

Grand Park EB-5 Job Creation Report

A rural, under-construction EB-5 project consisting of a master-planned, mixed-use community, with strong market demand, multiple guarantys, faster I-526E processing, and access to 20% visa set-aside.

September 25, 2025

Project Overview:

The Grand Park development is a premier, under-construction rural EB-5 project located in Fraser, Colorado, adjacent to the Winter Park Ski Resort. This ongoing, master-planned, all-season mixed-use community offers year-round access to nearby premier ski resorts and outdoor recreation. The Project includes single-family homes, townhomes, condominiums, retail and commercial spaces, hospitality and lodging facilities, recreational amenities, supporting infrastructure, and more. The current development scope modeled in the financial projections is expected to include approximately 319 residential units, 125 lodging units, 220 residential lots, and 450 lodging lots.

Development is actively progressing with townhomes and villas, both of which are currently under construction. Additional construction activities include apartment building development such as the Free Market Mill Apartments project.



Job Creation:

As of September 25, 2025, the developer has spent approximately \$20.1 million on EB-5 eligible development activities. These expenditures have already created 236.9 qualifying jobs, consisting of 108.6 direct jobs and 128.3 indirect jobs. The project will accept up to 100 EB-5 investors, and therefore the minimum job creation requirement is 1,000 jobs, including at least 100 direct jobs. Enough jobs have already been created for 23 EB-5 investors in the project.

A table summarizing the calculation of job creation to date through September 25, 2025, is presented below. Construction spend of \$20.1 million is adjusted for inflation using a price deflator derived from the producer price index data published by the U.S. Bureau of Labor Statistics. Finally, RIMS II multipliers for the impact area, published by the U.S. Bureau of Economic Analysis, are applied to the adjusted spend data to calculate the number of direct and indirect jobs. At completion, the project is expected to create approximately 2,631 EB-5 jobs.

Grand Park Job Creation Through September 25, 2025								
Costs	Spend	Deflator	RIMS Yr	Direct	Indirect	Direct	Indirect	Total
			Spend (\$M)	Multiplier	Multiplier	Jobs	Jobs	Jobs
Construction	\$ 17,088,786	0.99	\$ 17.0	5.4	6.3	92.4	106.9	199.3
Professional Services	\$ 3,037,804	0.99	\$ 3.0	5.4	7.1	16.2	21.4	37.6
Total	\$ 20,126,590		\$ 20.0			108.6	128.3	236.9

Figures in table may not sum exactly due to rounding

Substantial job creation has already occurred as a result of the project's construction progress, as demonstrated by the table below:

EB-5 Job Creation Overview			
	Direct	Indirect	Total
Jobs Created to Date:	108.6	128.3	236.9
Required Jobs:	100	-	1,000
% of Requirement Met:	108.6%	-	23.7%
Requirement Met (Y/N):	Yes	-	In Process

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