



Austin, Texas

Delta by Marriott Hotel

&

Daytime Pool Club



EB-5 Immigration
Investment Opportunity



ASAP Holdings Inc

In the past 14 years, ASAP has been one of the most active hotel buyers in the U.S. with successful acquisitions of over 34 hotels with 9,373 rooms with over 2 billion dollars in total transaction value.

ASAP Acquisition Strategies Include:

1. Location, Location, Location - Hotels must be in major growing cities and near airports, universities or hospitals.
2. Must have good existing cash flow
3. Typically exit in 5 years
4. Must have value-add opportunities
 - a. Converting under-performing brands to Marriott or Hilton
 - b. Bank REO or Court auctions properties
 - c. Hotel with extra land entitled to mixed-use multifamily project and sell it to reduce cost basis of the hotel

Properties Owned and Managed Now

Hotel Portfolio Summary as of July 9, 2024					Currently, ASAP owns 10 hotels/projects, total 1,852 rooms, with a total market value of \$730,000,000.		
Properties Owned and Managed Now					Acquisition	Portfolio Value	Note
#	Name of Property	City	State	Rooms	Yr Acquired	Market Value	
10	Phase III - 729 Units Apartment Dev	Austin	TX		2022	\$ 45,000,000	Plan to develop 3 twenty-story high rise towers by 2032
9	Phase II - 305 Units Apartment Dev	Austin	TX		2022	15,000,000	Plan to develop 3 seven-story multifamily buildings by 2027
8	Delta by Marriott & Daytime Pool Club	Austin	TX	293	2022	80,000,000	Convert from Radisson to Delta by Marriott & Daytime Pool Club
7	Maui Seaside Hotel	Kahului	HI	191	2022	120,000,000	Bought in 2022 only had \$4.8M NOI, 2023 NOI increased to \$10.4M
6	Four Points by Sheraton San Jose Airport	San Jose	CA	195	2021	55,000,000	Bought from BK Court auction sale - convert to Courtyard
5	Doubletree by Hilton Salt Lake City Airport	Salt Lake City	UT	288	2021	45,000,000	Bought from BK Court auction sale - stabilize in 2025
4	Marriott LaGuardia Airport	Queens	NY	443	2021	180,000,000	2024 NOI \$14m at 7.75% Cap - value \$180M
3	Adjacent Marriott LGA - 2 Acres Vacant Land	Queens	NY		2021	70,000,000	2 Acres C-3 land rezone to multifamily/mixed use 600K SF project
2	Hampton Inn JFK	Queens	NY	216	2018	75,000,000	2024 Refinance for \$45M
1	Doubletree by Hilton San Pedro LA Waterfront	San Pedro	CA	226	2012	45,000,000	2024 Refinance for \$21M, distributed 5x of original equity
10	TOTAL PORTFOLIO OWNED AND MANAGED NOW			1852		\$ 730,000,000	

Properties Bought and Sold

Properties Bought and Sold					Acquisition		Sale		Note
#	Name of Property	City	State	Rooms	Yr Acquired	Price	EMx		
11	Crowne Plaza Dallas Near Galleria - Addison	Addison	TX	428	2017	\$ 38,500,000	2.04	Sold to REIT	
10	Hilton Houston Galleria	Houston	TX	292	2017	26,000,000	2.33	Sold to REIT	
9	Doubletree by Hilton Salt Lake City Airport	Salt Lake City	UT	288	2017	47,600,000	3.36	Sold to REIT	
8	Renaissance Woodbridge New Jersey	Iselin	NJ	311	2016	58,600,000	3.95	Sold to REIT	
7	Sheraton Denver Tech Center	Greenwood Village	CO	263	2014	24,000,000	2.13	Sold to REIT	
6	Doubletree by Hilton Downtown Wilmington	Wilmington	DE	217	2014	36,800,000	3.73	Sold to Large Equity Partner	
5	Doubletree by Hilton Berkeley Marina	Berkeley	CA	378	2014	70,500,000	3.70	Sold to Large Equity Partner	
4	Atlanta Hilton Northeast	Peachtree Corners	GA	272	2013	43,000,000	2.86	Sold to REIT	
3	Fullerton Marriott at California State University	Fullerton	CA	225	2013	26,860,000	3.04	Sold to Large Equity Partner	
2	Detroit Marriott Southfield	Southfield	MI	226	2013	11,860,000	2.95	Sold to Large Equity Partner	
1	Atlanta Marriott Norcross	Peachtree Corners	GA	224	2013	21,280,000	2.98	Sold to Large Equity Partner	
11	ASAP PORTFOLIO BOUGHT & SOLD			3124		\$ 405,000,000	3.09	Average Holding Period Less than 3 Years	

