

美国最受欢迎的真正冰淇淋



INVECOMM



英创姆投资公司 (Intram Investments) 简介

英创姆投资公司作为爱像品牌(Twistee Treat)的母公司，是一个资产为12亿美元的持股公司，其80%的业务为房地产，另外20%的业务为餐饮。业务主要分布于佛罗里达，纽约和德克萨斯。爱像快餐厅项目 (Twistee Treat) 是英创姆的EB-5旗舰项目，正好符合50万美元的投资要求。

作为爱像品牌 (Twistee Treat) 的母公司，英创姆投资 (Intram Investments) 公司是位于佛罗里达中部的一家大型房地产及餐饮开发投资公司。英创姆(Intram)公司因其开发项目的品质出众，选址优越而在市场上享有盛誉。该公司已从沃尔特迪士尼和洛克希德马丁这样的大公司取得房产用于开发，并已为以下客户做过项目开发：

- 大型零售商，包括沃尔玛、星巴克和沃尔格林药业集团；
- 大型金融机构如美国银行、太阳信托银行、威尔斯法戈银行及
- 全国性的餐饮集团如星期五、汉堡王、塔可钟及必胜客。

英创姆(Intram)公司的成功来源于对以下哲学的成功应用：找准一个投资机会，研究所有影响或对项目存在潜在影响的事物，控制投资风险，做一个可实现的财务预期，投入适量的资金，仔细监督投资运营状况，把事情及时解决，杜绝问题的发生。有着超过20年的成功项目记录，英创姆(Intram)公司善于发现投资机遇，评估机遇的价值，最终圆满完成项目。



INTRAM INVESTMENTS INC.
合作伙伴和租户











以上所列商标为不同所有人持有。

参考和备书



BILL NELSON
FLORIDA

October 11, 2012

Mr. Rashid Khatib
President/CEO
Intram Investments
5555 South Kirkman Road,
Suite 201
Orlando, Florida 32819

Dear Rashid,

I understand that you are working with "Enterprise Florida" on initiatives for economic development in Central Florida, in addition to pursuing business opportunities with international partners. I congratulate you on these endeavors. Over the 10 years that I have known you, you have shared with me how Intram Investments has worked hard to produce quality development projects throughout Orlando and central Florida.

Florida is a central hub for goods passing in and out of the country. Thousands of jobs in Florida depend on maintaining vibrant commerce and economic relations with international trading partners. I commend "Enterprise Florida" for playing an important role in attracting foreign direct investment to the state and in helping our companies compete in the global market.

Keep up the great work, and I look forward to hearing about your continued success!

Sincerely,

Bill Nelson



参议员 Bill Nelson 和英创姆投资公司总裁/CEO Rashid Khatib 先生



Rashid Khatib 先生 和 Leo Lemos 先生
同和奥兰多市市长 Buddy Dyer



CITY OF ORLANDO

OFFICE OF
BUDDY DYER
MAYOR

October 15, 2012

To Whom It May Concern:

On behalf of the City of Orlando, I would like to thank you for generously receiving Mr. Rashid Khatib, President of Intram Investments during his upcoming trip to the People's Republic of China.

Mr. Khatib's company, Intram Investments is located in the City of Orlando and has gained regional prominence as a developer and operator of high-profile real estate projects. Intram Investments' growth resulted from strong relationships Mr. Khatib has formed with investors, lending institutions, buyers, sellers, tenants and real estate professionals.

In 2010, Intram Investments purchased the "Twistee Treat" restaurant brand, which serves ice cream, shakes, malts, sundaes and slushes in a family-friendly atmosphere. After purchasing the brand, Intram Investments redesigned the concept and revamped the menu and opened the first new model in the City of Orlando in October 2011. The new location in the City of Orlando represented a capital investment of more than \$500,000 and employed more than 40 residents.

To support Intram Investments' Twistee Treat endeavor, the Orlando City Council unanimously approved a Business Assistance Program Agreement to offset a portion of Twistee Treat's impact fees which are assessed to open a business in the City of Orlando.

