Granbury Vista Project

Rural Project | First-Lien Mortgage Loan

Sponsored by Texas Crown Regional Center



Disclaimer

- This document (this "Document") contains information about Texas Crown Regional Center, LLC, its principals, employees, partners, and other entities and organizations. This Document is intended only for the person to whom it has been delivered. This Document does not constitute an offer to sell, is not an offer or a solicitation of an offer in respect of an investment in any EB-5 project or any other project, and should not be construed as an offer of any kind or the solicitation of an offer to buy interests in any EB-5 investment or in any investment opportunity in any state or jurisdiction to any person to whom it is unlawful to make such offer or solicitation. Any such offer or solicitation shall be made only pursuant to the private placement memorandum in connection with investing in a specific EB-5 project, applicable subscription documents, and applicable organizational documents ("Definitive Documents"), which describe the terms applicable to the investment and certain risks related to an investment and which qualify in their entirety the information set forth herein. Such Definitive Documents should be read carefully prior to making any investment in connection with an EB-5 project. This Document does not constitute part of any such Definitive Documents.
- All information contained herein is subject to revision and completion without prior notification. The investor (prospective or existing) should conduct its own investigation and analysis of Texas Crown Regional Center, LLC and any EB-5 related investment and the data described herein. This Document is strictly confidential and may not be reproduced or redistributed in whole or in part nor may its contents be disclosed to any other person under any circumstances except with the permission of Texas Crown Regional Center, LLC.
- Texas Crown Regional Center, LLC is not acting as the advisor or agent for clients purchasing an investment and thus clients cannot rely on Texas Crown Regional Center, LLC or this Document in connection with the decision to invest.
- No person has been authorized to make representations or provide any information relating to any investment opportunity described herein that are inconsistent with or not otherwise contained in a private placement memorandum for an EB-5 related investment.
- As further described in the private placement memorandum and other pertinent documents, an investment in EB-5 securities is highly illiquid, speculative, and may not be suitable for all investors. Investors may lose all or substantively all of their investment when investing inEB-5 securities.
- An investment in EB-5 securities will provide limited liquidity since the interests in EB-5 investments are not feely transferable. The is no secondary market for the interests and none is expected to develop.
- Investors should carefully review and consider potential risks before investing. Certain of these risks include but are not limited to:
    - Risks related to the uncertainty of and compliance with new rules, regulations, laws in connection with EB-5 Program;
    - Loss of all or a substantial portion of investment;
    - Lack of liquidity in that there is no secondary market for EB-5 investments;
    - Restrictions of transferring membership interests;
    - Less regulation and higher fees than mutual funds or other investment funds;
    - Investment manager and oversight risks.
- The above description is a summary only. Potential investors are urged to review Definitive Documents for disclosures of risks associated with an investment in EB-5 securities.
- The third party information used in this Document has been obtained from various published and unpublished sources considered to be reliable, although in certain cases it has not been updated through the date hereof. No attempt has been made to independently verify the data contained herein and neither Texas Crown Regional Center, LLC nor related parties can guarantee its accuracy or completeness and thus does not accept liability for any direct or consequential losses arising from its use.
- The information herein may include figures, statements, opinions, analysis, or other information (collectively, "Information") that paraphrase, summarize, abbreviate, or are otherwise reductive to the complete set of facts and events that transpired. The Information provided are based on Texas Crown Regional Center, LLC' beliefs, assumptions, and information available, and are subject to change. Accordingly you are encouraged to conduct your own independent review of the Information before making any investment decisions. Texas Crown Regional Center, LLC expressly disclaims any liability whatsoever for any loss arising from or in reliance upon the whole or any part of the content herein.
- PAST PEFROMANCE IS NOT INDICATIVE OF FUTURE RESULTS

Project Overview

EB-5 Capital Raise	$24,000,000 (First-Lien Loan)
EB-5 Investor Count	30
EB-5 Investment Amount (Per Investor)	$800,000
Administrative Fee	$80,000
Required Jobs for EB-5	300
Projected Job Creation	585
Project Manager / Regional Center	Texas Crown Regional Center

The project is located in Granbury, Texas, on a 20-acre site. It is planned to include a total of 126 for-sale townhome units, distributed across 34 two-story residential buildings (10 three-unit buildings + 24 four-unit buildings). Each unit is approximately 1,920 square feet and comes standard with a two-car garage and a private patio.