Acquisition and Financial Advisory

Properties - Acquisition and Financial Advisory					Acquisition
#	Name of Property	City	State	Rooms	Yr Acquired
13	The Shores Resort & Spa	Daytona Beach	FL	212	2017
12	Queen Mary	Long Beach	CA	365	2016
11	Renaissance Denver Stapleton Hotel	Denver	CO	400	2016
10	Holiday Inn Denver East-Stapleton	Denver	CO	300	2016
9	Nickelodeon Suites Resort Orlando	Orlando, FL	FL	777	2014
8	Crowne Plaza Danbury	Danbury	CT	243	2014
7	Ramada Hialeah/Miami Airport	Hialeah	FL	254	2014
6	Embassy Suites Palm Desert	Palm Desert	CA	135	2013
5	Embassy Suites Anaheim North	Anaheim	CA	222	2012
4	Sheraton Universal	Los Angeles	CA	450	2012
3	Holiday Inn Disneyland	Anaheim	CA	255	2011
2	Crowne Plaza Costa Mesa	Costa Mesa	CA	224	2011
1	The LA Grand (previously Marriott LA Downtown)	Los Angeles	CA	560	2011
13	ASAP ACQUISITION ADVISORY PORTFOLIO			4397	

ASAP Hotels Around the USA

While we are seasoned in our local California market, rising asset prices have diversified our equity investments into East Coast, Texas, and top 10 U.S. markets where we have successfully implemented our effective strategies.





Frank Yuan, CEO – ASAP Holdings

Mr. Yuan has extensive experience in International Trading, Banking, Insurance, B2B Internet Commerce, Commercial Real Estate and Capital Markets, including the acquisition of over 34 U.S. hotels. Equity raised from institutional, friends and families since 2010.

Yuan founded the US Fu-Jen University Foundation, United National Bank, EverTrust Bank, Western Cities Title Insurance Company, and ServAmerica National Title Insurance Company.

He successfully IPO a B2B Internet commerce company “Cyber Merchants Exchange” Ticker Symbol “CMEE” specializing in selling overseas overstocked apparel to off-price retailers, such as Burlington Coast Factory, T.J. Maxx, etc. He also assisted with multiple companies’ public listings on NASDAQ OTC, Frankfurt, and Singapore Stock Exchanges.

He has also organized the ASAP Sourcing Trade Show twice a years. Exhibitors are clothing manufacturers from 12 producing countries in the world to meet up with domestic appeal importers, agents, chain retail stores & department store buyers, etc.

In the last 14 years, ASAP successfully purchased, and consulted 34 hotels over \$2B dollars while partnering with institutional investors, family offices, friends and families.

Yuan earned a B.A. in Economics from Fu-Jen Catholic University in Taiwan and M.B.A. from Utah State University.



EB-5 Immigration Investment Executive Summary

ASAP purchased the 293-key Radisson Austin University Hotel in September of 2022. The hotel is underway converting into a Delta by Marriott, and daytime pool club (“Project” or “Hotel”). The brand-new 263 rooms Marriott hotel and Daytime Pool Club will reopen in the 1st quarter of 2025.

The complete renovation and reopening of the new Marriott will create 638 new jobs and this project under Regional Center TEA region (target employment area), which China born have 1,000 reserved no waiting EB-5 visa quota per year from 2022, making an ideal \$800,000 EB-5 immigrate investment opportunity.

This is a loan model for the EB-5 immigrate investment. The project has been approved by USCIS for 50 families of EB-5 immigrate investment opportunity. Total \$40M EB-5 loan will pay off the current high interest Bridge loan. EB-5 \$40M debt will be the FIRST senior debt position. The Project has total value of \$140M, hence the repayment of EB-5 \$40M debt is very secure.



