



AMMAUS VILLAGE
Together to roots, together in joy

Emmaus Village LLC: EB-5 Investment & Social Welfare

Together to roots, together in joy



A Senior Living Project in Waller, Texas — Designed by TEPCO.

Project Snapshot: Key Investment Metrics



\$800,000 USD

EB-5 Investment Capital
(Qualifies for TEA / Targeted
Employment Area incentives).



\$30,000,000 USD

Total Capitalization. Limited to
exactly 35 Investors.



32.5% / Year

Estimated ROI (Based on
financial forecasting).



120 Units

Comprising 80 Assisted Living
rooms & 40 Bungalows.

Combines urgent social demand in Texas with a transparent financial structure.

Strategic Location: The Waller, Texas Advantage

Why choose Texas & Waller County?



Urgent Demand: Texas has a rapidly aging population, creating immense pressure on current care systems.



Sustainable Market: Demand for Assisted Living services in Waller significantly exceeds current supply.



Strategic Connectivity: Located near key medical services and transportation hubs, facilitating healthcare logistics and family visits.



Combines urgent social demand in Texas with a transparent financial structure.

Project Scope: More Than Just Senior Living



Assisted Living Center

80 rooms – Integrated healthcare, nutrition, and 24/7 living support.



Bungalow Retreats

40 units – Wooden cottages for short-term stays, family members, or semi-resident guests.



Religious & Community

Includes Chapel, Worship Tent, and event spaces to foster community ties.

