



Marriott SpringHill & TownPlace Suites Resort

Arlington (Dallas), TX



LD Dragons, a wholly owned subsidiary of LD Capital is a highly respected and over 20 years experienced finance company that is widely recognized in the United States. LD Capital has successfully completed over \$4 Billion in loans, with a zero default rate coast to coast.

LD Dragons is proud to present a dual branded resort, Marriott TownPlace Suites and SpringHill Suites in Arlington, a suburb of Dallas, Texas. This project is a joint venture through the EB-5 Affiliate Network, and will provide a 5 year loan for the construction of the Marriott TownPlace Suites and SpringHill Suites in Arlington.

The resort offers SpringHill Suites will market 130 rooms to the traditional stays travelers (1 – 2 nights) and have suites, wet bars, microwaves, and mini-fridges. The TownPlace Suites will market 100 rooms to the extended stay travelers (3 nights or more). Full service restaurant with bar, Amphitheater, Indoor large Banquet hall with breakout rooms and outdoor banquet lawn area with feature full kitchens, cookware, dinnerware. This resort is built on over 7 acers land.

Contact **LD Dragons** representative to learn more about the

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- The overall cost of this project is \$39M and LD Dragons is seeking \$31.5M in EB-5 capital will be secured by:
 - A first lien on the project
 - No Senior Debt, so the EB-5 capital will be in first position
- The project is located in a TEA, which permits \$500,000 of investment per EB-5 investor for a total of 63 EB-5 investors.
- The developer has owned and operated hotels for more than 20 years in experience with a number of other hotels and owns a \$35M Hotel Operating company with over \$9M in annual revenue. The developer is very well known and supported by the local business community, and has the full support of the local government.
- The Arlington area is a high growth area, and the hotel is located adjacent to Chase Banking Call Center and GMAC Auto Financing Operations Centers 1 & 2 and a General Motors Assembly plant. Also new Dallas Cowboys Football and Baseball stadium nearby along with Arlington convention center. The University of Texas at Arlington has 35,000 enrolled students, 5,800 faculty and staff, and over 6,000 admissions per year. There is a high concentration of medical facilities nearby as well, including the USMD Hospital at Arlington, Medical Center Arlington, JPS Diagnostics & Surgical of Arlington, Aetna, Trinity Park Surgery Center and Baylor Orthopedic and Spine Hospital, very large new outdoor mall with lot of big brand names stores and indoor mall all within 2 miles of the hotel!



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