EB-5 Immigrate Investors – Terms

- Each Investor will lend \$800,000 and pay \$80,000 administration fees to the NEC, for maximum 50 investors, with \$40M total loan amount lend to the Project as the senior debt position.
- New Job Creation: EB-5 Jobs anticipated to be created by the Project equal 638.3 jobs. The project has a maximum 50 investors quota, means need 500 new jobs created, the buffer is 27.66%, approximately 12.77 new jobs created per investor.
- Investment and Exit: Investment Period: 5+1+1 · Interest 0.25% per year, exit by refinance or sell.
- Regional Center: State - Wide EB5 Regional Center LLC
- Project Advantage:
 - ❖ Most Secure Investment : The total \$40M EB-5 debt will pay off the current Bridge loan. If only a portion of EB-5 \$40M raised, the combined total bridge and EB-5 debt will not over \$40M , which is only 28.57% debt to \$140M TOTAL PROJECT COMPLETION VALUE, making this Project the safest EB-5 investment project EVER.
 - ❖ I-526E Fast Approval: Chinese citizens currently are still in the reserve no waiting period for investing in the Regional Center TEA region as of 7/1/2024.
 - ❖ This is the ONLY hotel with Vegas Daytime Pool Club in Austin, the party-goers MUST come – it will be a designation and YouTuber favored spot.
 - ❖ LOCATION, LOCATION, and LOCATION: Located at the busiest freeway I-35 and US-290 junction, convenient to airport, downtown, university and all mega high-tech companies moving from Silicon Valley. City of Austin is starting a \$5.7B; I-35 expansion to 16 lanes plan from this junction to the City Center, anticipate complete by 2028.
 - ❖ Professional Third-Party Fund Manager: EB-5 investment capital and job creation status will have daily transparency on the web internet report.



EB-5 Project Phases

1. Phase I – Delta by Marriott Hotel and Daytime Pool Club - now

The brand-new 263 rooms Marriott hotel and Daytime Pool Club will reopen in the 1st quarter of 2025.

- Marriott is the largest Hotel brand by far in the World; providing guests reservations from their 100M Marriott Bonvoy members is the key reason to hang the Marriott flag.
- The Vegas style Daytime Pool Club will be the first one in Austin. It will be the destination and YouTuber's favorite spot, which will create more demand for rooms and F&B.

2. Phase II – Three 7-story towers (Bldg. T4, T5, and T6) total 305 Units average 1,000 SF per units

- The developer bought the total 1.196M ZFA (Zoning Floor Area), will start Phase II around 2026 and completed it in 2027.

3. Phase III - Three 20-story towers (Bldg. T1, T2, and T3) total 729 units average 1,000 SF per units

- The developer bought the total 1.196M ZFA will keep the three 20-story towers as Land Bank for future development.

Phase II & III - 1.196M ZFA for Multifamily/Mixed Use Dev.