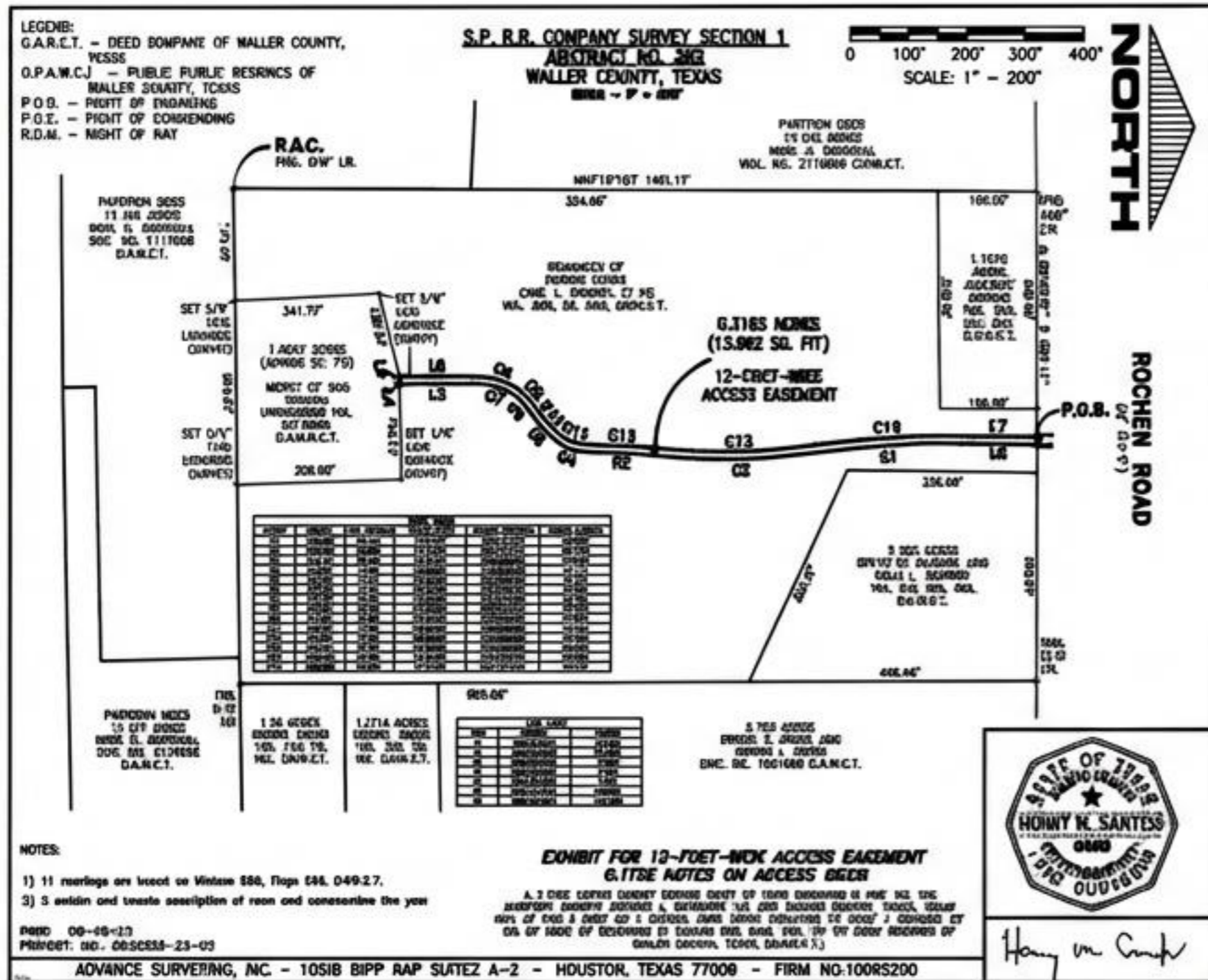


Corporate Retreat

Facilities designed for conferences and therapeutic retreats.

Total Capacity: 120 accommodation units on 2.6 acres of built area.

Master Plan & Architectural Specifications



- Scale:** Total floor area: ~13,300 m² (approx 143,161 ft²).
- Design:** 'Village' model connecting functional zones via internal roads and open landscapes.
- Construction:** Light steel frame with load-bearing brick walls and insulated metal roofing.
- Systems:** Central HVAC, NFPA-compliant fire alarm systems, and ADA-compliant design.
- Cost Efficiency:** Construction and operation costs optimized at ~\$210/ft², ensuring capital efficiency.

Operations & Management Structure



Comprehensive Care

Housing, nutrition, and 24/7 medical support.



Professional Staffing

Specialized recruitment and training for doctors, nurses, and support staff.



Legal Compliance

Strict adherence to Texas Health and Human Services (HHS) regulations.



Cash Flow Management

Optimization of Medicaid reimbursement and health insurance processing to ensure stable revenue.

The EB-5 Value Proposition: Benefits & Requirements



\$800,000 USD
Investment
(TEA Zone rate)

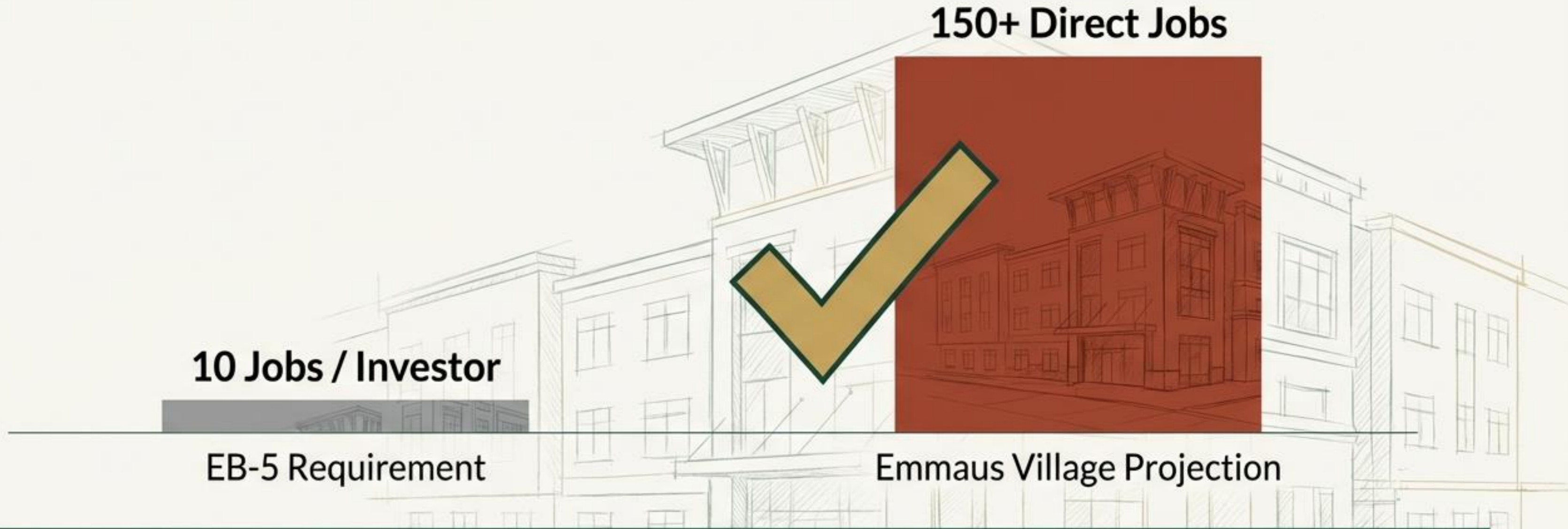
Creation of at least
10 full-time jobs for
US workers

Permanent Green Cards
for the **entire family**
(Spouse & children under 21)