Mr. Khatib and Intram Investments' Twistee Treat project was recently selected by the City of Orlando and Enterprise Florida, the state of Florida's economic development agency, as one of approximately 25 projects throughout the state to be presented to Chinese investors who recently visited Orlando for the US-China Investment Week Summit. Mr. Khatib and the Twistee Treat project were well received by the group of investors visiting our community.

As Mayor of Orlando, I am committed to growing the relationship between the People's Republic of China and Central Florida by opening dialogue with Chinese companies interested in exploring business opportunities here and Orlando's businesses interested in investing in China. I am proud to support Mr. Khatib's desire to further this effort by traveling to China to continue the relationships established during US-China Investment Week and to pursue new relationships.

Again, thank you for graciously receiving Mr. Khatib and the Intram Investments team.

Sincerely,

Buddy Dyer
Buddy Dyer
Mayor



• 经济

佛罗里达经济活跃，是全美经济增速最快的州

• 气候

佛罗里达是美国全年气候最温和的州

• 无州级个人所得税

在佛罗里达无须向州政府缴纳个人所得税

• 旅游业

奥兰多是享誉全世界的度假胜地，每年游客人数可达5700万之多

• 购物

世界各地的人们都喜欢来奥兰多尽情扫货！

• 沙滩

佛罗里达海滩绵长约663英里

• 度假式的生活方式

居住在佛罗里达会享受到全年度假的悠闲和放松。

• 教育

佛罗里达拥有最一流的中小学，大学和研究生院

• 一流的医疗卫生条件

佛罗里达拥有全美最好的医疗中心





爱像（“**Twistee Treat**”）作为快餐品牌，以其新鲜美味的冰淇淋以及独有的雪糕筒型店面而著称，此种理念于1983年起源于佛罗里达州并大受美国家庭的欢迎。

店面外观是该理念的关键。可爱的外观使每一个顾客过目难忘，印象深刻。爱像快餐厅（“**Twistee Treat**”）客流量巨大，形成了其特有的就餐氛围。

爱像（“**Twistee Treat**”）品牌专业的管理团队有着近100年的餐饮管理、房地产开发及金融开发经验。

它同时满足投资人通过EB-5项目获得绿卡的所有相关条件。

母公司英创姆投资公司（Intram Investments）计划为全美合适的第三方提供经营许可，以期在全美国范围内开设1000家以上的餐厅。

WESH Orlando



预计时间轴

I-526 文件

I-526获批

领事馆面试或身份调整获批

条件去除

4-6个月

8-12个月

移民申请获批后24个月

爱像品牌 (“Twistee Treat”) 简介

成功的运营历史

爱像品牌 (“Twistee Treat”) 已成功运营达30年，深受广大顾客欢迎。

竞争优势

爱像快餐厅 (“Twistee Treat”) 独特的造型设计使它在竞争中遥遥领先于其他快餐品牌及冷饮店。加上其提供的家庭氛围和质优价廉的产品，更突显其竞争优势。

强大的团队

母公司英创姆投资公司 (Intram Investments) 已经组建了一支经验丰富的专业团队来负责打造品牌和增加销量。

有趣的产品

没有人不喜欢冰淇淋！
爱像冰激淋

(“Twistee Treat”) 就是乐趣所在！独特的雪糕筒外形把每个看到它的人的笑容都带出来了，而且是家庭外出的乐趣之地。

富有吸引力的财务模式

爱像快餐厅 (“Twistee Treat”) 为顾客提供的是我们的精选菜单，均为畅销单品且利润丰厚。

现存业务的扩张

成功的运营历史

无限的增长潜力

计划在全美新建1000家店

受欢迎度&需求

爱像冰激淋最近被授予“佛罗里达州中部最美味”的冰激淋”之美誉。

区域中心

爱像快餐厅项目所归属的区域中心为佛罗里达EB-5区域中心有限责任公司，该区域中心已获得美国移民局批准且地理范围覆盖整个佛罗里达州。爱像快餐厅项目方也正筹备在佛罗里达和德克萨斯设立自己的区域中心。

