GADDE CAPITAL
The Leading EB-5 Real Estate Developer
www.gaddecapital.com

A Trusted Leader in U.S. EB-5 Investment & Real Estate Development

Delivering high-quality projects backed bystrong fundamentalsand proven expertise.

I-526E
Priority Processing
Expedited processing for eligible EB-5 petitions

20% Rural
Set-Aside Visa Availability
Dedicated visa allocation for qualifying rural projects



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About
Gadde Capital

Gadde Capital is a premier real estate development firm with a proven track record of delivering high-performing EB-5 projects, hospitality, and multifamily assets across the United States. With over **20 years** of experience in real estate, the firm brings deep industry expertise and execution capability to every project. Founded by entrepreneur **Durga Prasad Gadde,** Gadde Capital manages/owns over **$750** million in assets, with a portfolio projected to exceed **$1 billion** at full build-out.

Gadde Capital is a recognized leader in EB-5 real estate development, having successfully raised EB-5 capital for five projects, we will soon begin our sixth project and supported over **400+ Investor Families** in achieving/filing U.S. residency through structured real estate opportunities. The firm has facilitated more than **$250 million** in EB-5 capital-driving job creation while delivering compliant and reliable immigration pathways for **global investors.**

Its portfolio includes premium branded developments with Marriott International, such as Aloft Hotels, Element Hotels, and AC Hotels, strategically located near Hartsfield-Jackson Atlanta International Airport. With active EB-5 projects in high-growth markets, including Gatlinburg and the Tennessee Smoky Mountains, Gadde Capital combines entrepreneurial vision with disciplined execution, regulatory compliance, and a strong focus on long-term value creation.

Why Choose
Gadde Capital:

- Strong U.S. market presence with a proven track record
- Proven EB-5 experience with successful project execution
- Partnerships with leading institutional hospitality brands
- Focus on high-growth, high-demand locations
- Commitment to transparency and long-term value



Project Overview

The Reserve at Reedmont

A Prime EB-5 Rural Project in the Smoky Mountains, Tennessee

The Reserve at Reedmont is a luxury short-term rental resort development in Sevierville, Tennessee, featuring 58 fully furnished cabins designed and operated as a single resort. The project offers three- to five-bedroom cabins ranging from 2,308 to 3,214 sq. ft., with 44 cabins featuring private indoor pools and 14 featuring recreation and game rooms. Resort amenities include walking trails, a pickleball court, and a children's play area. Located in the Smoky Mountains gateway market, the project is approximately 4 miles from Sevierville Town Center, 10 miles from Pigeon Forge, and 20 miles from Great Smoky Mountains National Park.

Project Highlights :

Project Security: **Investor First Lien Position**
(Developer Profit/Equity Distributions: Second Priority)

EB-5 Investment: **$800,000**

Total Project Cost: **$70,000,000 Approx.**

EB-5 Capital Raise: **$53,600,000**

Maximum No. of Investors: **67**

Total Cabins: **58 Luxury Short-Term Rental Cabins**

Investment Term: **3-Year Exit Period**

EB-5 Job Creation Cushion: **14.2% Approx.**

EB-5 Job Requirement: **670 Qualifying Jobs**

Annual Distributions: **1% for the First 3 Years; 3% in Year 4; 5% in Year 5**

I-526E Processing: **Priority Processing**

Visa Availability: **20% Rural Set-Aside Visa**

THE RESERVE AT REEDMONT

Sevierville, Tennessee | 58 Luxury Cabins | Rural EB-5 Opportunity
A luxury short-term rental cabin resort in the Smoky Mountains gateway, offering a strategic EB-5 investment opportunity in Sevier County, Tennessee.

Project Location

379 Reed Schoolhouse Road, Sevierville, TN 37876

Location Advantage

- **Great Smoky Mountains National Park,** America's #1 most-visited national park, welcomed approximately **11.5 million visitors in 2025**
- **Strong Tourism Economy** – Sevier County generated **$3.9B+ in visitor spending in 2024,** supporting a strong tourism economy.
- **Multiple Demand Drivers** – Major attractions include Great Smoky Mountains National Park, Dollywood, Ober Gatlinburg, Rocky Top Sports World, and Gatlinburg Convention Center.
- **Established Rental Market** – Strong demand from families, leisure travelers, and groups supports the region's vacation-rental market.
- **Strategic Location** – Sevierville offers convenient access to Pigeon Forge, Gatlinburg, Dollywood, and Great Smoky Mountains National Park.

Investor First Lien Position

EB-5 Investor Capital Takes First Priority for Payment Before Developer Profit/Equity Distributions

Why This Project

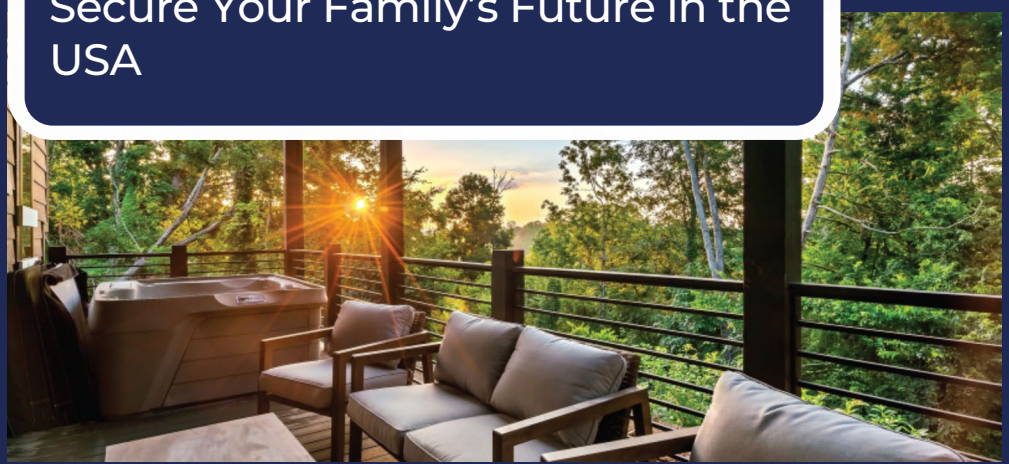
- **58 luxury cabins** with 3–5 bedroom layouts and premium resort features.
- **Private indoor pools, recreation rooms, walking trails, pickleball court, and children's play area.**
- **Prime Smoky Mountains location** near Sevierville, Pigeon Forge, Dollywood, Gatlinburg, and the National Park.
- **Strong Job Creation Cushion — 765 projected qualifying jobs,** providing a **95-job cushion** above the **670-job requirement.**
- **Construction is scheduled** to begin in October 2026, with the first cabins targeted for delivery in October 2027 and substantial completion targeted for June 2029.

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THE RESERVE AT REEDMONT

Invest in a Trusted EB-5 Project & Secure Your Family's Future in the USA



Contact

Start your EB-5 journey with us today.

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