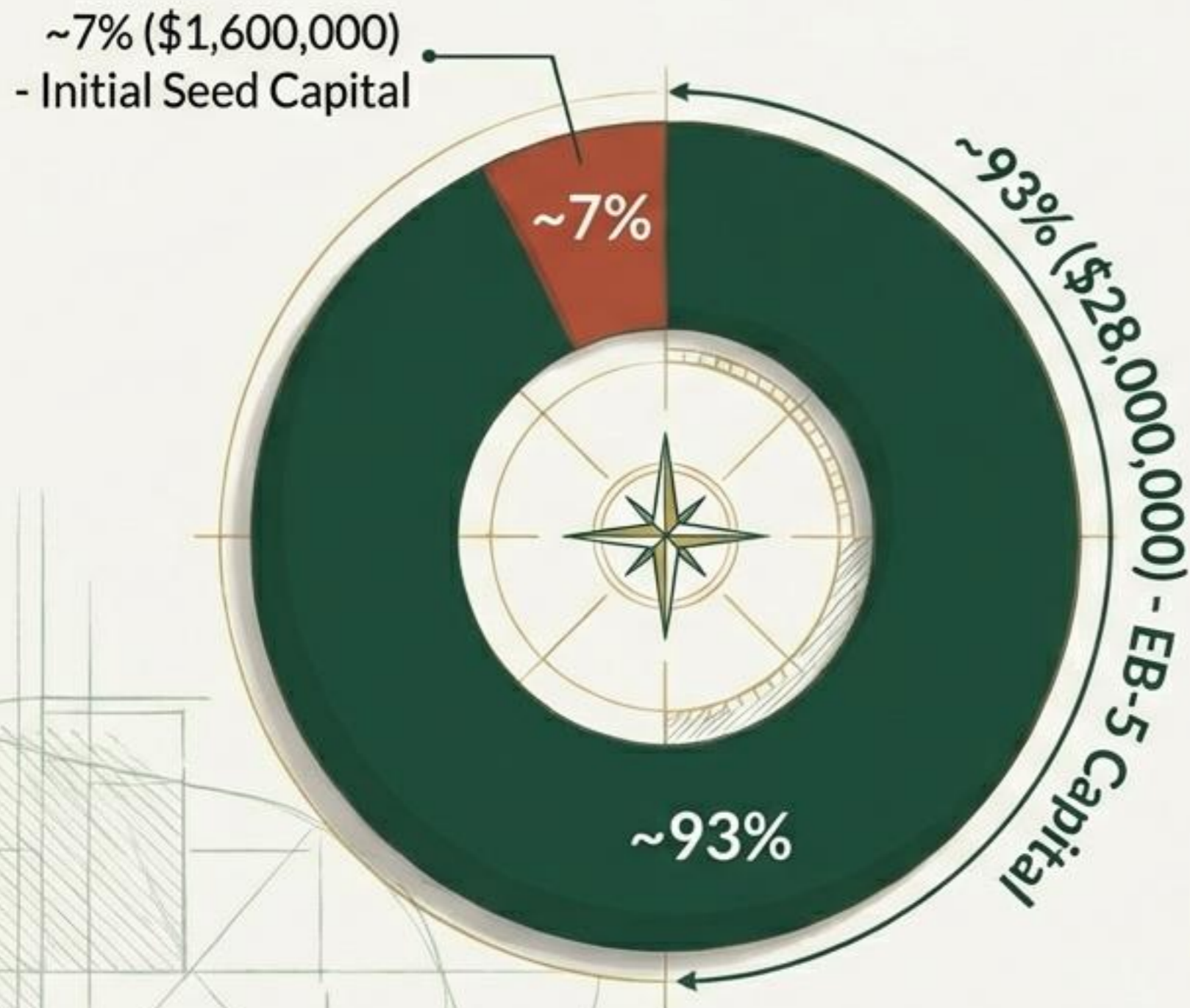
Lifestyle Benefit: No requirement to manage the project day-to-day;
freedom to live and work anywhere in the US