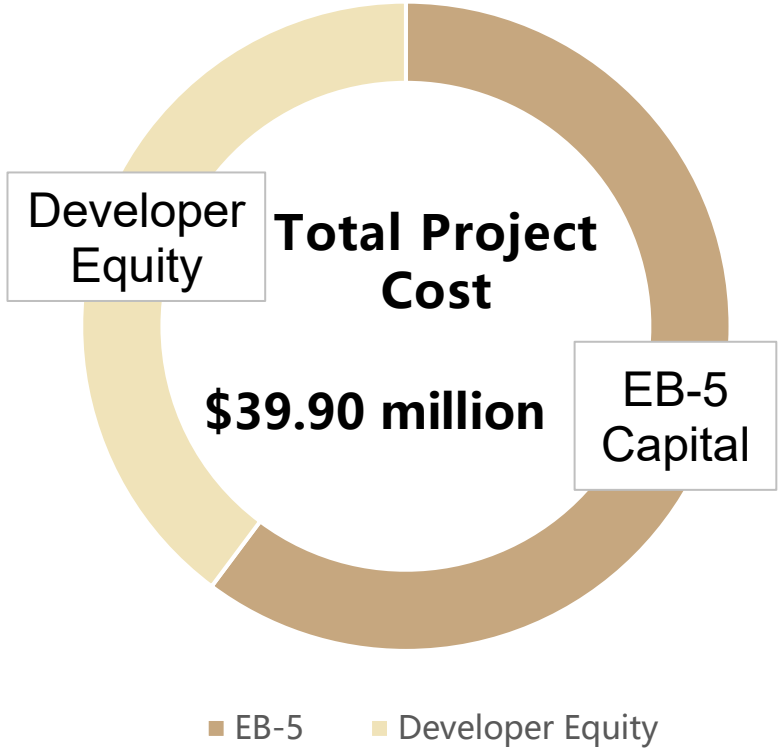
Project Address: 1270 & 1300 North Meadows Drive, Granbury, TX 76048



Capital Structure

Investment period：3+1+1 years　Expected Return：0.25% per year

Category	Amount（USD）	Percentage
EB-5 First-Lien Loan	$24,000,000	60.21%
Developer Equity	$15,857,450	39.79%
Total Investment	$39,857,450	100%
Projected Value (Stabilized Value)	≈ $41,800,000	Loan-to-Value =57%



* *The appraisal also provides a sales-value-based valuation of $45.98M. Under extreme market volatility, residential project value is not expected to move more than 10%.*

Project value appraised by Integra Realty Resources, a nationally recognized U.S. commercial real estate valuation and advisory firm.

Project Advantages

Priority Processing

Rural TEA location qualifies for the 20% visa set-aside and USCIS priority processing.

Ample Job Surplus

585 projected jobs vs. 300 required - a 95% surplus (19.5 jobs per investor).

Market Scarcity

The Granbury market currently lacks comparable large-scale townhome developments; this project is the only product of its kind in its submarket.



First-Lien Mortgage

EB-5 capital holds a first-priority lien on project land and buildings, with high security.

Prime Location

Adjacent to the Fort Worth metropolitan area, just 36 miles from Fort Worth, capturing overflow benefits from regional population and economic growth.

Experienced Team

Developer Yu & Jing Investment has successfully completed nearly 20 large-scale projects in Texas. The regional center's management team has over $700 million in EB-5 capital deployment experience.