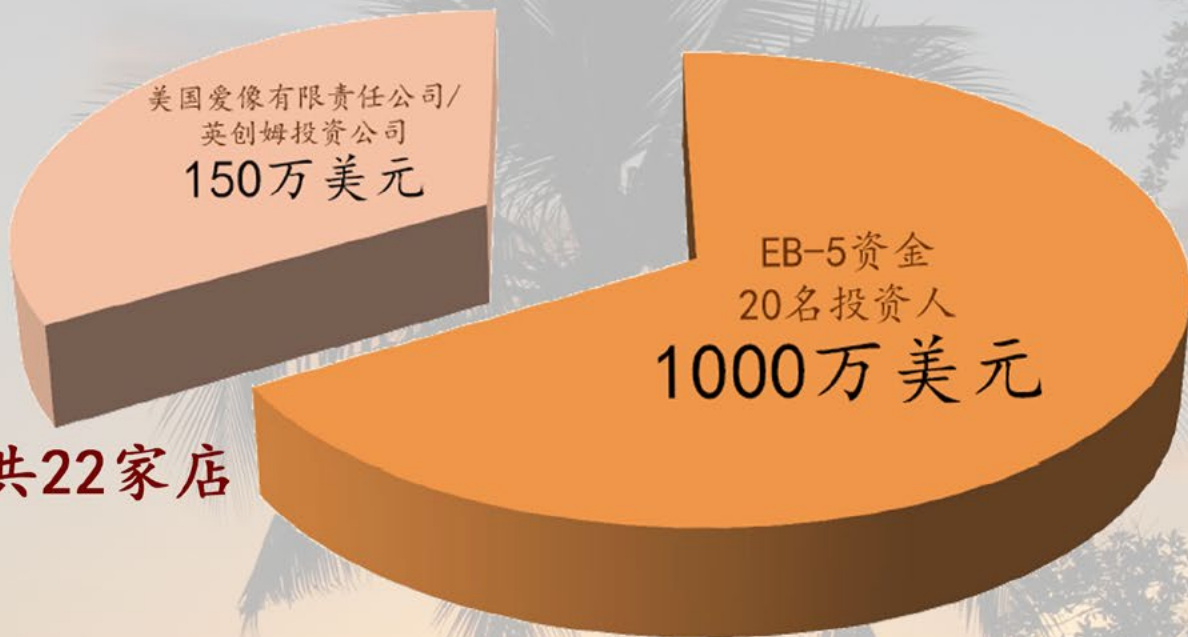


资金结构

爱像快餐厅 (Twistee Treat) 是财务稳健的投资项目

基金贷款 1000万美元/期限5年

母公司将向每支基金投入150万美元作为股权投资，即项目资金总额为1150万美元



总共22家店

安全性

每位投资人的资金将由所有22家店共同担保而非单独某一家，风险将由1150万美元资产基础共同分担。

股权&抵押物

母公司将提供150万美元(资金总额的15%)作为额外担保。

项目以所建店面资产为抵押，资产基础价值为1150万美元。

退出机制

每支基金都将为美国爱像有限责任公司提供贷款1000万美元，贷款期限为5年。

还款资金将来自于：

- 150万美元股权投资
- 项目利润
- 再融资；或
- 出售项目

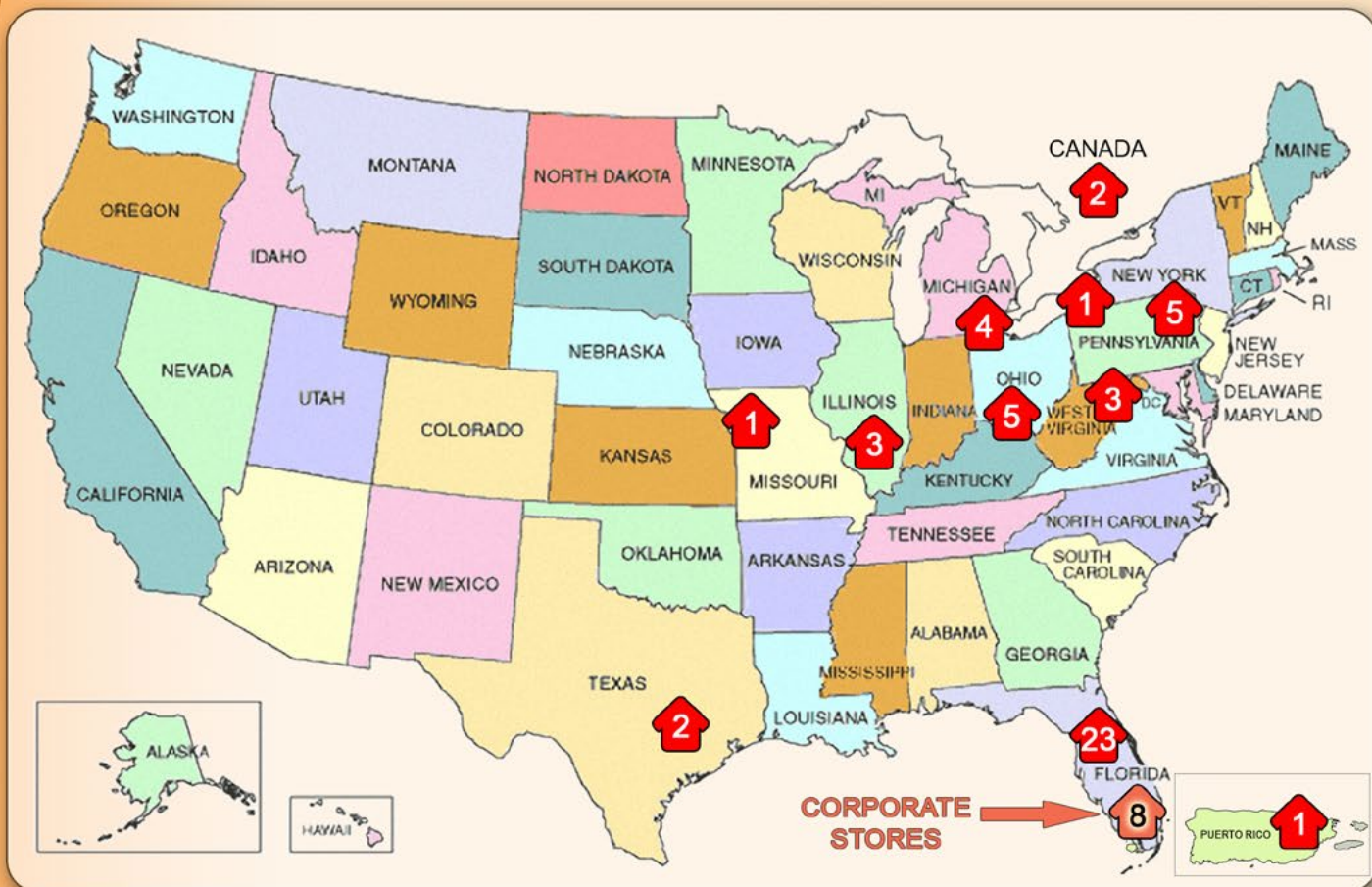
就业创造

每家店创造至少16个就业机会
20家店创造的就业机会总数=320个
EB-5项目所要求的就业机会总数=200个

经济报告显示项目可创造的就业盈余达120个。

爱像快餐厅 ("TWISTEE TREAT") 在全美的分布图

截止到2014年1月



区域中心

爱像快餐厅 ("Twistee Treat") 项目所归属的区域中心为佛罗里达EB-5投资区域中心

U.S. Department of Homeland Security
21000 Avila Road, 2nd Floor
Laguna Niguel, CA 92677

U.S. Citizenship and Immigration Services

July 15, 2010

Walter Cummins, Jr.
Florida EB-5 Investments, LLC
125 Spring Lake Hills Drive
Altamonte Springs, FL 32714

Application: Request for Designation as a Regional Center
Applicant(s): Walter Cummins, Jr.

