



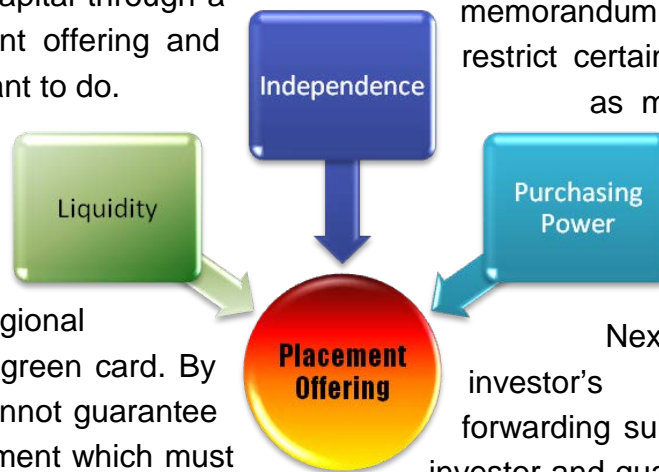
REGIONAL CENTER *PLACEMENT OFFERING*

LIQUIDITY + PURCHASING POWER

In 2009, Regional Centers took in \$2.1 Billion in foreign investor cash. If you are looking for liquidity and want the purchasing power and freedom to develop the projects you like, consider doing a Regional Center placement offering.

With bank vaults shut tighter than a mouse hole, many developers are suffering from low liquidity, inability to take advantage of opportunities, and reduced purchasing power. Now is the time to raise capital through a Regional Center placement offering and do the projects that you want to do.

The Regional Center Pilot Program encourages foreign investors to invest at least US\$500,000 in a Regional Center in exchange for a green card. By law, a Regional Center cannot guarantee a foreign investor's investment which must be 100% at risk.



Liquidity thru Foreign Investment

A Regional Center is a good source of the liquidity you need. Most Regional Centers increase purchasing power by selling limited partnership (LP) interests to foreign investors. This is where things can get a little tricky.

Under U.S. law, Regional Center LP interests are "securities" that must be registered with authorities such as the Securities and Exchange Commission (SEC) before they can legally be offered or sold to investors.

To avoid onerous security registration requirements, Regional Centers typically rely on private offering exemptions. The exemptions allow you to offer and sell your Regional Center LP interests to foreign investors without the expense and hassle of SEC registration.

Your Private Placement Offering

Your first step should be to market to foreign investors using your private offering memorandum. The offering exemptions restrict certain marketing practices, such as mass marketing in the U.S.

To avoid registration requirements, make sure your marketing efforts comply with the law.

Next, accept each foreign investor's capital contribution by forwarding subscription documents to the investor and qualifying the investor using an investor questionnaire. Escrow funds until you receive proof of the approval of the foreign investor's I-526.

Finally, use your Regional Center liquidity to fund projects.

FREE Offering Checklist

Free Checklist: Call us at 1 (646) 435-0668 and we'll send you a free sample Regional Center Placement Offering closing checklist.

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