U.S. EB-5 Investment Immigration Project Safety Ranking

01 Residential (Rent or Sale)

02 Standard Hotel Real Estate

03 Office/Retail Real Estate

04 Retail Malls, Resorts

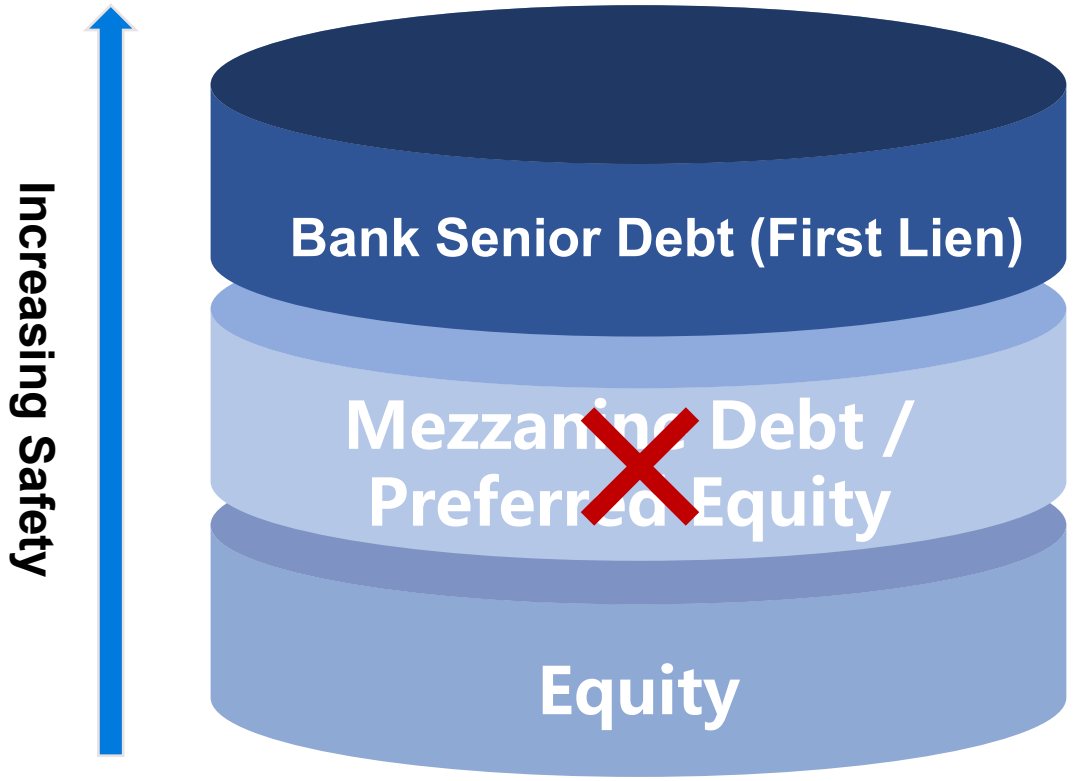
05 Mining, Manufacturing, Agriculture

Increasing Safety



We exclusively select residential projects where the investment funds act as a direct first-priority mortgage. Historically, among thousands of EB-5 projects, there were only about 100 projects of this type. Every residential project where EB-5 funds held the direct first trust deed - no matter the managing company - has achieved a 100% full repayment rate. These projects can easily secure traditional bank loans without EB-5 capital, making such investment opportunities highly scarce. If a project from the old $500,000 era failed, it almost certainly belonged to categories 2 through 5, never category 1.

EB-5 Investment Structure & Security Analysis



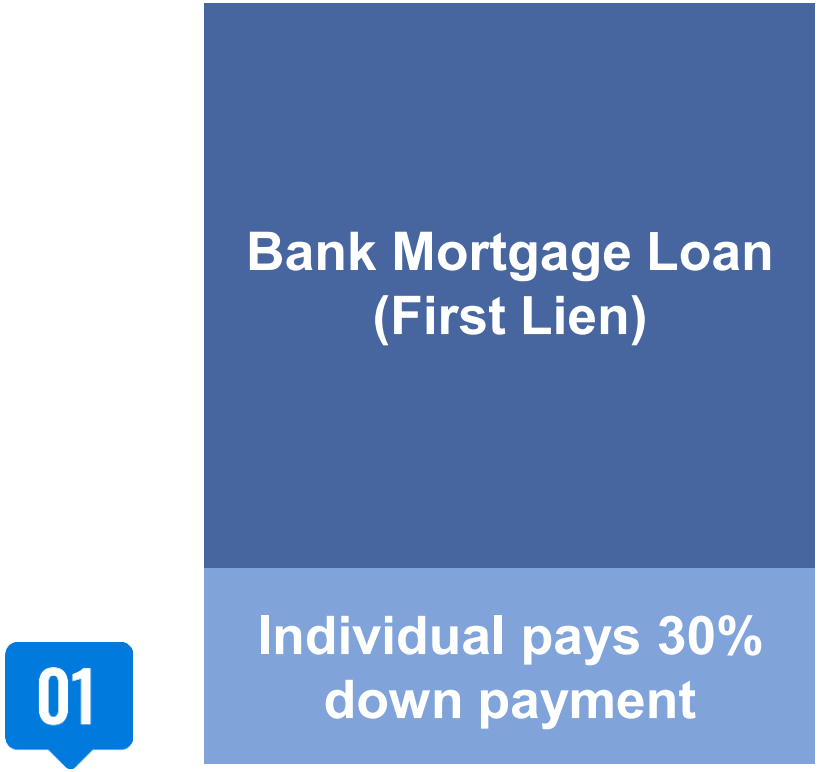
We Avoid:

In most EB-5 projects on the market, investor capital is deployed as mezzanine debt or preferred equity, while a bank holds the senior (first-lien) debt position. We do not participate in this type of project.

We Only Work On:

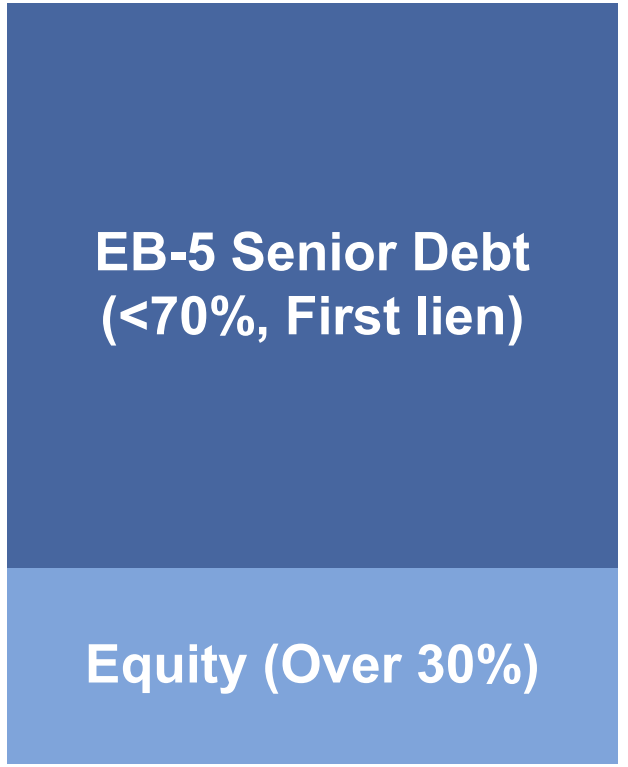
We exclusively invest in residential projects where EB-5 capital holds senior debt (first-lien mortgage) position.

EB-5 First-Lien Loans vs. Home Mortgage Loans



01

As shown on the left, when purchasing a home, the buyer makes a 30% down payment and the bank finances 70%. Why is the bank comfortable lending? If the buyer defaults on interest payments, the bank can foreclose and sell the property at approximately 70%—the bank's principal amount—to recover the loan.



02

As shown on the right, in our residential projects, the developer contributes more than 30% in equity and borrows less than 70% from EB-5 investors. EB-5 funds hold first priority. If the developer cannot repay as agreed at maturity, the EB-5 lender can likewise foreclose on the project land and homes and sell them at a price above a 30% discount to the EB-5 loan principal, recovering the full investment.

Prime Location – Connected to Major Cities

Located in the Heart of Texas with Convenient Regional Access

Distance to Major Locations (by Car)



Historic Granbury Square
历史文化与商业中心
1.5 miles ~5 min



Lake Granbury
湖畔休闲度假资源
1 mile ~3 min



Fort Worth
德州第二大城市
36 miles ~1 hour

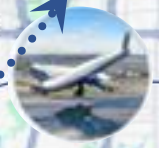


Dallas
德州第一大城市
68 miles ~1.5 hours



DFW国际机场
Dallas/Fort Worth International Airport
65 miles ~1 h 15 min









Historic Granbury Square
1.5 miles | ~5 min



Lake Granbury
1 mile | ~3 min

36 miles ~1 hour

65 miles ~1 h 15 min

68 miles ~1.5 hours

Granbury

Project Address
1270 N Meadows Drive, Granbury, Hood County, Texas 76048

Azle
Saginaw
Watauga
Colleyville
North Richland Hills
Hurst
Euless
DFW International Airport (Main)
Recently viewed
Irving
Dallas
Fort Worth
River Oaks
White Settlement
Arlington
Lynn Creek Park at Joe Pool Lake
Duncanville
Kennedale
Everman
Hutchins
Horseshoe Bend
Crowley
Mansfield
DeSoto
Lancaster
Glenn Heights
Cresson
Burleson
Red Oak
Ovilla
Lillian
Cross Timber
The Homesteads
Midlothian
Pecan Hill
Joshua
Godley
Venus
Alvarado
Keene
Waxahachie
Brazos Bend
DeCordova
Pecan



Granbury, Texas

America’s Best Historic Small Town

13740 (Approx.)