Re: Florida EB-5 Investments, LLC
File no. W09000940

Pursuant to Section 610 of the Appropriations Act of 1993, on September 8, 2009, Walter Cummins, Jr. submitted a proposal seeking approval and designation by U.S. Citizenship and Immigration Services (USCIS) of the Florida EB-5 Investments, LLC.

Based on its review and analysis of your proposal, and of your responses to the USCIS Request for Evidence, USCIS hereby designates Florida EB-5 Investments, LLC as a Regional Center within the Immigrant Investor Pilot Program and approves the request as described below:

GEOGRAPHIC AREA:

The Florida EB-5 Investments, LLC shall have a geographic scope which includes the entire State of Florida.

FOCUS OF INVESTMENT ACTIVITY:

As depicted in the economic model, the general proposal and the economic analysis, the Regional Center will engage in the following economic activities: Real Estate construction, renovation and management, retail sales, administrative and support, manufacture, maintenance and repair, hotel and hospitality, food services, performing arts and media and information technology. The Regional Center for EB-5 Immigrant purposes shall focus investments into new commercial enterprises in the following target industry economic clusters:

1. NAICS 721 Traveler accommodation.
2. NAICS 722 Food services and drinking places.
3. NAICS 44-45 Retail trade.
4. NAICS 531 Real estate.
5. NAICS 31-33 Manufacturing.
6. NAICS 7111 Performing arts companies.

www.uscis.gov

Florida EB5 Investments LLC
A US Citizenship & Immigration Services
Designated EB5 Visa Pilot Program Regional Center
125 Spring Lake Hills Dr. Altamonte Springs, Florida 32714
www.FloridaEB5Investments.com
FloridaEB5Investments@yahoo.com (407) 497-3653

August 9, 2012

To Whom It May Concern:

We are pleased and proud to welcome Twistee Treat USA as a Business Affiliate in our US Citizenship & Immigration Services designated State-wide Florida EB5 Regional Center. Our Regional Center has at least a dozen business affiliates who are either in the process of submitting I-526s, have submitted I-526s or had them approved (all of our I-526s have been approved; there have been no denials).

Three of our business affiliates have had their business plans approved including business models that are typically much harder to get approved than the business model presented by Twistee Treat.

The Twistee Treat business model is one of the best EB5 Visa business models I have seen, because:

1. it is a "real business", operated by experienced business owners,
2. it is scalable; you can do 1 units, 100 units or more, and
3. it has operating units in existence today.

Consequently, the Twistee Treat businesses create far more jobs per \$500,000 investor than are required.

The Economic Analysis provided by Michael Evans concludes that by not even counting construction job impact, the 20 units of Twistee Treat create at least 270 jobs, while only 16 \$500,000 investors are needed to raise the money for the EB5 portion of the budgets. Therefore, only 160 jobs are required. So, 110 EXTRA JOBS ARE CREATED.

I suspect that USCIS has been anxiously awaiting a business model that creates more than enough jobs, rather than just squeaking by with the minimum required.

The attached letter from the State of Florida indicates all 20 of the proposed Twistee Treat locations are in Targeted Employment Areas, which qualify for the \$500,000 minimum investment per investor.

Based on the Twistee Treat business model, the business plans for 20 units and the economic report, this is one of the strongest EB5 projects I have seen, and, in my opinion, based on my experience with USCIS and the EB5 Program, a qualified immigrant investor's I-526 submitted with the Twistee Treat business model should be approved.

Feel free to contact me, if you need additional information.

