

H1B CONVERSION TO EB-5 EB-5 INVESTORS VISAS

A1 REGIONAL CENTER EB-5, LLC
REGIONAL CENTER 100% OWNED BY HARSHAD PAEL
REGIONAL INVOLVEMENT APPROVAL LETTER ATTACHED
GREEN CARD IN ABOUT 2 YEARS
LETTER FOR EXPEDITE FILED TO USCIS
DEVI MANOR HOME, LLC , KENILWOTH NJ 07033
EXPEDITE PROCESS FOR EB-5 FILED TO USCIS IN
PROCESS

PROJECT#1 – DEVI MANOR HOME, ATLANTA, GA

Planned Project completion – December 2024

PROJECT#2 – DEVI MANOR HOME, KENILWORTH, NJ

Planned Project completion All Services – in 6 to 18 Months
All Services Projected to be Completed Before End of 2024

Green Card	Permanent GC	Filing I-829	Refund Investment	Simple Interest
24 Months	48 Months	3-6 Months	Up to 5 years	Approx. 2%

1700 GALLOPING HILL ROAD KENILWORTH NJ 07033, GS PKWY EXIT 138



DEVI MANOR HOME, LLC, 1700 GALLOPING HILL ROAD,
KENILWORTH, NJ 07033
EMAIL:DEVIMANORHOME@GMAIL.COM, 732-319-3055 OR
WHATSAPP

DEVI MANOR HOME – NEW JERSEY- PROJECT # 2

Devi Cash Flow & Investment:

- ❑ \$ 800,000 Investment with Up to 2.0 % Simple Annual Interest “SAI”
 - ❑ Low Administration Fees \$60K (include 5-7 Years Fees to RC by NEC)
 - ❑ Legal Fees, ESQ \$20K Qualified with 40+ Years Experience Lawyer + CPA
 - ❑ Sources & Fund **if needed** to be reviewed for a fee \$5K by CPA/Legal
 - ❑ \$ 3,675 USCIS fees for I-526 Filing for Family
 - ❑ Additionally \$1,000 Fraud Protection+\$85 Biometric fees/each member
 - ❑ Devi Return Capital & Interest after 5 Years, USCIS I-829 Approval for Investor
- Interest start after Receipt of I-526 by USCIS & Fund Administrator Approval

Green Card	Permanent GC	Filing I-829	Refund Investment	No Stock *
24 Months	48 Months	3-6 Months	Up to 5 years	2.0% SAI

PROJECT#2 – FINANCIALS

1700 GALLOPING HILL ROAD KENILWORTH, NJ 07033

Total Project Cost – 73 Million

- ❑ Owner Spent - \$ 9.0 Million
- ❑ Personal Line– \$ 8.5 Million M & T Bank
- ❑ Each EB-5 Investor 2.0 % Simple Annual Interest Rate for 5 Years
- ❑ Medical Equipment – \$ 34.9 Million
- ❑ Billing & Software Related PACS & Image Storage – \$ 2.8 Million

Investments Achieved at present

- ❑ Owner Spent - 66.89%
- ❑ Each EB-5 Investor will get Green Card & 2.0 % Simple Annual Return
- ❑ Investment Amount \$ 800K for 5 Years
 - **64 Investors @ \$ 800K 418 Direct Jobs, 2.1 Jobs Ratio**
Economic Analysis in process by Michael Kester , Economic Data Source
 - **2038 Both Direct & Indirect Jobs Ratio is 2.1**

CERTIFICATE OF FORMATION

NEW JERSEY DEPARTMENT OF THE TREASURY
DIVISION OF REVENUE AND ENTERPRISE SERVICES

CERTIFICATE OF FORMATION
DEVI MANOR HOME LLC
0450686749

The above-named DOMESTIC LIMITED LIABILITY COMPANY was duly filed in accordance with New Jersey State Law on 08/09/2021 and was assigned identification number 0450686749. Following are the articles that constitute its original certificate.