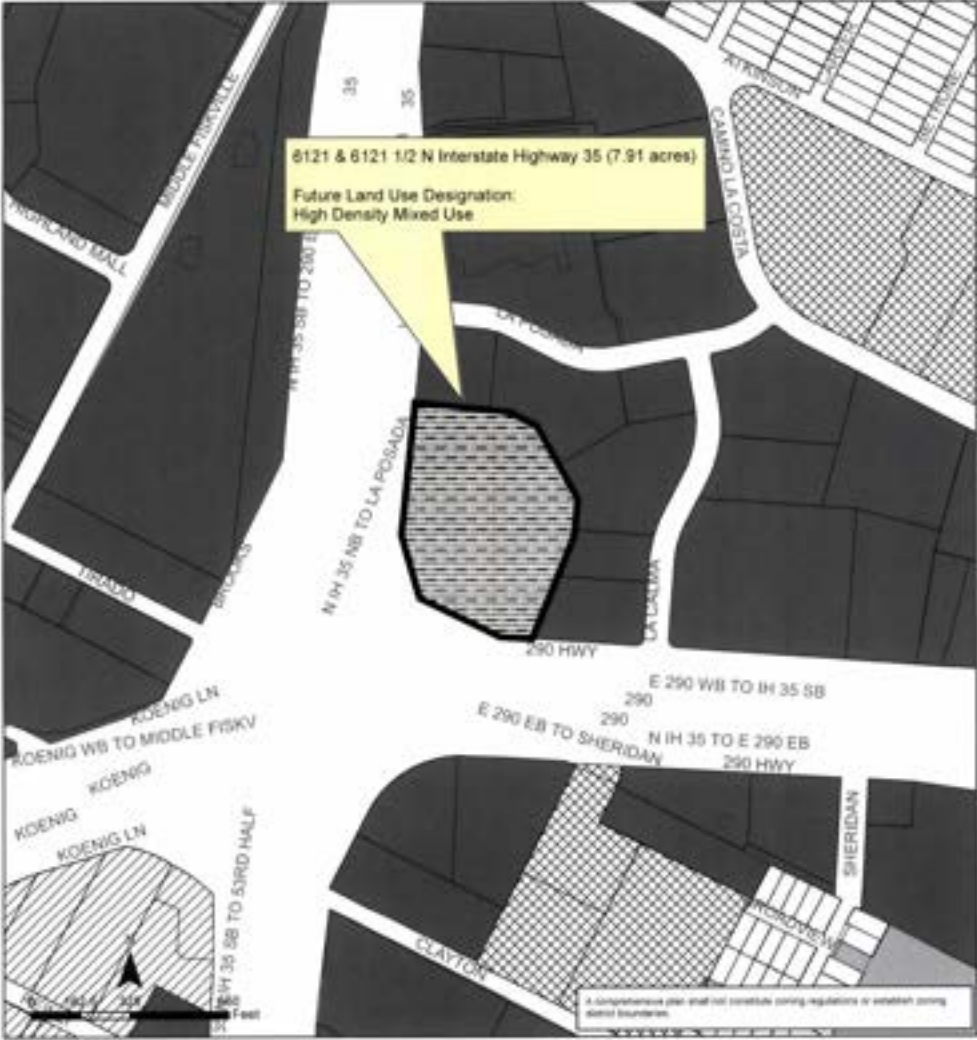
Buildings	# of Residential Floors	Building Heights (FT)	# of Parking Levels	Parking	Zoning Floor Area (SF)	# of Units
T1	17.5	197	3	103	256,544	252
T2	18	197	3	109	237,992	234
T3	18	195	3	109	246,574	243
T4	7	84.25	2.5	131	151,069	146
T5	7	84.25	2.5	113	158,444	154
T6	7.5	84.25	2.5	61	74,755	73
TOTAL:				626	1,125,378	1102

Suggestion for the future buyer/developer

- Phase II - Three 7-story towers (Bldg. T4, T5, and T6) total 305 Units average 1,000 SF per unit
The buyer of this total 1.196M ZFA (Zoning Floor Area), can start Phase II around 2026 and completed it in 2027.
- Phase III - Three 20-story towers (Bldg. T1, T2, and T3) total 729 average 1,000 SF per unit
The buyer of this total 1.196M ZFA should keep the three 20-story towers as Land Bank for future development with no cost.

*ASAP is seeking \$60M (\$50/ZFA) for Phase II & Phase III projects with a very fair price and flexible terms.
We can also accept installment payments of the sale price,
and ASAP is willing to invest 30% in the Phase II and III development projects.*

Preliminary Master Plan Zoning Study

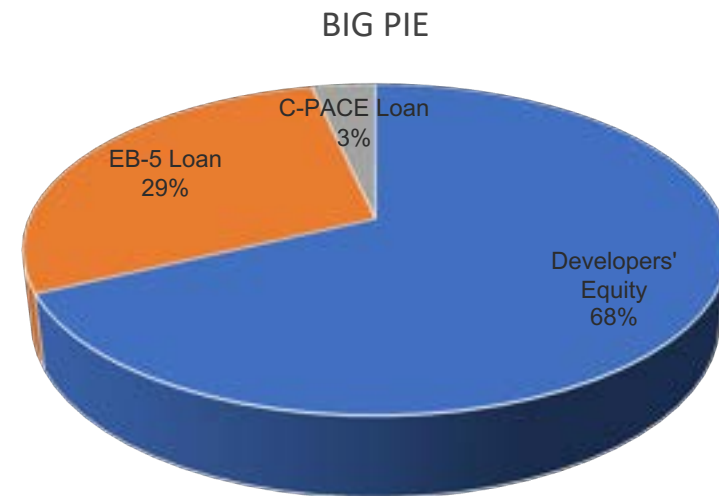


EB-5 Debt Compare with Project Valuation



EB-5 Debt Compare with the Project Valuation

Description	Amount (in Million)	%
ASAP Invested \$35M + Land Value \$60M	\$ 95	67.9%
Debt : EB-5 Payoff Bridge Loan	40	28.6%
C-Pace Loan	5	3.5%
Total Capitalization	\$ 140	100.0%



