



BMO HARRIS OFFICE TOWER

FIRSTPATHWAY PARTNERS

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An EB-5 Investment Opportunity

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Dear Potential Investor,

On behalf of the FirstPathway Partners organization, let me be one of the first to extend congratulations on your decision to pursue residency (and Citizenship if desired) in the United States under the Homeland Security USCIS EB-5 Program. You are on the path to realizing a dream held by many people from countries around the world.

We are honored that you have chosen FirstPathway Partners to help make this dream a reality. FirstPathway Partners is committed to providing the highest level of service of any program available in the United States operating under the EB-5 Program category. Our objective is to ensure that your experience is outstanding and that we exceed all expectations. We look forward to providing whatever assistance might be required as the journey begins on your path to this wonderful country. Once again, congratulations on your decision to immigrate to the United States and welcome to America!

Sincerely,



Robert W. Kraft
CEO & Chairman
FirstPathway Partners




Leadership Team

ROBERT W. KRAFT **CEO & Chairman**

Robert W. Kraft pairs 45 years of experience as an international business executive, entrepreneur, and consultant, who has earned praise and is recognized for his ability to build bridges across cultures and forge connections that foster economic development. As the Founder, Chairman, President, and CEO of FirstPathway Partners (FPP), Mr. Kraft has helped hundreds of investors move through the Department of Homeland Security's EB-5 Regional Center Program. Kraft also serves as President of the Board of Directors for IIUSA (Invest in the USA), the national trade association for the federal program. He provides ongoing support to EB-5 industry-related organizations, presenting globally on a number of topics, and has appeared as an expert source in media outlets around the world.





FirstPathway Partners helps foreign investors become United States Citizens through the Department of Homeland Security Immigration Investor EB-5 program. The partnership provides an investment vehicle that qualifies investors for a Green Card and Citizenship, if so desired. The program requires a minimum investment of \$500,000 targeted at individuals who understand and appreciate the convenience and timeliness created by participation in a carefully designed program.

FirstPathway Partners carefully vets projects for EB-5 suitability, risk, capital preservation and facilitation of your permanent Green Card. Our EB-5 project analysis examines all of the factors that are important to you such as; job creation, industry, location, time-line and certainty of project completion.

Since 2008, FirstPathway Partners has assisted hundreds of immigrant investors through the EB-5 program, raising millions in EB-5 funds for job creating enterprises. FirstPathway Partners is also one of few regional centers to have obtained I-829 approval and repaid investors on multiple projects, placing us in the highest category of EB-5 industry achievement.

FirstPathway Partners' success originates from our ability to combine the understanding, track record, and resources you expect, with the trust and complimentary services you deserve.



▶ **100%** Success Rate on Permanent Green Card Issuance

▶ **Capital Returned** on Multiple Projects

▶ **Over \$1 Billion** in Economic Development

BMO Harris Office Tower

790 North Water Street
Milwaukee, WI

The BMO Harris Office Tower, regional headquarters for one of the ten largest banks in North America, was designed to deliver the next generation of workplace to Milwaukee's financial district and is being named one of the city's newest landmark projects.

Positioned in the heart of the Central Business District, BMO Tower's contemporary design is a striking addition to Milwaukee's urban core and offers a prominent yet accessible location in a highly walkable area, surrounded by the city's most popular attractions, situated right near Milwaukee's iconic City Hall. With low vacancy rates for Class A office spaces in Milwaukee, local government officials recognize the need for the BMO Harris Office Tower project.

This fully capitalized, glass tower is currently under construction and perfectly suited for EB-5, with an anticipated economic impact of over 1,400 construction jobs. The 25-story, 35,379 square meter vertical business campus provides 653 parking garage spaces and opens in December 2019.



Building Size: 35,379 Square Meters
Height: 25 Stories (floor-to-ceiling glass)
Parking: 653 Stalls
Occupancy: December 2019



BMO HARRIS OFFICE TOWER

- Fully Capitalized
- Bridge Loan
- 3x Requisite Job Creation
- BMO is Senior Lender and Anchor Tenant
- Construction Started
- Developer Completion Guarantee
- Stabilized Value of \$154,000,000

Location



- ① BMO
- ② Marcus Performing Arts Center
- ③ City Hall
- ④ Pabst Theater
- ⑤ Oneida Street Station
- ⑥ Milwaukee Repertory Theater
- ⑦ MSOE
- ⑧ Cathedral Square Park

Milwaukee, WI

\$4.2+ Billion in completed projects since 2005

\$1.6 Billion under construction

31% of downtown workers living in or within one mile of downtown

7.1% retail space vacancy rate, down from 8.5% in 2012

\$240 Million generated annually by nighttime economy

\$3.45 Billion in annual tourism sales for Milwaukee County

“With \$3.4 Billion in private and public development completed in the past decade, another \$1.7 Billion under construction and \$930 Million in the pipeline today, we are transforming the work, live and play landscape across downtown.”