1. **Name:**
DEVI MANOR HOME LLC
 2. **Registered Agent:**
HARSHAD PATEL
 3. **Registered Office:**
1692 OAK TREE ROAD
EDISON, NEW JERSEY 08820
 4. **Business Purpose:**
HEALTHCARE WORKERS FOR DIALYSIS, IMRT & ADHC
 5. **Effective Date of this Filing is:**
08/09/2021
 6. **Main Business Address:**
1700 GALLOPING HILL ROAD
KENILWORTH, NEW JERSEY 07033-0703
- Signatures:**
HARSHAD PATEL,
AUTHORIZED REPRESENTATIVE



Certificate Number: 0450686749

File this certificate online at

<https://www.treasury.nj.gov/FRS/Registration/Certificates/Cert.jsp>

IN TESTIMONY WHEREOF, I have
hereunto set my hand and
affixed my Official Seal
9th day of August, 2021

A handwritten signature in blue ink, appearing to read "Elizabeth Maher Munro".

Elizabeth Maher Munro
State Treasurer

REGISTRATION

- Employer Identification Number: 46-2564253
- Name of the company: Devi manor Home, LLC
- A 1 Regional Center EB-5, LLC Approved By USCIS
I.D. # INF2200001023/RC2200001023

PROJECT DETAILS

Project Summary:

Building is over 102,500 Sq. Ft on Garden State Parkway Major Exposure on Exit 138

Services:

Devi is located at above address and it has the approved for the following.

- > Dialysis of 40 Stations which services 120 Patients/Day
- > Adult Day Health Care 192 Patients/Shift & 2 Shifts
- > IMRT which is give Radiation Therapy of 35 Patients/Day, Six days
- > PET /CT & High Field MRI & X-Ray Diagnosis of Patient for 22 Patients/Day
- > 3 OR Ambulatory Care Surgery Center
- > Walk-in Clinic & Rehab Facility, 7 Days/Week
- > Devi will have Drug Detoxification and Substance Abuse Program for 28 Patients
- Pharmacy – DME & IV Infusion & possible Cannabis & Marijuana Dispensary
- Drug & Alcohol Rehabilitation Facility for 32 Beds
- LGBTQ Community Rehabilitation Facility for 18 Beds
- Drug Detoxification 28 Beds

TEA:

Devi is approved for TEA by State of NJ Letter is on file & USCIS

Devi Project will be Approved for Expedited Process for EB-5 & Green Card

TIME LINE & EXIT STRATEGY

Verification of Investor's Fund:

- ❑ 1-526 will be File for Family Immediately & Wire Transfer Fund

Time Line:

- ❑ 1-526 Approval about 18-24 Months

Once Investor's Family Arrival on USA 2-3 Months Green Card

24 Months to get Permanent Green Card and Exit Plan Strategy

Investors Exit Strategy:

- ❑ Investor will get their Investment upon getting Permanent Green Card and USCIS approval & Notification Process with their **Return on Investment and capital (\$800,000). Approximate timeline 5 years.**

DEVI MANOR HOME – NEW JERSEY

1700 GALLOPING HILL ROAD KENILWORTH, NJ 07033 ON GS PARKWAY EXIT 138

Total Project Cost – \$ 73 Million including FF&E

- Owner Spent – \$ 9.0 Million
- Bank Finance – \$ 8.5 Million Approved (M & T Bank Owner Personnel Guaranteed)
- Return on Investment Up to 2.0 % Simple Interest Rate*

Investments Achieved at present

- Total Job Creation 2038 Both Direct & Indirect
- EB-5 Investors 64 @ \$ 800,000 = Total \$51.2 Million
-

Means for Each Investor 32 Jobs Created (Required only 10 Jobs)
Owner \$ 9.0 Million & Finance \$ 8.5 Mill. (Personal Guarantee)
Owner Total Equity Assured \$ 17.0 Million = 25 % Equity
There are some Investors has **already Invested and received EAD for Family by USCIS**
EB-5 Investors can be decrease to 44 Investors only
Additional Finance can be arranged by Personnel Guaranty

Very Limited Investors on First come First Basis

APPROVAL FOR TEA



PHILIP D. MURPHY
Governor
SHEILA Y. OLIVER
Lieutenant Governor

State of New Jersey
DEPARTMENT OF LABOR AND WORKFORCE DEVELOPMENT
P.O. BOX 388, TRENTON, NEW JERSEY 08625-0388

ROBERT ASARO-ANGELO
Commissioner

August 24, 2021

Michael Kester
Impact DataSource
4709 Cap Rock Drive
Austin, Texas 78735

Mr. Kester:

Utilizing 2020 annual average data, the following combination of contiguous census tracts meets the criteria of a Targeted Employment Area for the purpose of Direct EB-5 investment:

Census Tract(s)
324, 332, 334, 326

County
Union

The address of investment, 1700 Galloping Hill Rd. Kenilworth, NJ 07033 is located within Census Tract 326 (Union County).

