摩天楼Fifth & Jackson和Fifth & Yesler。他还曾建造并拥有76层高的哥伦比亚塔，1985年竣工时是西雅图最高的建筑，1989年他将此楼出售，售价3.54亿美元。当年大家经常看到他在楼里跑楼梯锻炼身体。

他现在仍拥有马丁·塞林格地产公司(Martin Selig Real Estate)的全部股份，及其四百万平方英尺的办公物业(他说，“我看到了就会去争取”)。随着亚马逊公司推动的商业地产热潮，塞林格目前又在开发总面积为150万平方英尺的地产，据估测他现在的身价是11亿美元。他最受瞩目的项目之一是将历史建筑联邦储备大楼改造成一座玻璃摩天大厦。

现年78岁的塞林格当年是在很严峻的、前途未卜的情况下来到美国太平洋西北地区的。1939年的一个深夜，他和他的家人在得到消息后匆忙逃出了纳粹德国，一路向东穿过波兰到达俄罗斯，在那里他们偷偷搭上了泛西伯利亚列车。然后取道韩国和日本，后来终于在一艘去美国的船上的货舱搞定了个位置，最后在西雅图下了船，而这个决定显然也就是一念之间的事情。从此他就再也没离开这座城市。

在1962年开始经营他的第一家购物中心之前，塞林格在他父亲的童装厂工作。当问起他是如何进入地产这一行的，他开玩笑地说道：“我不相信股票市场。”



对塞林格来说，他就是在对的时间做了对的事情：到20世纪80年代他拥有西雅图三分之一的办公空间。福布斯估算，1987年他的财富达2.1亿美元。

塞林格不但热衷于收藏艺术品，自己也是位艺术家：“我画的很多，墙上都不够挂了。”他也从他父亲那里继承了几件伦勃朗的铜版画和图卢兹·罗特列克的一些作品，虽然数量不多，但都是难得的珍贵藏品。而购置这些作品的钱都来自德国政府每月发放给他父亲的受纳粹迫害者的赔偿金(“Wiedergutmachung”，塞林格解释说这个词直译为“变好”)。塞林格也喜欢驾着他的哈雷摩托兜风和滑雪。他说：“去年我一共滑雪42天，今年的目标是50天。”塞林格的一天通常从早晨四点半开始，起床后听古典音乐。他已婚并有三个孩子。其中一个女儿制作的两部电影最近在威尼斯电影节首映，塞林格全程陪同。

本项目是一个面积为**569,550**平方英尺(约**52,913**平方米)的集零售、办公与住宅为一体的高层综合性开发项目。

其中**24**层为住宅，顶层的玻璃暖房距地面**120**米；写字楼共**9**层，享有公用的服务设施及建筑中部的屋顶阳台；一层为零售店；有**5**层地下停车场。

INTEGRATED MIXED USE, HIGH RISE DEVELOPMENT FOR 569,550SF RETAIL, OFFICE, AND RESIDENTIAL, WITH 24 FLOORS RESIDENTIAL AND TOP FLOOR CONSERVATORY RISING 120 METERS ABOVE STREET LEVEL.

9 FLOORS OFFICE – MID-LEVEL ROOFTOP DECK AND SHARED AMENITIES.

STREET-LEVEL RETAIL AND 5 FLOORS BELOW-GRADE PARKING.







本项目大楼拥有高大宽敞的大堂、中部带有会议中心的天台及楼顶观景天台和服务设施。住户和租客们可以360度无死角享受西雅图海港、ELLIOT湾、团结湖和奥林匹克山脉的美景。

SEATTLE INNOVATION CENTER FEATURES SOARING LOBBY SPACES, A MID-TOWER SKY TERRACE WITH CONFERENCE CENTER, AND ROOFTOP AMENITIES WITH EXTERIOR VIEW TERRACES. TOWER RESIDENTS AND TENANTS WILL ENJOY 360 DEGREE UNOBSTRUCTED VIEWS TO THE SEATTLE WATERFRONT, ELLIOTT BAY, LAKE UNION, AND THE OLYMPIC MOUNTAINS.





COLUMBIA TOWER



5TH AND YESSLER



1000 2ND AVENUE



PROJECT TEAM

DEVELOPER

MARTIN SELIG REAL ESTATE AND LENORA HOLDINGS COMPANY

LENORA HOLDINGS COMPANY LLC, A STATE OF WASHINGTON LIMITED LIABILITY CORPORATION, IS THE BUILDER AND OPERATOR OF THE SEATTLE INNOVATION CENTER, THE JOB CREATING ENTERPRISE, AND AN ENTITY OF MARTIN SELIG REAL ESTATE, A LEADING NAME WITH A PROVEN RECORD IN DEVELOPING SEATTLE'S SKYLINE. SINCE 1958, MARTIN SELIG HAS SHAPED THE SEATTLE SKYLINE, INCLUDING THE 76-STORY COLUMBIA TOWER, THE MOST SIGNIFICANT OFFICE TOWER EVER BUILT IN THE NORTHWEST. MARTIN SELIG REAL ESTATE IS THE SINGLE LARGEST INDEPENDENT DEVELOPER IN THE REGION. WWW.MARTINSELIG.COM

