

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

*Delivering high-quality projects
backed by strong fundamentals and
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*



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.

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.

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



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.



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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