This determination is based upon the census tract having an average unemployment rate of at least 150 percent the national rate for the same time period.

The New Jersey Department of Labor and Workforce Development is the designated state agency to provide information for the Immigration Act (IMMACT) of 1990. In cooperation with the US Bureau of Labor Statistics (BLS), we are the agency that produces the unemployment data used to determine whether an area's unemployment rate is greater than or equal to the qualifying rate of 12.2 percent (150 percent of the US rate for the same time period).

The census tract stated above recorded an unemployment rate of 13.2 percent for the time period specified.

Please note: While the New Jersey Department of Labor and Workforce Development indicates that an area meets the qualifying rate, the final designation as a Targeted Employment Area will be made by the U.S. Citizenship and Immigration Services.

Attached is a technical note describing the methodology used to develop this estimate. You may contact me via email at paul.tattory@dol.nj.gov for any additional information or questions.

Sincerely,
Paul Tattory
Paul Tattory, Assistant Director
Division of Economic and Demographic Research

Enclosure



RESEARCH AND
INFORMATION

"Opportunity. Stability. Dignity."

*New Jersey is an Equal Opportunity Employer
Printed on Recycled and Recyclable Paper
AD-18-245 12/20*

APPROVAL FOR TEA

1700 Galloping Hill Rd, Kenilworth, NJ 07033