Sincerely,

Walter M. Cummins Jr.
Walter M. (Marty) Cummins Jr., President
1956C28ashdntRgn

目标就业区域 (TEA)

目标就业区域的认定使得区域中心投资项目的投资额仅需50万美元。该认定必须由持牌经济学家予以确认并获得美国政府批准。爱像品牌 (“Twistee Treat”) 品牌项目已有多处选择得到了确认:



英创姆CEO Rashid Khatib和佛罗里达州前州长
Charlie Crist

DEO
FLORIDA DEPARTMENT of
ECONOMIC OPPORTUNITY

Rick Scott
GOVERNOR

Hunting F. Deutsch
EXECUTIVE DIRECTOR

September 17, 2012

Mr. Walter M. Cummins, Jr.
President
Florida EB-5 Investments LLC
125 Spring Lake Hills Drive
Altamonte Springs, Florida 32714

Dear Mr. Cummings:

In response to your request, the Labor Market Statistics Center has verified that 8810 New Tampa Boulevard in Hillsborough County, Florida is located in Census tract 110.09. The area consisting of contiguous Census tracts 108.07, 110.03, 110.08, 110.09, and 110.10 qualifies as a high unemployment area under the provisions of the EB-5 Investor Visa Program. The 2011 annual average unemployment rate for the combined area was 14.9 percent, above the qualifying rate of 13.4 for that time period (see enclosed table).

The method used to estimate the unemployment rate in this area is called Census-share disaggregation, a standard U.S. Department of Labor, Bureau of Labor Statistics procedure used to calculate rates for small subcounty areas.

Since this area is located in Tampa-St. Petersburg-Clearwater Metropolitan Statistical Area, it is not considered a rural area. The area does qualify as a Targeted Employment Area however, due to its high unemployment rate.

Please call Susanna Patterson at 850-245-7268, if you have any questions.

Sincerely,

Rebecca Rust
Rebecca Rust
Director
Labor Market Statistics Center

RR/to
Enclosure

Florida Department of Economic Opportunity | The Caldwell Building | 107 E. Madison Street | Tallahassee, FL | 32399-4120
850.FLA.2345 | 850.245.7105 | 850.921.3223 Fax | www.FloridaJobs.org | www.twitter.com/FLDEO | www.facebook.com/FLDEO
An equal opportunity employer/program. Auxiliary aids and services are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TDD equipment via the Florida Relay Service at 711.

Rashid Khatib 和 Leo Lemos
和美国众议院议员 Alan Grayson

Twistee Treat USA, LLC

5555 S. Kirkman Road, Ste. 201
Orlando, Florida 32819

September 17, 2012

Re: Targeted Economic Area Designations for Pending Sites

To Whom It May Concern:

Twistee Treat USA, LLC has identified fourteen sites within the State of Florida for development of new Twistee Treat units and is in various stages of the process of developing those sites ranging from lease negotiation to construction permitting. While we understand that a Targeted Economic Area ("TEA") Designation Letter is typically provided for the Project at the outset, in circumstances where there are multiple sites instead of one site with multiple investors, the process is inherently more complicated. Moreover, the Florida Labor Market Statistics Center representative in charge of this process has advised us that "requests for TEA designation letters should be one of the last steps in the EB-5 application process to insure that the latest available annual unemployment estimates are used". Consequently, to avoid the possibility that changed information would result in the denial of an investor's I-526 petition, we have elected to wait as long as possible to obtain the final TEA designation letter for each site.

We have obtained confirmation from the State of Florida that each of the following sites is within a TEA and will request formal Designation Letters from the office responsible for providing the same as each site has executed subscription documents.

	Address	TEA?	Basis for approval:
1	8810 New Tampa Blvd., Hillsborough County	Yes	Combination of census tracts equaling 14.9% rate
2	905 E Tarpon Ave., Pinellas County	Yes	In census tract with 16.9% rate
3	11933 E Colonial Dr., Orange County	Yes	Combination of census tracts equaling 16.2% rate
4	8890 W Irl Bronson Memorial Hwy., Osceola County	Yes	Combination of census tracts equaling 13.6% rate
5	2703 W Vine St., Osceola County	Yes	In census tract with 15.0% rate
6	4500 Pleasant Hill Rd., Osceola County	Yes	Either same combination as 4 or combination of census tracts equaling 13.4% rate
7	8160 W Irl Bronson Memorial Hwy., Osceola County	Yes	Same as 6
8	2901 Parkway Blvd., Osceola County	Yes	Same as 6 and 7
9	1004 Buenaventura Blvd., Osceola County	Yes	Combination of census tracts equaling 16.5% rate
10	13330 Cortez Blvd., Hernando County	Yes	Entire county qualifies
11	1217 S Missouri Ave., Pinellas County	Yes	Combination of census tracts equaling 13.5% rate
12	12901 N Dale Mabry Hwy., Hillsborough County	Yes	Combination of census tracts equaling 15.0% rate
13	3670 N Atlantic Ave., Brevard County	Yes	In census tract with 13.5%, rate
14	3475 Wedgewood Lane, Sumter County	Yes	Rural area