■ Developers' Equity ■ EB-5 Loan ■ C-PACE Loan

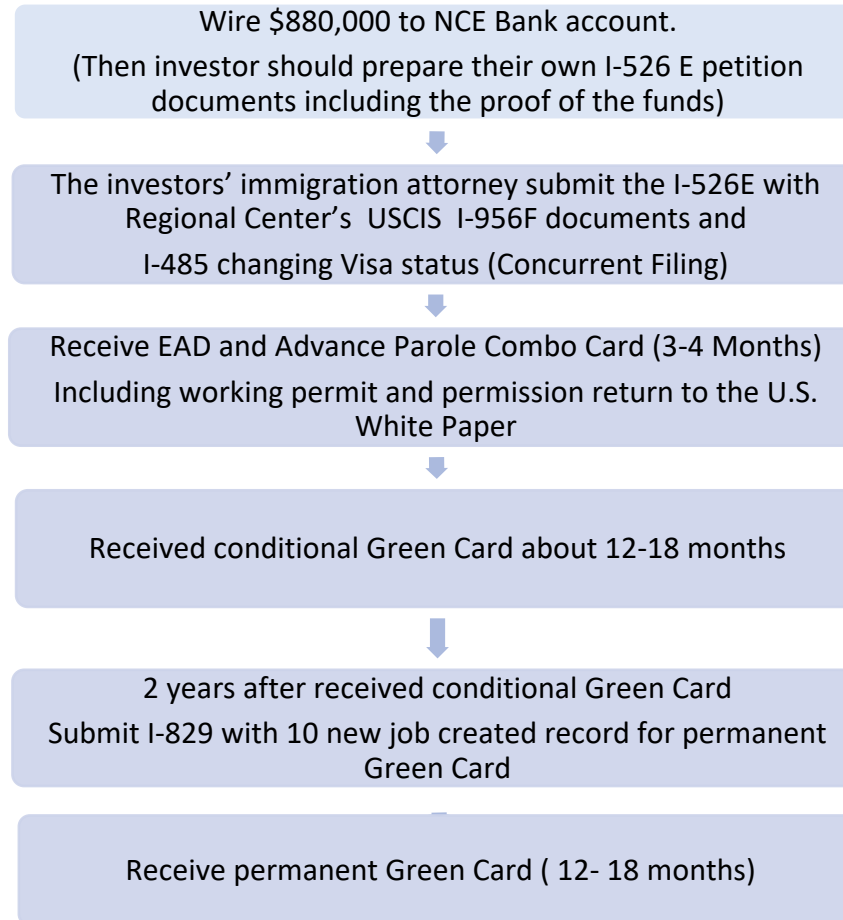
- EB-5 Debt will be the senior position once the \$40M raised
- Developer has equity 67.9%
- Total debt will always 28.6% even if \$40M EB-5 is not completely raised