ACS 15-19 and BLS CY20

Census-Share Methodology

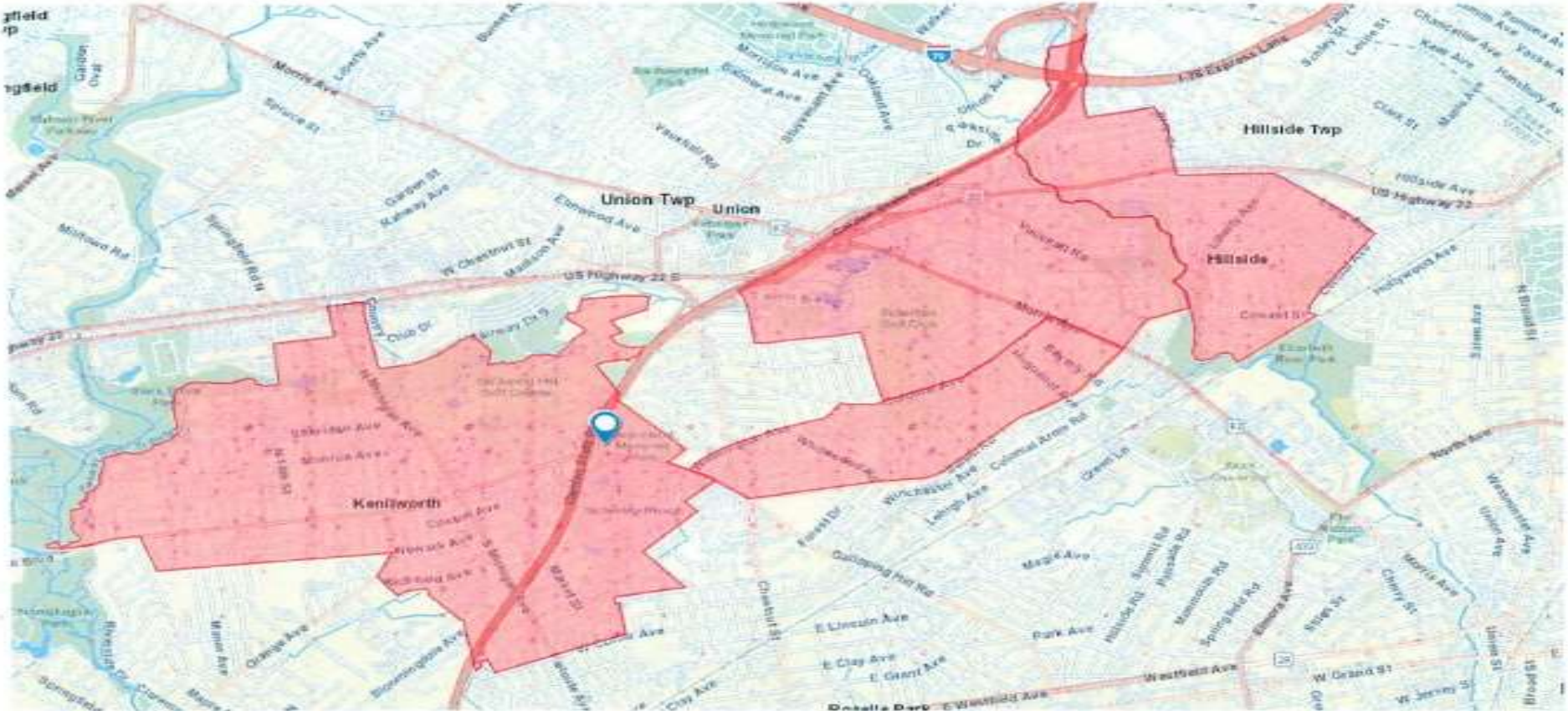
National Rate for CY2020 = 8.1%

150% Threshold = 12.2%

Census Tract

Census Tract	Labor Force	Employed	Unemployed	UE Rate	Comment
Census Tract 324, Union County, NJ	3,977	3,153	824	20.7%	
Census Tract 332, Union County, NJ	2,040	1,816	224	11.0%	
Census Tract 334, Union County, NJ	1,976	1,706	270	13.7%	
Census Tract 336, Union County, NJ	3,927	3,666	261	6.6%	Site
Combined Area:	11,920	10,341	1,579	13.2%	

APPROVAL FOR TEA



DEVI MANOR HOME, LLC, 1700 GALLOPING HILL ROAD, KENILWORTH, NJ 07033
EMAIL:DEVIMANORHOME@GMAIL.COM, 732-319-3055 OR WHATSAPP

DEVI MANOR HOME CAN ACCOMMODATE THE FOLLOWING NUMBER OF PATIENTS OR VISIT

- IMRT 35 Patients
- PET-CT scan 22 Patients
- High Field MRI & Digital X-Rays 28 Patients
- Women's Care Center Mammogram/BD/US
- Three Operating Rooms Pain, GI, Multispecialty
- Pharmacy, DME & IV Infusion Therapy As Scheduled
- Plaza Level New Construction Floor Water Treatment Plant
- Walk-in Clinic & Physical Therapy No Appointment Needed
- LGBTQ Community Rehab Center 18 Beds
- Dialysis Clinic 40 Stations (120 Patients/Day; 6 Days/Week)
- Drug Detoxification Facility 28 Patients
- Adult Day Health Care 192 Slots
- Drug & Alcohol Rehab Facility 32 Beds

FINANCIAL PROJECTIONS

COMPANY HIGHLIGHTS



Total Revenue*

\$54,718,548

Net Profit*

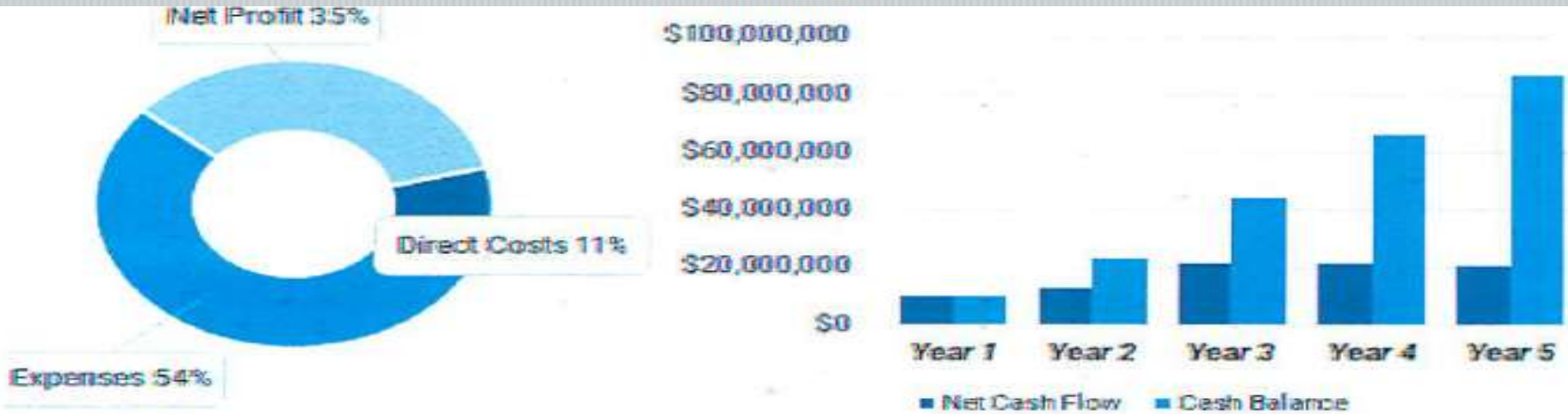
\$18,962,193

Net Profit Percentage*

34.7%

*Year 5

FINANCIAL PROJECTIONS CONT..