Tim Sheehy, President of the Metropolitan Milwaukee Association of Commerce



EB-5 Investment Structure

\$132,625,100 Total Project Cost

\$154,000,000 EB-5 Stabilized Value

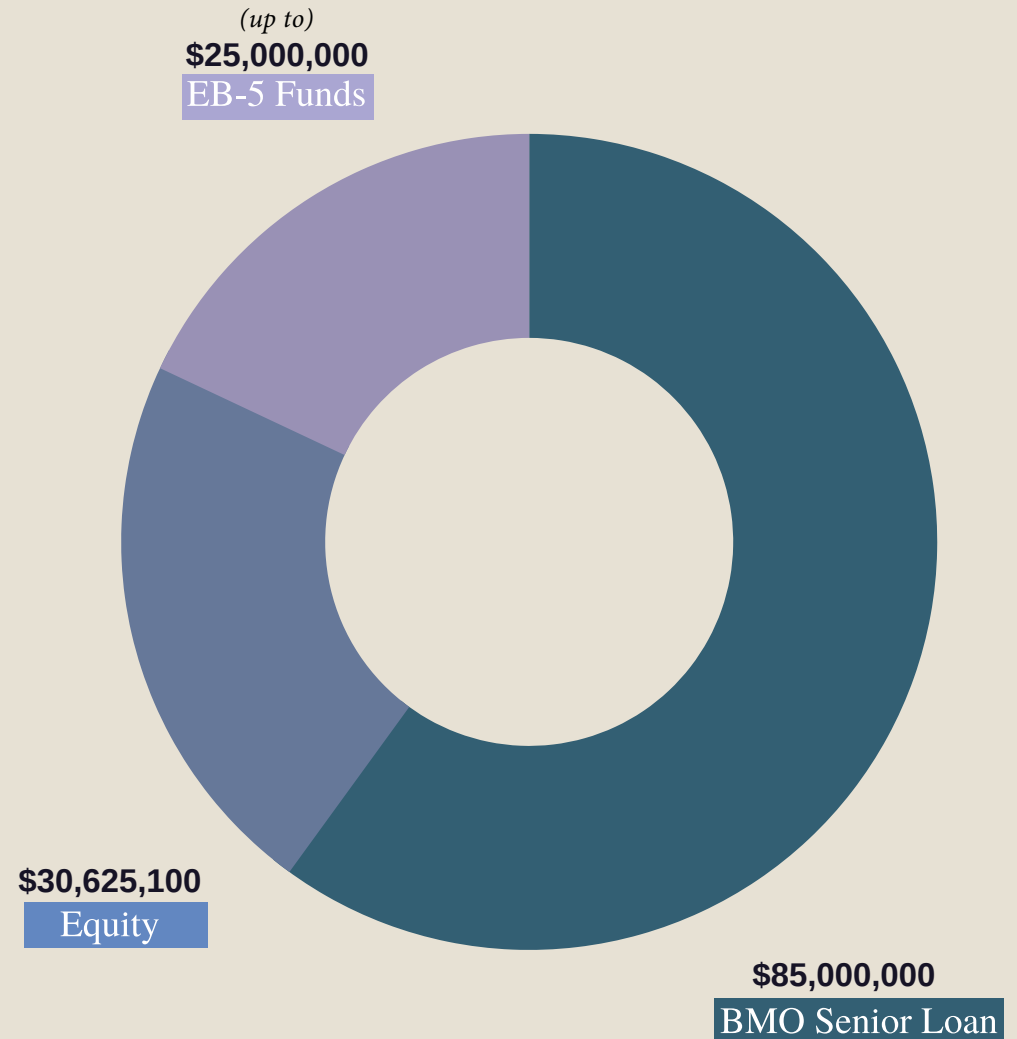
\$500,000 Investment Cost

Job Creation

1,628 Total Jobs Created

32+ Jobs per EB-5 Investor
(3x requisite job creation)

Capital Structure



Developer



Irgens is a full-service real estate solutions firm that is dedicated to leading the process of achieving customer, investor, employee and community goals by creatively providing professional results oriented real estate solutions.