EB-5 Investment Flow Chart

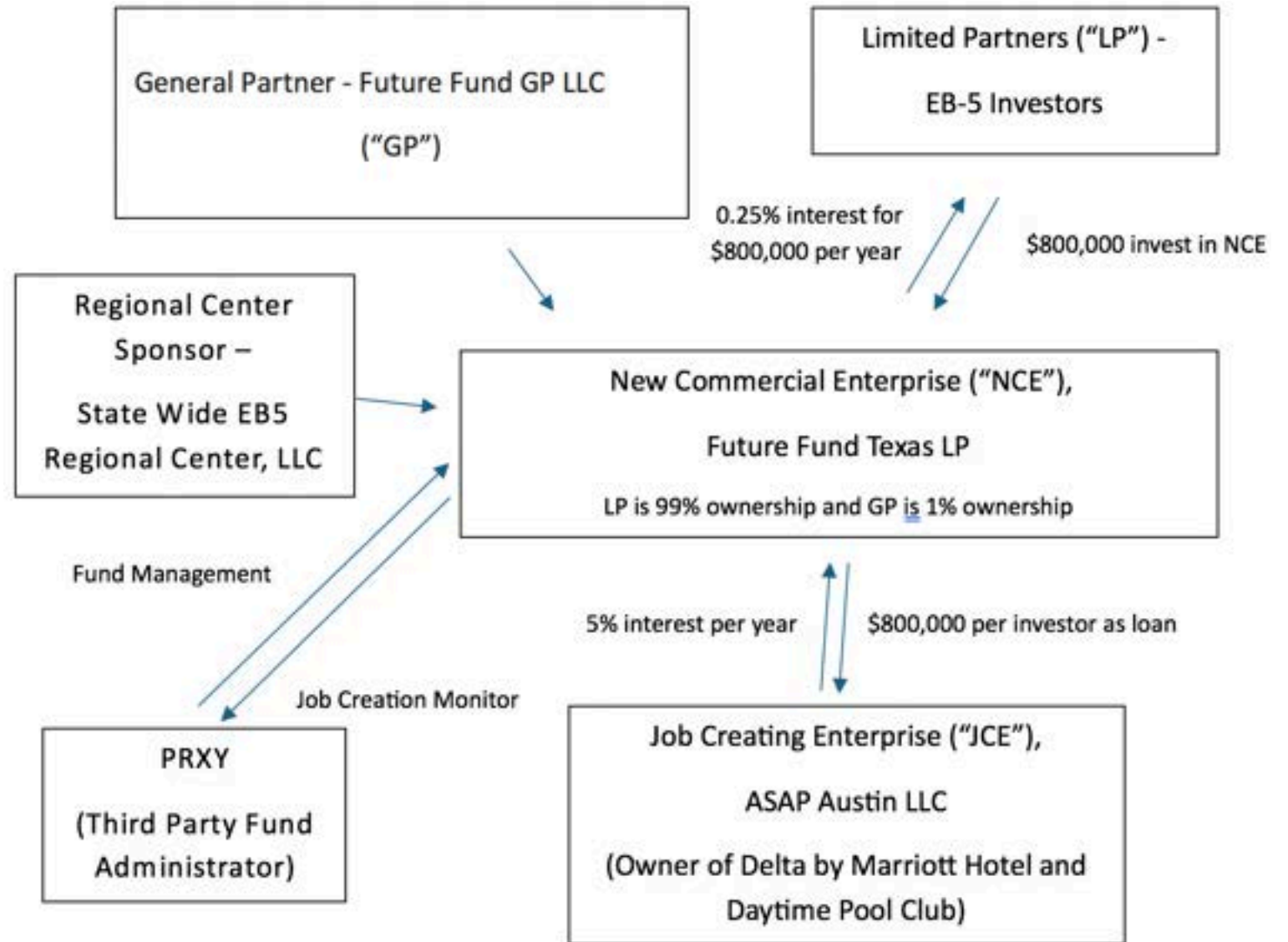
Foreign-based Applicants



US-based Applicants



Organization Chart



EB-5 Project Steps and Timing

1. The Project's I-956F application had been officially accepted by USCIS for 50 family's quotas of \$800,000 immigrate investment opportunity on 4/19/2024.
2. We can refer 4 experience Immigration Attorneys; China, Taiwan, Vietnam, and the U.S. which you can choose by yourself, to prepare all necessary documents for your I-526E conditional green card application. They charge around \$25,000 - \$30,000.
3. When you confirmed with your immigration attorney that you are qualify to be the EB-5 Immigrate Investor, please wire \$ 880,000 to NCE (Texas Future Funds LP).
4. Timing for conditional Green Card & \$800,000 investment refund.
 - a. From payment to receive the Conditional Green Card (I-526E or I-526E & I-485 Combo) approval – one year
 - b. After received Conditional Green Card, need to wait for two years , to submit I-829 to remove the I-526E Conditions.
 - c. Approved and issue Permanent Green Card (one year)

It will take at least 4 – 5 years to receive Permanent Green Card
and refund the \$800,000.





Delta by Marriott Hotel Renderings

- Completely renovate the exterior and the guestrooms – a brand-new Delta by Marriott hotel
- Build a one-of-a-kind daytime pool club with D.J. and Band stage in Austin.
- Feature well-known D.J. and Bands to attract the younger generation and students to join our daytime pool club and escape the Austin Heat at least 3 times a week.
- Intimate bar setting in the lobby
- A destination hotel and pool club
- Prepare for grand opening 1st quarter of 2025



Case Studies

01

Marriott LGA NYC Airport

- Location – The best market leader and brand hotel located walking distance to the brand-new NY LGA airport, which is also close to the venue of the tennis US Open, Citi Field, and many other strong demand drivers.
- Adjacent 2 acres vacant land; entitled for three residential towers, retail and 763 parking. The sale of the mixed-use development project, which is valued at \$70m for the entitled gross buildable SF, will reduce the Hotel cost tremendously.