Year 5

	Year 1	Year 2	Year 3	Year 4	Year 5
Total Revenue	\$36,556,222	\$42,871,578	\$53,218,548	\$54,218,548	\$54,718,548
Gross Margin	\$32,594,250	\$38,240,631	\$47,977,976	\$48,297,976	\$48,457,976
Operating Expenses	\$25,422,312	\$27,499,099	\$28,496,573	\$29,131,553	\$29,495,783
EBITDA*	\$9,183,404	\$12,752,998	\$21,492,870	\$21,177,889	\$20,973,659
Net Profit	\$7,171,938	\$10,741,532	\$19,481,403	\$19,166,423	\$18,962,193
Net Profit %	19.6%	25.1%	36.6%	35.4%	34.7%

*Earnings Before Interest, Taxes, Depreciation, & Amortization

FINANCIAL PROJECTIONS CONT..

REVENUE FORECAST

	Year 1	Year 2	Year 3	Year 4	Year 5
REVENUE					
Dialysis	\$8,520,408	\$9,529,836	\$12,896,364	\$12,896,364	\$12,896,364
Radiation Therapy	\$11,464,752	\$13,834,704	\$17,769,648	\$17,769,648	\$17,769,648
Adult Day Health Care	\$3,576,962	\$3,183,206	\$3,979,008	\$3,979,008	\$3,979,008
PET/CT Scan	\$3,681,600	\$4,823,832	\$6,573,528	\$6,573,528	\$6,573,528
Pharmacy & Durable Medical Equipment	\$3,500,000	\$3,750,000	\$4,250,000	\$5,250,000	\$5,750,000
Community & Walk-in Rehab	\$937,500	\$1,250,000	\$1,250,000	\$1,250,000	\$1,250,000
Ambulatory Surgical Center	\$4,875,000	\$6,500,000	\$6,500,000	\$6,500,000	\$6,500,000
Total Revenue	\$36,556,222	\$42,871,578	\$53,218,548	\$54,218,548	\$54,718,548

FINANCIAL PROJECTIONS CONT..

DIRECT COST OF REVENUE

Dialysis	\$113,400	\$127,770	\$156,000	\$156,000	\$156,000
Radiation Therapy	\$0	\$0	\$0	\$0	\$0
Adult Day Health Care	\$188,698	\$263,578	\$329,472	\$329,472	\$329,472
PET/CT Scan	\$273,000	\$347,100	\$522,600	\$522,600	\$522,600
Pharmacy & Durable Medical Equipment	\$2,380,000	\$2,550,000	\$2,890,000	\$3,570,000	\$3,910,000
Community & Walk-in Rehab	\$178,125	\$237,500	\$237,500	\$237,500	\$237,500
Ambulatory Surgical Center	\$828,750	\$1,105,000	\$1,105,000	\$1,105,000	\$1,105,000
Subtotal Cost of Revenue	\$3,961,973	\$4,630,948	\$5,240,572	\$5,920,572	\$6,260,572
Other Direct Cost	\$0	\$0	\$0	\$0	\$0
Total Direct Costs	\$3,961,973	\$4,630,948	\$5,240,572	\$5,920,572	\$6,260,572
GROSS MARGIN	\$32,594,250	\$38,240,631	\$47,977,976	\$48,297,976	\$48,457,976
GROSS MARGIN/REVENUE	89.2%	89.2%	90.2%	89.1%	88.6%

FINANCIAL PROJECTIONS CONT..