ARCHITECT

PERKINS+WILL

PERKINS+WILL IS CELEBRATING 10 YEARS IN SEATTLE AS AN INTERDISCIPLINARY ARCHITECTURE FIRM FOUNDED ON THE BELIEF THAT DESIGN HAS THE POWER TO TRANSFORM LIVES AND ENHANCE COMMUNITIES. THE OFFICE'S 70 PROFESSIONALS ARE THOUGHT LEADERS IN THE COMMERCIAL, CIVIC, CORPORATE, SCIENCE & TECHNOLOGY, TRANSPORTATION, HEALTHCARE, AND HIGHER EDUCATION MARKETS. WWW.PERKINSWILL.COM

EB-5 ESCROW/FUND ADMINISTRATION NES FINANCIAL

NES FINANCIAL IS THE MARKET LEADER IN EB-5 ESCROW/FUNDS ADMINISTRATION/IMMIGRANT WORKFLOW. THE COMPANY'S PRODUCTS AND SERVICES HAVE BEEN SUCCESSFULLY DEPLOYED BY REGIONAL CENTERS AND DIRECT INVESTMENT PROJECTS ON OVER 250 PROJECTS REPRESENTING OVER \$10B IN EB-5 CAPITAL WWW.NESFINANCIAL.COM

ECONOMIST

IMPACT DATASOURCE

ESTABLISHED IN 1993, IMPACT DATASOURCE IS AN AUSTIN, TEXAS BASED ECONOMIC CONSULTING, RESEARCH AND ANALYSIS FIRM. IMPACT DATASOURCE PROVIDES HIGH-QUALITY ECONOMIC RESEARCH – SPECIALIZING IN ECONOMIC AND FISCAL IMPACT ANALYSIS. THE FIRM IS HIGHLY FOCUSED ON SUPPORTING ECONOMIC DEVELOPMENT PROFESSIONALS AND ORGANIZATIONS. WWW.IMPACTDATASOURCE.COM

**LEGAL
KUTAK ROCK LLP**

KUTAK ROCK IS A NATIONAL LAW FIRM OF MORE THAN 500 LAWYERS WITH OFFICES FROM COAST TO COAST. OUR FIRM SERVES LOCAL, REGIONAL AND NATIONAL CLIENTS IN A PRACTICE THAT SPANS A WIDE RANGE OF DISCIPLINES. WE ENCOURAGE OUR ATTORNEYS TO TAKE ADVANTAGE OF THE NATIONAL RESOURCES AND BROAD RANGE OF EXPERTISE THE FIRM OFFERS IN ORDER TO PROVIDE THE BEST LEGAL SERVICES POSSIBLE TO OUR CLIENTS. WWW.KUTAKROCK.COM

**GENERAL CONTRACTOR
LEASE CRUTCHER LEWIS**

LEWIS HAS A LASER FOCUS ON ADDING VALUE FOR OUR CLIENTS. ONE OF THE MOST EFFECTIVE WAYS IS TO ELIMINATE THE WASTE INHERENT IN TYPICAL CONSTRUCTION DELIVERY. SO WE LOOK AT EVERY DAILY TASK, CHALLENGE THE STATUS QUO, AND ASK “HOW CAN THIS BE IMPROVED UPON?” IN 2008, WE FORMALIZED THIS PHILOSOPHY WITH A PROGRAM CALLED LEWIS LEAN. THE RESULTS HAVE BEEN IMPRESSIVE. THROUGH INGENUITY, IMPLEMENTATION OF TECHNOLOGY, AND STRONG COLLABORATION WITH THE DESIGN AND SUBCONTRACTOR COMMUNITY, WE ARE DELIVERING PROJECTS MORE SAFELY, FASTER, AND AT LOWER COST. WE LIKE TO SAY LEWIS IS “CHANGING THE WAY JOBS GET BUILT.” WWW.LEWISBUILDS.COM

**EB-5 REGIONAL CENTER
WESTERN PACIFIC REGIONAL CENTER**

WESTERN PACIFIC REGIONAL CENTER (WPRC) FOCUSES ON CREATING OPPORTUNITIES FOR IMMIGRANT INVESTORS TO OBTAIN GREEN CARDS THROUGH JOB-CREATING REAL ESTATE INVESTMENTS IN THE STATES OF ARIZONA, CALIFORNIA, NEVADA, OREGON AND WASHINGTON. WPRC SPECIALIZES IN THE DEVELOPMENT, CONSTRUCTION AND OPERATIONS OF RESIDENTIAL AND MIXED-USE PROJECTS, A SAFE AND RELIABLE INVESTMENT VEHICLE. WPRC'S PRINCIPALS HAVE DECADES OF EXPERIENCE IN THE EB-5 INDUSTRY AND 82 I-526 APPROVALS TO DATE. WWW.EB5WWRC.COM

**MANAGEMENT
COLUMBIA INTERNATIONAL FINANCE LLC**

THE COMPANY BRINGS A SINGLE POINT OF CONTACT TO THE INVESTOR TO ADDRESS ALL NEEDS FOR MOVEMENT OF CAPITAL AND POSSIBLE PERMANENT RESIDENCY IN THE U.S. SERVICES ARE DELIVERED WITH CLEAR COMMUNICATION, TRUST, AND WITH THE SATISFACTION OF OUR INVESTOR CUSTOMERS AS OUR GOAL. WWW.CIFWA.COM



项目位置

PROJECT
LOCATION



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SEATTLE INNOVATION CENTER

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