We are happy to provide the backup calculations performed by the State of Florida to show that those site qualified by combinations of census tracts are based on contiguous census tracts if you wish to have this detailed information.

Anyone with questions regarding any of this information should feel free to confirm the same with Susanna Patterson (susanna.patterson@deo.myflorida.com) the State of Florida Labor Market Statistics Center employee who provided the information to us. I have also attached a general memorandum from her explaining the process in the State of Florida for general information.

Thank you for your consideration. If you have any questions, please feel free to contact me.

Sincerely,

Randy Hodge

Randy Hodge
Executive Vice President and COO

rhodge@intram.com
Office: 407-354-2200 ext. 211
Cell: 407-701-9605



管理层介绍



Rashid Khatib
瑞施德·卡提普
英创姆投资公司总裁

作为英创姆投资公司的主席，瑞施德先生自1985年以来已指导英创姆及其前身的活动。在他的指导下，英创姆已经成长为佛罗里达州中部一家领先的房地产开发公司。英创姆在其发展过程中，与其投资者、贷款机构、买方、卖方、租客和房地产专业人士形成了强有力的关系。瑞施德涉足公司的所有业务领域，主要焦点在于创造机会。

瑞施德获得了工商管理硕士学位，集中在金融以及巴尔的摩大学的科学管理学士学位。此外，瑞施德先生还拥有一个在贝鲁特的黎巴嫩大学的哲学学士学位。



Zahi Khouri
扎伊·库瑞
英创姆投资公司主席

在中东地区的其他各种投资中，扎伊先生是全国饮料公司巴勒斯坦可口可乐®装瓶公司的董事长，以及巴勒斯坦最大的投资控股公司巴勒斯坦开发投资有限公司(PADICO)的董事会成员。

在来到英创姆之前，扎伊是Olayan发展有限公司的主席和Olayan集团的董事会成员。扎伊先生从德国斯图加特的斯图加特技术研究所获得了工程学硕士学位以及法国枫丹白露的欧洲工商管理学院(INSEAD商学院)的工商管理硕士学位。



Leo Lemos

立欧·莱蒙斯

英维斯康投资公司总裁

Lemos先生自上世纪80年代开始接手英维斯康投资有限公司。在美国华尔街任职数年后，他开始了自己在佛罗里达的创业历程，从事抵押和融资，房地产开发，管理，以及酒店投资等方面的业务。Leo先生专业于业务拓展并为全世界的投资人提供投资美国的商业机会。

Leo在佛罗里达是一位持牌的房地产经济人和抵押权顾问

其他重要人物



• **Mr. Randall Hodge**

兰德尔R. 霍奇
执行副总裁兼首席运营官



• **Mr. Corey Balzer**

科热·巴尔泽
美国爱像有限责任公司总裁



• **Mr. Julián F. Montero**

律师
阿恩斯坦和莱尔



• **Mr. Daj Mangat**

达志·曼格特
英维斯康姆投资公司副总裁

• **Mr. Walter Cummins Jr.**

小沃尔特·康明斯
佛罗里达EB-5投资有限责任公司 总裁



TWISTEE TREAT[®]

America's Favorite Real Ice Cream

美国最受欢迎的真正冰淇淋

全世界独家代理

INVESCOMM

英维斯康 - 美国商业投资

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