2026 Population

3.6%

Annual Growth Rate

40.3%

Projected 10-Year Job Growth

➢ Rapid Population Growth

Granbury continues to expand at an annual rate of 3.6%, well above the Texas and U.S. averages.

➢ DFW Spillover Benefits

Just 36 miles from Fort Worth, Granbury captures overflow population and economic growth from the DFW metro area — GDP growth of 8.7% (2023), exceeding the statewide Texas rate of 7.4.

➢ Limited Market Supply

The city currently lacks comparable large-scale townhome products; this project is the only offering of its kind in its category.

➢ Strong Housing Demand

Hood County's projected 10-year job growth is 40.3%, far exceeding the national average of 33.5%. Median household income is $89,788, 12% above the Texas average.

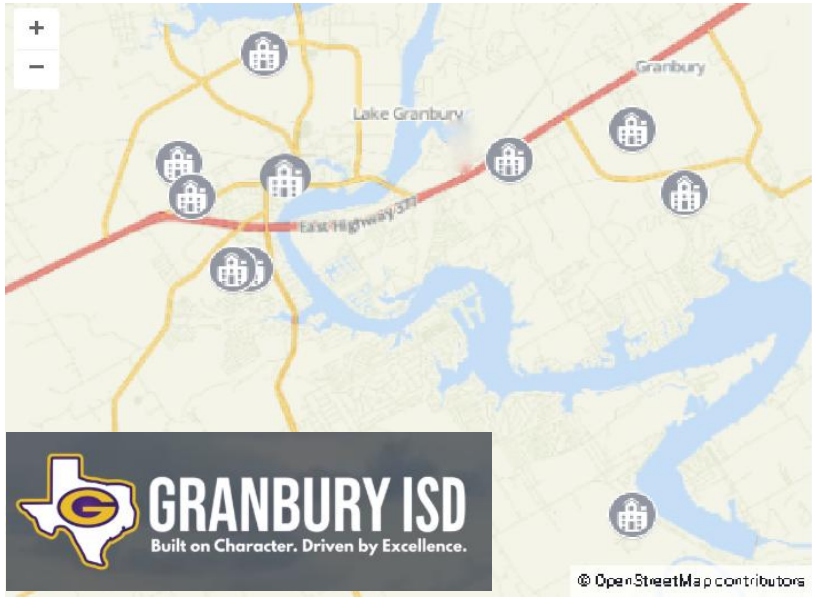
➢ High Quality of Life

The only Texas city to be named "America's Best Historic Small Town" five times (2019–2026), known for Lake Granbury's recreational amenities, excellent schools, and a historic downtown.

Excellent Educational Resources

Education Highlights

- ✓ Complete K-12 public education system
- ✓ AP coursework
- ✓ CTE (Career & Technical Education)
- ✓ Gifted & Talented Programs



🏫 Schools	10
🎓 Students	7,900+
👩 Student-Teacher Ratio	~15:1
🎯 High School Graduation Rate	~95%
⭐ Niche.com Rating	B+



Close to Higher Education

- ✓ Tarleton State University (~40 Min. Drive)
- ✓ Weatherford College (~40 Min. Drive)
- ✓ Texas Christian University (~1 Hr. Drive)
- ✓ University of Texas at Arlington (~1 Hr. Drive)



Comprehensive Healthcare Coverage

✓ Lake Granbury Medical Center is the primary hospital serving Hood County

✓ Multiple family-practice and specialty clinics meet residents' everyday healthcare needs.

✓ Fort Worth's major medical centers are about an hour away for higher-level care.

✓ A robust healthcare system supports ongoing population growth and community development.