SALARY PER POSITION

Dialysis	\$47,828	\$47,828	\$47,828	\$47,828	\$47,828
Radiation Therapy	\$64,396	\$97,993	\$97,993	\$97,993	\$97,993
Adult Day Health Care	\$41,707	\$41,707	\$41,707	\$41,707	\$41,707
PET/CT Scan	\$97,481	\$97,481	\$97,481	\$97,481	\$97,481
Pharmacy & Durable Medical Equipment	\$210,000	\$225,000	\$255,000	\$315,000	\$345,000
Community & Walk-in Rehab	\$22,059	\$29,412	\$29,412	\$29,412	\$29,412
Ambulatory Surgical Center	\$37,500	\$50,000	\$50,000	\$50,000	\$50,000
Elevator Support Staff	\$31,200	\$32,760	\$34,398	\$36,118	\$37,924
Medical Transport	\$31,200	\$32,760	\$34,398	\$36,118	\$37,924
Marketing & Sales Managers	\$50,000	\$52,500	\$55,125	\$57,881	\$60,775
Additional Support Staff	\$35,000	\$36,750	\$38,588	\$40,517	\$42,543

TOTAL PAYROLL BY POSITION

Dialysis	\$2,630,520	\$2,630,520	\$2,630,520	\$2,630,520	\$2,630,520
Radiation Therapy	\$1,738,692	\$2,645,820	\$2,645,820	\$2,645,820	\$2,645,820
Adult Day Health Care	\$1,584,880	\$1,584,880	\$1,584,880	\$1,584,880	\$1,584,880
PET/CT Scan	\$1,072,288	\$1,072,288	\$1,072,288	\$1,072,288	\$1,072,288
Pharmacy & Durable Medical Equipment	\$1,050,000	\$1,125,000	\$1,275,000	\$1,575,000	\$1,725,000
Community & Walk-in Rehab	\$375,000	\$500,000	\$500,000	\$500,000	\$500,000
Ambulatory Surgical Center	\$1,462,500	\$1,950,000	\$1,950,000	\$1,950,000	\$1,950,000
Elevator Support Staff	\$62,400	\$65,520	\$68,796	\$72,236	\$75,848
Medical Transport	\$499,200	\$524,160	\$550,368	\$577,886	\$606,781
Marketing & Sales Managers	\$700,000	\$735,000	\$771,750	\$810,338	\$850,854
Additional Support Staff	\$280,000	\$294,000	\$308,700	\$324,135	\$340,342
Total Payroll	\$11,455,480	\$13,127,188	\$13,358,122	\$13,743,103	\$13,982,332
Payroll/Revenue	31.3%	30.6%	25.1%	25.3%	25.6%

FINANCIAL PROJECTIONS CONT..

PRO FORMA PROFIT & LOSS

	Year 1	Year 2	Year 3	Year 4	Year 5
Total Revenue	\$36,556,222	\$42,871,578	\$53,218,548	\$54,218,548	\$54,718,548
Total Direct Cost of Revenue	\$3,961,973	\$4,630,948	\$5,240,572	\$5,920,572	\$6,260,572
Gross Margin	\$32,594,250	\$38,240,631	\$47,977,976	\$48,297,976	\$48,457,976
Gross Margin/Revenue	89.2%	89.2%	90.2%	89.1%	88.6%
EXPENSES					
Dialysis	\$2,318,629	\$2,389,289	\$2,624,945	\$2,624,945	\$2,624,945
Radiation Therapy	\$3,725,085	\$2,690,629	\$2,966,075	\$2,966,075	\$2,966,075
Adult Day Health Care	\$1,159,570	\$1,155,632	\$1,163,590	\$1,163,590	\$1,163,590
PIET/CT Scan	\$1,370,000	\$2,059,868	\$2,182,347	\$2,182,347	\$2,182,347
Pharmacy & Durable Medical Equipment	\$875,000	\$937,500	\$1,062,500	\$1,312,500	\$1,437,500
Community & Walk-in Rehab	\$234,375	\$312,500	\$312,500	\$312,500	\$312,500
Ambulatory Surgical Center	\$1,218,750	\$1,625,000	\$1,625,000	\$1,625,000	\$1,625,000
Depreciation	\$2,011,467	\$2,011,467	\$2,011,467	\$2,011,467	\$2,011,467
Payroll Taxes & Benefits	\$1,053,957	\$1,190,026	\$1,190,026	\$1,190,026	\$1,190,026
Total Payroll	\$11,455,480	\$13,127,188	\$13,358,122	\$13,743,103	\$13,982,332
Total Op. Expenses	\$25,422,312	\$27,499,099	\$28,496,573	\$29,131,553	\$29,495,783
Profit Before Int. & Tax	\$7,171,938	\$10,741,532	\$19,481,403	\$19,166,423	\$18,962,193
EBITDA*	\$9,183,404	\$12,752,998	\$21,492,870	\$21,177,889	\$20,973,659
Interest Expense	\$0	\$0	\$0	\$0	\$0
Taxes Incurred	\$0	\$0	\$0	\$0	\$0
NET PROFIT	\$7,171,938	\$10,741,532	\$19,481,403	\$19,166,423	\$18,962,193
NET PROFIT %	19.6%	25.1%	36.6%	35.4%	34.7%

*Earnings Before Interest, Taxes, Depreciation, & Amortization

FINANCIAL PROJECTIONS CONT..