ASQ Center

A rapidly deteriorating, historic department store building built in the 1880s needed new life. Where other developers saw great risk, Irgens and project partner, Williams Development Corporation, saw great potential. A complete building transformation ensued and the “white elephant of downtown Milwaukee” as it was known, was transformed into a highly successful, 37,161 square meter, mixed use property that became the catalyst for the downtown area resurgence.



833 East Michigan

The 18-floor, 33,260 square meter multi-tenant office building includes LEED-certified and technology-driven design for optimal IT access and energy efficiency, an on-site fitness center, multi-media conference center, restaurant, 459 parking stalls, and a skywalk connectivity to the US Bank Center Galleria. 833 East features a four-story lobby with floor-to-ceiling windows offering panoramic views of Lake Michigan and the downtown Milwaukee skyline.

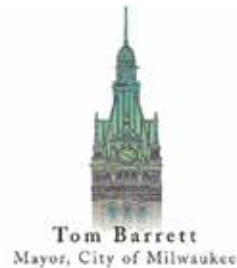


GE Healthcare

After a competitive regional search for a new site to locate three GE Healthcare divisions, the company selected Irgens’ proposal for a new, 47,027 square meter building to be developed and owned by Irgens on a 25 acre land site. The building was completed and designed to be a premier showplace for the client’s innovative products and services. Several years later, Irgens sold the property to a high-quality institutional investor. The sole tenant, GE Healthcare, continues to hold a long term lease.

Government Support

“FirstPathway Partners is a great Milwaukee partner for a number of reasons... They have a track record which has put them above many others in the EB-5 industry.” City of Milwaukee Mayor, Tom Barrett



September 8, 2017

FirstPathway Partners
Robert W. Kraft, Chairman & CEO
311 East Chicago Street, Suite 510
Milwaukee, Wisconsin 53202

Dear Mr. Kraft:

Your work and the work of FirstPathway Partners to bring EB5 investment to Milwaukee is a welcome and positive element in this community's economy. You have successfully connected investors with investment opportunities in a way that benefits our city and rewards foreign investors.

In particular, your work financing the BMO Harris Financial Center is very important to the remarkable growth downtown Milwaukee has been experiencing. The BMO Harris Financial Center will add vitality to Milwaukee and reflects BMO Harris Bank's commitment to Milwaukee.

I congratulate you on ten years of working with EB5 investors, and I look forward to cooperating with you as you attract additional investment in Milwaukee.

Sincerely,



Tom Barrett
Mayor

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(414) 286-2200 • fax (414) 286-3191 • mayor@milwaukee.gov



What our clients have to say...

“I want to thank FirstPathway Partners for their assistance as they have worked so hard for my family to become a resident in this country through the EB-5 program. FirstPathway Partners has very well organized and reliable projects that have made a great impact on our society, and with the help of their highly trained staff we were able to successfully complete our immigration process fairly smoothly. They have helped make the American Dream become a reality for my family.” -Multiple EB-5 Family

“I would say FirstPathway Partners is a great company. Their team in Milwaukee and staff in Beijing made the EB-5 process easy for my family, and for that reason I would recommend FirstPathway Partners as a great company to work with and trust in their abilities.” -Chinese EB-5 Investor

“After I got in touch with FirstPathway Partners, they helped me get the process ready for the green card, everything went exactly as they said it would. Today in 2019, I am an American citizen and my daughter is on the national team for rowing, competing in the world championships. She is also preparing to go to Berkley or Princeton next year to study law. My family and I would like to say THANK YOU to FirstPathway Partners for helping us.” -Hungarian EB-5 Investor

“After researching several Regional Centers, I decided that FirstPathway Partners was a good choice. They have a long track record and solid experience in this type of immigration process. Their plan transmits a feeling of security, and their communication is open and direct. Leaving your country to start a new life is not easy, we all know it. But when I look back, with a smile, at the whole process, and think about my wife and daughter, I say to myself, it has all been worth the effort!” -Redeemed Venezuelan EB-5 Investor



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+1.414.431.0742 For more information, visit www.firstpathway.com