LAKE GRANBURY MEDICAL CENTER

Emergency Department Renovations - 2025
1310 Paluxy Road - Granbury

🏥 **Comprehensive Hospital**
Lake Granbury Medical Center

❤️ **Specialty Care**
Cardiology, orthopedics, obstetrics, rehabilitation

🚑 **Emergency Care**
24-hour ER + acute cardiac response

🌎 **Regional Hub**
Serves residents across 3 counties



Commercial & Lifestyle Advantanges









Historic Granbury Square

The first courthouse square in Texas listed on the National Register of Historic Places, home to over 40 specialty boutiques.

US Hwy 377 Retail Corridor

Daily traffic of 37,020 vehicles; anchored by Walmart Supercenter, Lowe's, and Home Depot.

Historic Theater + "Festival Capital of Texas“

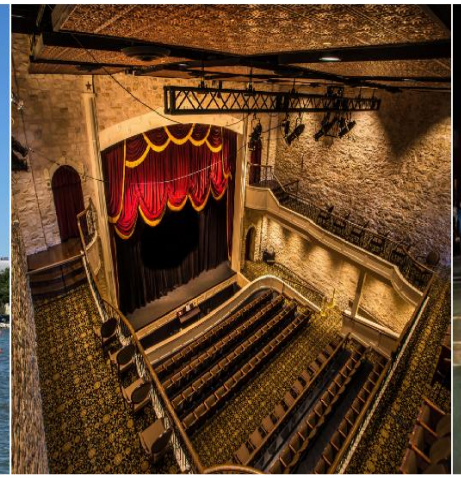
Built in 1886, hosting year-round performances; 40+ annual festivals draw 75,000+ attendees.

Officially Certified Friendly Community

Recognized by Texas as a Tourism-, Film-, and Music-Friendly Community.









Prime Location & Full-Service Amenities

Top-Tier Medical Access

Across the Street

Directly adjacent to Lake Granbury Medical Center.

Excellent Education

10 Min Bike Ride

Adjacent daycare & elementary; middle & high school 8–10 min by bike.

Vibrant Commercial District

5 Min Walk

Wide range of dining and lifestyle retail for daily convenience.

Renowned Historic Landmark

5 Min Drive

Easy access to Historic Granbury Square, combining cultural heritage with a relaxed leisure atmosphere.

Major Transportation Corridor

~40,000 vehicles / day

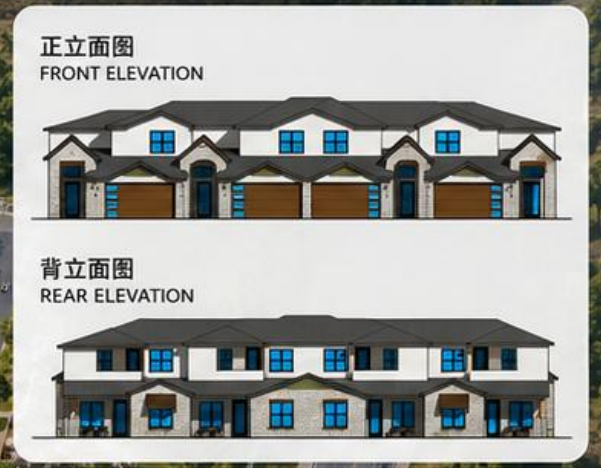
Adjacent to US Hwy 377, connecting to regional economic centers.

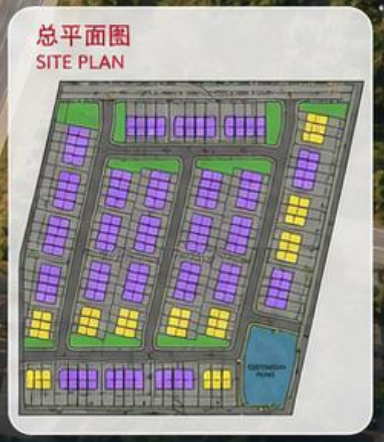


Granbury Vista Project

- 20 英亩优质地块
  20 Acres Prime Land
- 总计 126 套出售型联排公寓
  126 For-Sale Townhomes
- 34 栋两层住宅建筑
  34 Two-Story Buildings
- 3户联排：10栋
  10 Three-Unit Buildings
- 4户联排：24栋
  24 Four-Unit Buildings
- 单套约 1920 平方英尺
  Approx. 1,920 SF per Unit
- 标配双车位车库
  2-Car Garage
- 私人露台
  Private Patio







N MEADOWS DRIVE

*This background graphic is for illustrative purposes only and may not match the completed project.