Immigration Security: The Job Creation Guarantee



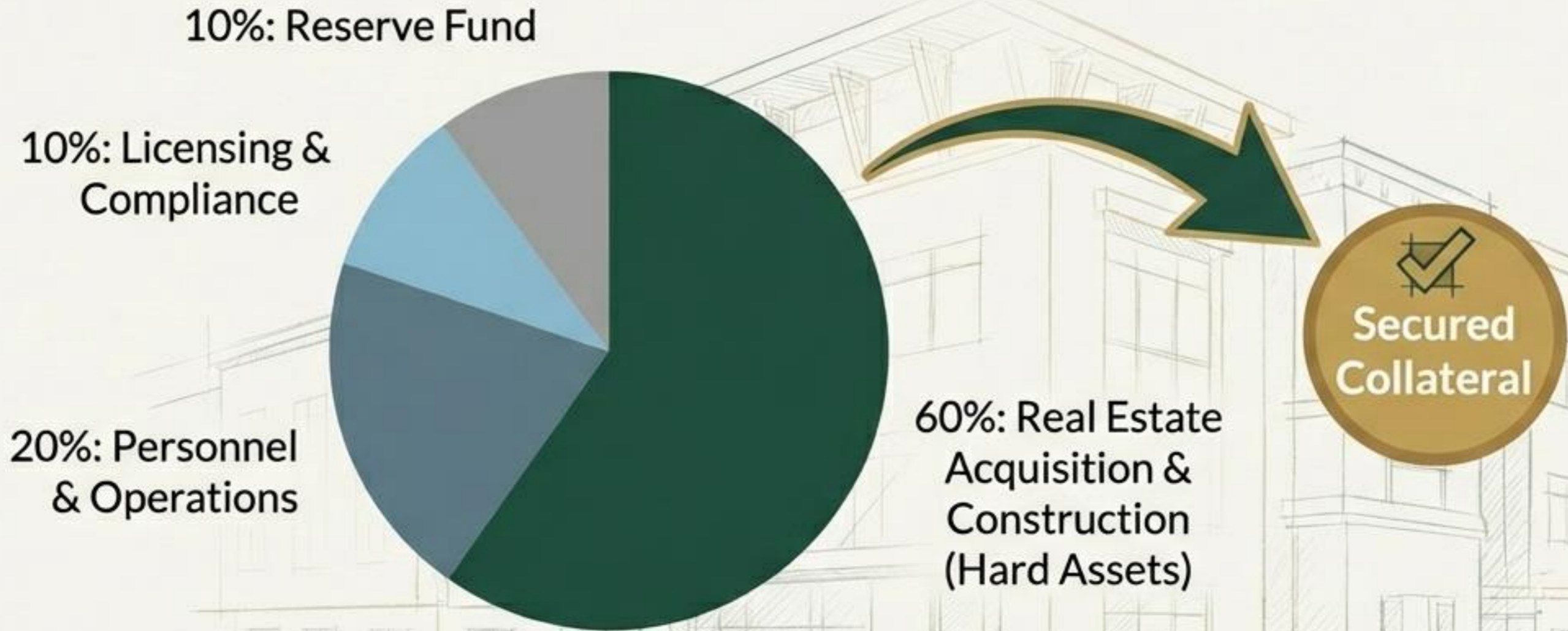
Total job creation exceeds the minimum requirement by 15x. This creates a massive “safety buffer” for the I-829 petition (removal of conditions), minimizing immigration risk.

Capital Structure & Equity Allocation



- ✓ Total Capitalization:
\$30,000,000 USD
- ✓ Investor Pool:
Limited to 35 Investors
- ✓ Equity Details:
**Issuance of 500,000
Common Shares**
- ✓ Valuation:
\$6.00 / share

Use of Funds: Secured by Real Assets



Resources are maximized toward creating fixed assets to protect investment capital.

Diversified Revenue Model (Year 3 Projection)



Medicaid Reimbursement (80 rooms)

\$3,998,600 USD



Worship Tent & Events Services

\$2,496,000 USD



Corporate Retreat Services

\$1,248,000 USD



Bungalow Rentals (40 units)

\$468,000 USD

Total Projected Revenue: \$8,210,600 USD / Year.



Investor Rights & Projected Returns

32.5%

**Estimated
Annual ROI**



Ownership: Investors hold Common Stock in Emmaus Village, Inc.



Valuation: Share price fixed at \$6.00 / share.



Dividends: Profit sharing from business operations (distributed based on Board of Directors' allocation).

Returns based on financial forecasts; actual results depend on operational performance.

Exit Strategy & Capital Repayment



Management Team & Legal Partners



Project Management

Experienced design and project management firm in real estate and healthcare.

Legal Rep (Vietnam)

Pham Cuc Law Office

Supporting Vietnamese investors with financial transparency and EB-5 rights protection.

Legal Rep (Texas, USA)



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Developer Commitment: Financial transparency and effective cash flow management.

Investment Roadmap & Next Steps

1 Select Project: Emmaus Village
(Regional Center Approved).



2 Sign Contract & Transfer Funds
(\$800,000 USD).



3 File I-526E (Attorney files
Source of Funds proof).



4 Receive 2-Year Green Card
(Family moves to US).



5 File I-829 -> Permanent
Green Card.



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