Before



After



Case Studies

02

Radisson Hotel Austin - University

- Purchased through a short sale. Hotel sits on a large 7.91-acre parcel.
- After conversion to Delta by Marriott & Daytime Pool Club, this hotel will be a destination for the young professionals and the nearby University of Texas at Austin students. The most unique hotel in town.
- The parking lot already approved for 1.2M Sq Ft mixed use development. The value of the 1.2M SF will be around \$60M.

Before



After



Case Studies

03

Maui Seaside Hotel

- A Jewel on Maui, we stole this fee simple hotel with 14% cap rate for our first year 2022 operation, \$10M NOI in 2023 and budget \$12.5M NOI in the year 2024. For \$60M purchase price, in two years, it is worth \$140M.
- Convert to Tapestry by Hilton in 2025. It will be the only Hilton hotel on Maui. It is an institution quality property.



Case Studies

04

Four Points San Jose

- Purchased from bankruptcy auction sale during 2022, the peak of Pandemic for only \$120K per key
- Convert to Courtyard by Marriott with Franchise agreement executed
- Projected EBITDA after conversion to Courtyard will be \$4m with \$55m valuation, \$280K per key

Before



After



Case Studies

05

Doubletree San Pedro

- Purchased through a short sale for \$11m in 2013
- Refinanced twice and up to \$25m debt
- Investors made 400% distribution but still own the property with minimum 10% cash distribution annually
- There is no way to sell it due to Capital Gain, but it is possible to refinance every 3 years and distribute the original investment amount again and again.



06

DoubleTree Salt Lake City

- Purchased from sale during 2022, the peak of Pandemic for \$70K per key, which is 50% of the price we sold the same hotel for in June 2019.
- Only full-service hotel in Salt Lake City Airport with a full liquor license. Anticipate to exit in 4-5 years when income stabilized at minimum 30% IRR



Case Studies

07

Hilton Atlanta Peachtree Corner

- Purchased in 2015 to combine operations with Atlanta Marriott Peachtree Corner to corner the market
- Increased RevPAR by \$26 (42%)
- Increased EBITDA by \$500k (25%) – Share 4 senior staff's salary with Atlanta Marriott Peachtree Corner
- Sold in June 2019 (6 months before pandemic) with 40% IRR



08

Atlanta Marriott Peachtree Corner

- Purchased in 2015
- Increased RevPAR by \$13.50 (20%) by combining operations with Hilton Atlanta Peachtree Corner to share 4 senior staff's salary
- Increased EBITDA by \$150k while under renovation (18%)
- ASAP sold its equity to the major shares partner in 2018, with 3x return in 3 years.



Case Studies

09

Delta by Marriott Woodbridge

- Purchased for \$38m in 2017 with plans to re-brand to Delta by Marriott
- Increased EBITDA by over \$500,000 within first 6 months
- ASAP leased out restaurant operations to streamline the F&B probabilities.
- Sold in June 2019, after completed the re-brand PIP with 40% IRR



10

Doubletree Berkeley Marina

- Purchased at \$45MM, in 2015, Current market value over \$120M
- Increased EBITDA by \$3.2MM (75.5%) , RevPAR by \$48.50 (42%) in 2 years by placing right management company.
- ASAP sold its equity to the major shares partner in 2018, with 4x return in 3 years.



ASAP INTERNATIONAL HOLDINGS



ASAP Holdings is the Private Equity firm that focuses on acquiring Hospitality and Commercial Real Estate in the U.S.A. In the past 14 years, ASAP has been one of the most active hotel buyers and successfully acquired over 35 hotels with over \$2 billion dollars Asset Under Management (“AUM”) portfolio.

With commitment to specialization, our founder’s vision has been realized by the willingness to share the same goal with our equity partners and our people. We measure our performance by short- term and long-term financial results and successfully executing our business plan for each hotel we acquired.

Founded in 2010, headquartered in Pasadena, CA, ASAP Holdings maintains presence in major real estate markets throughout the nation.

Budapest Global HDI Vietnam Joint Stock Company is the exclusive agent for ASAP Holdings, LLC in Vietnam

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