The sensitivity analysis below assumes that revenues are 15% higher or lower than figures projected earlier in this business plan

BEST CASE SCENARIO

REVENUE IS 15% GREATER THAN PROJECTED

	Year 1	Year 2	Year 3	Year 4	Year 5
Revenue	\$42,039,656	\$49,302,315	\$61,201,330	\$62,351,330	\$62,926,330
Cost of Goods	\$4,556,268	\$5,325,590	\$6,026,658	\$6,808,658	\$7,199,658
Gross Margin	\$37,483,387	\$43,976,725	\$55,174,672	\$55,542,672	\$55,726,672
Gross Margin/Revenue	89%	89%	90%	89%	89%
Operating Expenses	\$25,422,312	\$27,499,099	\$28,496,573	\$29,131,553	\$29,495,783
Net Profit	\$12,061,075	\$16,477,626	\$26,678,100	\$26,411,119	\$26,230,889
Net Profit/Revenue	29%	33%	44%	42%	42%
Cash Flow	\$15,382,302	\$18,547,459	\$28,770,971	\$28,461,346	\$28,280,575
Cash Balance	\$15,382,302	\$33,929,761	\$62,700,731	\$91,162,077	\$119,442,652

WORST CASE SCENARIO

REVENUE IS 15% LESS THAN PROJECTED

	Year 1	Year 2	Year 3	Year 4	Year 5
Revenue	\$31,072,789	\$36,440,842	\$45,235,766	\$46,085,766	\$46,510,766
Cost of Goods	\$3,367,677	\$3,936,305	\$4,454,486	\$5,032,486	\$5,321,486
Gross Margin	\$27,705,112	\$32,504,536	\$40,781,280	\$41,053,280	\$41,189,280
Gross Margin/Revenue	89%	89%	90%	89%	89%
Operating Expenses	\$25,422,312	\$27,499,099	\$28,496,573	\$29,131,553	\$29,495,783
Net Profit	\$2,282,800	\$5,005,437	\$12,284,707	\$11,921,726	\$11,693,496
Net Profit/Revenue	7%	14%	27%	26%	25%
Cash Flow	\$5,604,027	\$7,075,269	\$14,377,578	\$13,971,953	\$13,743,182
Cash Balance	\$5,604,027	\$12,679,297	\$27,056,874	\$41,028,827	\$54,772,010

WIRE TRANSFER INFORMATION

PNC BANK NA 1730 Oak Tree Road Edison, NJ 08820

Devi Manor Home Investors, LLC.

6095 Pine Mountain Road, Kennesaw, GA 30152

PNC BANK 500 FIRST AVENUE MAILSTOP: P7-PFSC-03-W PITTSBURGH, PA 15219

Domestic Wire Instruction to PNC Bank

Account Number: 8133282933 Account Name: Devi Manor Home Investors, LLC

Address: 6095 Pine Mountain Road, Kennesaw, GA 30152

Routing Number: 031207607

For Incoming International Wire only

Devi Manor Home Investors, LLC.

Account Number: 8133282933

PNC Bank Swift Code (BIC) PNCCUS33

Devi Manor Home, LLC.

1700 Galloping Hill Road Kenilworth NJ 07033

Account Number: 8137887083

Domestic Routing Number: 043000096

DEVI MANOR HOME, LLC, 1700 GALLOPING HILL ROAD,
KENILWORTH, NJ 07033
EMAIL:DEVIMANORHOME@GMAIL.COM, 732-319-3055 OR
WHATSAPP

DEVI PROJECTS

Devi – Atlanta License SNF HEALTHCARE Cost \$ 115.5 Million EB-5 98 Investors

Devi – Kenilworth NJ Med. HEALTHCARE Cost \$ 68.2 Million EB-5 64 Investors

Five Investors Received I-526 Filed Notices

Devi – Palmetto, GA Fulton County 309 Houses Cost \$ 147 Million EB-5 99 Investors

Affordable Subdivision Under Section 8 Rental Units (In Process)