

# DEVI MANOR HOME LLC

*A SKILLED NURSING FACILITY IN THE HEART OF  
NEW JERSEY*

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



# COMPANY INFORMATION

COMPANY NAME: DEVI MANOR HOME LLC

AFFILIATED TO: A1 REGIONAL CENTER EB-5,  
LLC

PRINCIPAL/ MANAGING MEMBER: DR.  
HARSHAD PATEL

PROJECT: SKILLED NURSING HOME FACILITY

## **PROJECT- DEVI MANOR HOME, KENILWORTH, NJ**

### **SERVICES PROVIDED BY THE FACILITY INCLUDE:**

- **Dialysis**
- **Adult Day Health Care**
- **IMRT**
- **PET /CT, High Field MRI & X-Ray**
- **Ambulatory Care Surgery Center**
- **Walk-in Clinic & Rehab Facility**
- **Drug Detoxification and Substance Abuse Program**
- **Pharmacy – DME & IV Infusion**
- **Possible Cannabis & Marijuana Dispensary**
- **LGBTQ Community Rehabilitation Facility**

# FINANCIALS

## SOURCES & USES

### SOURCES

EB-5 Investment (5 Standalone/Direct)	\$2,500,000
EB-5 Investment (RC)	\$68,000,000
Owner Equity	\$3,813,841
<b>TOTAL SOURCES</b>	<b>\$74,313,841</b>

### PROJECT COSTS

Construction	\$33,507,978
Equipment	\$39,490,863
Working Capital	\$1,315,000
<b>TOTAL PROJECT COSTS</b>	<b>\$74,313,841</b>

# EB-5 INVESTMENT DETAILS

Investment Amount: \$800,000

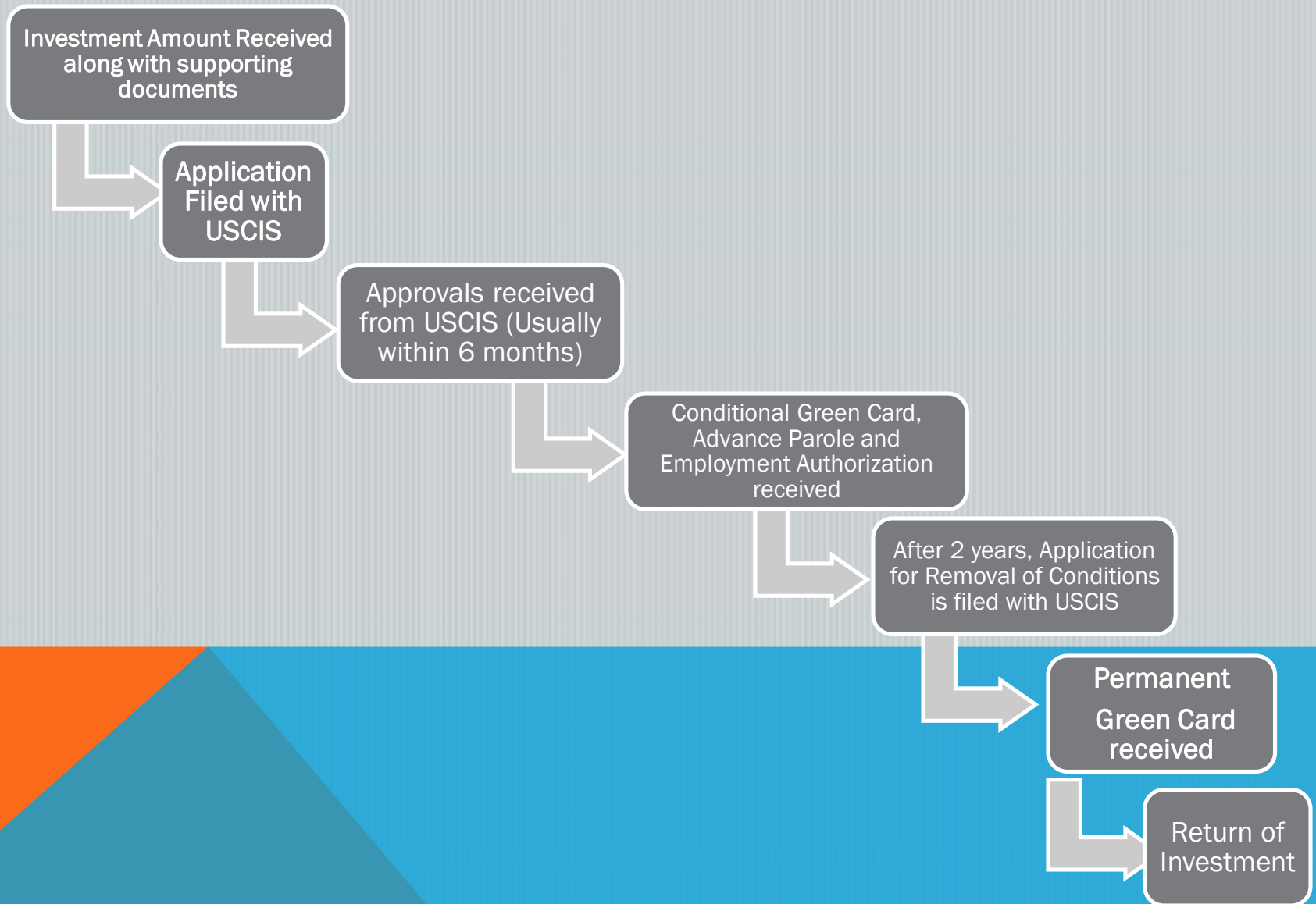
Interest paid @ 2% Simple Interest per annum

Legal and Administrative fee : \$70,000 (not inclusive of USCIS fee)

## USCIS FEE

FORM	PURPOSE	FEE
Form I-526E	Investment in the project	\$11,160 + \$1000 (EB5 Integrity Fund)
Form I-485	Application to Register Permanent Residence or Adjust Status	\$1440 for each applicant
Form I-131	Advance Parole	\$630 for each applicant
Form I-765	Work Authorization	\$260 for each applicant

# TIMELINE & EXIT STRATEGY



# DOCUMENTS REQUIRED

- Copies of Demographic pages of passport along with all visa stamps
- All status documents
- Birth Certificate for children.
- Marriage certificate for spouses
- Documents evidencing lawful source of funds being invested
- 6 photos of each applicant
- Proof of funds transfer
- Medical Report signed and sealed by a USCIS Certified Civil Surgeon



## **DISCLAIMERS & FORWARD LOOKING STATEMENTS**

- USCIS requires your EB-5 Investment to be an “at risk” investment. Therefore there is no “guarantee” of return of your investment.
- Interest on investment paid at the rate of 2% per annum Simple Interest
- Detailed Business Plan available upon request
- Approval of petitions is the sole prerogative of the USCIS. Management is not responsible for denial of Petitions. Management liability in such case is limited to return of investment amount.

# **WIRE TRANSFER INFORMATION**

**For Incoming International Wire only**

**Account Name: Devi Manor Home, LLC.**

**Account Number: 8139835615**

**PNC Bank Swift Code (BIC) PNCCUS33**

**Domestic Routing Number: 031207607**

## **CONTACT INFORMATION**

**Point of Contact: Dr. Harshad Patel**

**Phone: +1 732-319-3055**

**Email: [devimanorhome@gmail.com](mailto:devimanorhome@gmail.com)**