优越地理位置
Prime Location

品质生活社区
Quality Living Community

投资与自住优选
Ideal for Investment & Living

Developer: An Experienced Local Development Team

Yu & Jing Investment is headquartered in Dallas, Texas, and is a leading local real estate development firm. Its core business spans real estate, power infrastructure, and integrated logistics development, covering the full project lifecycle — land acquisition, financing, construction, and operations. The team brings decades of cross-border industry experience, having managed over $200 million in projects across Texas and the surrounding region, with business interests spanning manufacturing, energy, AI, and cryptocurrency mining. The firm offers end-to-end services including market research, land entitlement, self-performed general contracting, and asset disposition.

Yu & Jing Investment's controlling shareholder is Stephen Jing. Stephen Jing and Muhammed Aziz jointly oversee the project company and its operations. Stephen Jing has over a decade of deep experience in Texas real estate, having led nearly 20 large-scale residential, commercial, and land development projects in Dallas since 2014. He is highly proficient across the full project lifecycle, leveraging strong local resources and proven operational experience to deliver a wide range of development projects to a high standard. Partner Muhammed Aziz has led major projects across multiple countries since 2016, specializing in manufacturing, logistics, and international trade. He has completed infrastructure and large-scale operational projects in the United States, Uzbekistan, Turkey, and the United Arab Emirates, and is skilled at navigating diverse regulatory environments and coordinating complex supply chains. Since joining Yu & Jing Investment, he has brought a global perspective to the firm's real estate development activities, helping the company expand into high-end, cross-border investment business.



Successful Projects from the Developer

General Contractor

Nesloney Commercial (and its affiliate partners) is a vertically integrated construction and development group headquartered in Lubbock, Texas. Founded in 2009, the group operates across the full project lifecycle — from land acquisition and horizontal development through vertical construction and delivery — under six affiliated entities with unified leadership.

The group has delivered over $90 million in total construction value across residential, commercial, and mixed-use project types. Nesloney Commercial maintains active credit facilities with six regional banking institutions and has earned the confidence of large-scale residential builders, including Betenbough Companies, ranked among the top 50 residential builders in North America.

Day-to-day construction operations are led by Jason Nesloney, a licensed contractor with over 15 years of experience in both commercial and residential construction across Texas.

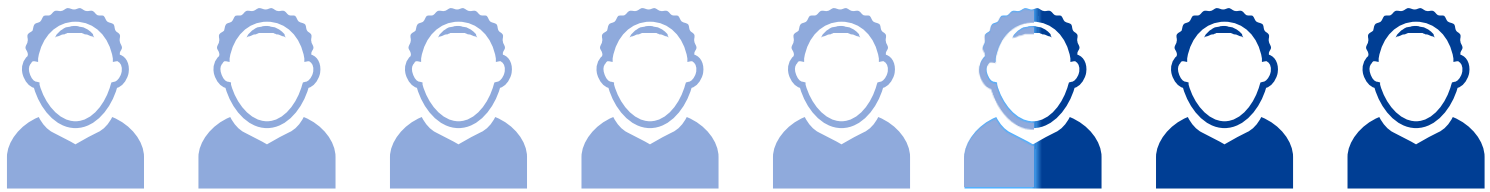


Successful Projects from the General Contractor

Ample Job Creation

195% of

Projected Job Creation: 585 （300 Required）



Rural (TEA) Designation

USCIS Definition of ”Rural Area”

A “rural area”, according to USCIS, is any area not within either a metropolitan statistical area (as designated by the Office of Management and Budget) or the outer boundary of any city or town having a population of 20,000 or more (based on the most recent decennial census of the United States). In other words, a rural area must be both outside of a metropolitan statistical area and outside of a city or town having a population of 20,000 or more.

Rural Project TEA Qualification

According to the TEA analysis by the economist, the project qualifies as a rural TEA：

(1) Granbury’s population as of July 2024 was 12,934；

(2) Per 2021 U.S. Bureau of Labor Statistics urban/rural county data, Hood County does not fall within any Metropolitan Statistical Area and is classified as a rural area.

Exit Mechanism

Sale or Refinancing

