



A TRITON PACIFIC COMPANY



## Tasty EB5 Group 101 LLC

### OFFERING SUMMARY

- **Investment Units**

\$5,600,000 - 7 units: \$800,000  
Subscription Fee per Unit: \$70,000

- **EB5 Loan Terms**

five-year primary term with two one-year extensions

- **Loan Guarantor by Parent Company**

32 Operating Pizza Hut Stores  
Annual Revenue \$17M+; Net Equity Value \$10M+

- **Five New Stores**

Located in high density New York & Massachusetts markets

- **Preferred Return**

1% per annum, paid quarterly

- **I-526 Risk Mitigation**

100% refund if USCIS denial

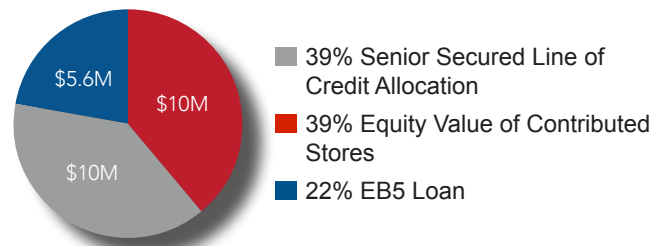
- **Job Creation**

95 Jobs (36% buffer)

- **Exit Strategy**

Refinance or Sale

- **Capital Structure of Borrower**



### PROJECT HIGHLIGHTS

- **Pizza Hut - Owned by YUM! Brands (largest restaurant company in the world)**

- **Experienced Sponsor/Operator**

Top 10 QSR operator in the USA with 400+ store portfolio (6 brands) in 22 states.  
Second largest Pizza Hut operator in the USA.  
Owned by Private Equity Company with 20+ year track record.

- **Sponsor/Operator Contributed Equity (25%)**

22 operating and profitable Pizza Hut stores contributed to the borrowing entity.

- **Low Risk Execution**

Stores are installed in established shopping center buildings - no construction risks (delays/costs overruns). Stores are fully operational and cash flowing within six months of initial installation.

- **USCIS Regional Center Sponsorship**

Regional Center ("RC") provided by EB5 Affiliated Network - largest RC operation licensed by USCIS.

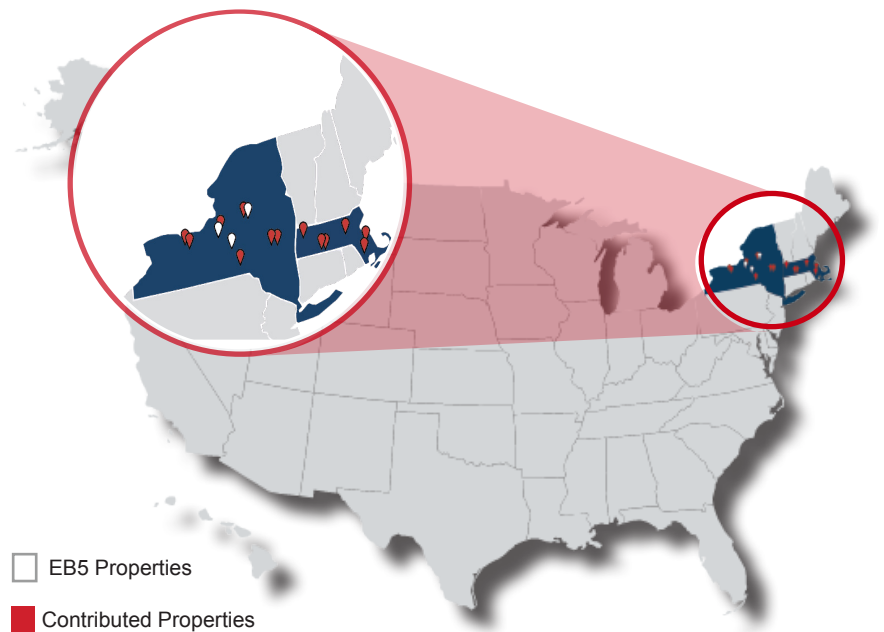
- **Financial and Operational Reporting**

Investors receive quarterly operations and unaudited financial statements. Annual audited financial statements and tax reports from an independent CPA firm.

# TASTY EB5 GROUP 101 LLC

## Market Overview<sup>1</sup>

- NY Population of 19,571,216
- NY Median Income of \$120,883
- MA Population of 7,001,399
- MA Median Income of \$89,026



## New Commercial Enterprise

EB5 Investors will purchase LLC membership interests in Tasty EB5 Group 102, LLC, a Delaware limited liability company (“Tasty EB5”). The manager of the Tasty EB5 is Global EB5 Manager LLC (“Global”). The CEO of Global is Kevin Fitzgerald.

## SPONSOR TRITON PACIFIC

Founded in 2001, Triton Pacific Capital Partners, LLC (“Triton Pacific”) is a private equity firm offering income and growth investment offerings to accredited investors. Triton Pacific, Triton Pacific Securities, LLC and Tasty Brands are affiliates.



**29**  
companies invested in

**~\$1.175 billion**

**20+ years**  
private equity investing

1. United States Census Bureau. *Quick Facts New York*. 2022

## Tasty EB5 Disclaimer

Nothing contained herein should be taken as an offer to sell securities or the solicitation of an offer to purchase securities. Any offer of securities in any project may only be made pursuant to a written offering memorandum and any sale of securities in such project shall be evidenced by a subscription agreement executed by the potential investor. Prospective investors should take note of the risk factors described in any offering memorandum. No offer to sell or solicitation of an offer to buy securities may be made to any person to whom it is unlawful to make such an offer or sale.  
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