

Fill in this information to identify your case:

United States Bankruptcy Court for the:

SOUTHERN DISTRICT OF FLORIDA

Case number *(if known)*Chapter 11☐ Check if this an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

4/16

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name Astor EB-5, LLC

2. All other names debtor used in the last 8 years

Include any assumed names, trade names and *doing business as* names

3. Debtor's federal Employer Identification Number (EIN) 46-0917208

4. Debtor's address

Principal place of business

Mailing address, if different from principal place of business

956 Washington Avenue
Miami Beach, FL 33139

Number, Street, City, State & ZIP Code

Miami-Dade

County

14 NE 1 Ave.
#1400
Miami, FL 33132

P.O. Box, Number, Street, City, State & ZIP Code

Location of principal assets, if different from principal place of business
Number, Street, City, State & ZIP Code5. Debtor's website (URL) www.Hotelastor.com

6. Type of debtor

☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))☐ Partnership (excluding LLP)☐ Other. Specify: _____

Debtor Astor EB-5, LLC
Name

Case number (if known) _____

7. Describe debtor's business*A. Check one:*

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))
- ☐ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- ☐ Railroad (as defined in 11 U.S.C. § 101(44))
- ☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))
- ☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))
- ☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))
- ☒ None of the above

B. Check all that apply

- ☐ Tax-exempt entity (as described in 26 U.S.C. §501)
- ☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)
- ☐ Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor.
 See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

8. Under which chapter of the Bankruptcy Code is the debtor filing?*Check one:*

- ☐ Chapter 7
- ☐ Chapter 9

☒ Chapter 11. *Check all that apply:*

- ☐ Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,566,050 (amount subject to adjustment on 4/01/19 and every 3 years after that).
- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ A plan is being filed with this petition.
- ☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- ☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.
- ☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

☐ Chapter 12**9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?**☒ No.☐ Yes.

If more than 2 cases, attach a separate list.

District _____	When _____	Case number _____
District _____	When _____	Case number _____

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?☒ No☐ Yes.

List all cases. If more than 1, attach a separate list

Debtor _____	Relationship _____
District _____	When _____ Case number, if known _____

Debtor Astor EB-5, LLC
Name

Case number (if known) _____

11. Why is the case filed in this district?*Check all that apply:*

- ☒ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- ☐ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?☒ No☐ Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.**Why does the property need immediate attention?** (*Check all that apply.*)☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard? _____

☐ It needs to be physically secured or protected from the weather.☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).☐ Other _____**Where is the property?** _____

Number, Street, City, State & ZIP Code

Is the property insured?☐ No☐ Yes. Insurance agency _____

Contact name _____

Phone _____

Statistical and administrative information**13. Debtor's estimation of available funds***Check one:*

- ☒ Funds will be available for distribution to unsecured creditors.
- ☐ After any administrative expenses are paid, no funds will be available to unsecured creditors.

14. Estimated number of creditors☐ 1-49☒ 50-99☐ 100-199☐ 200-999☐ 1,000-5,000☐ 5001-10,000☐ 10,001-25,000☐ 25,001-50,000☐ 50,001-100,000☐ More than 100,000**15. Estimated Assets**☐ \$0 - \$50,000☐ \$50,001 - \$100,000☐ \$100,001 - \$500,000☐ \$500,001 - \$1 million☒ \$1,000,001 - \$10 million☐ \$10,000,001 - \$50 million☐ \$50,000,001 - \$100 million☐ \$100,000,001 - \$500 million☐ \$500,000,001 - \$1 billion☐ \$1,000,000,001 - \$10 billion☐ \$10,000,000,001 - \$50 billion☐ More than \$50 billion**16. Estimated liabilities**☐ \$0 - \$50,000☐ \$50,001 - \$100,000☐ \$100,001 - \$500,000☐ \$500,001 - \$1 million☒ \$1,000,001 - \$10 million☐ \$10,000,001 - \$50 million☐ \$50,000,001 - \$100 million☐ \$100,000,001 - \$500 million☐ \$500,000,001 - \$1 billion☐ \$1,000,000,001 - \$10 billion☐ \$10,000,000,001 - \$50 billion☐ More than \$50 billion

Debtor Astor EB-5, LLC
Name

Case number (if known) _____

Request for Relief, Declaration, and Signatures**WARNING** -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.**17. Declaration and signature
of authorized
representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on November 14, 2018
MM / DD / YYYY**X** /s/ David J. Hart
Signature of authorized representative of debtor

Title ManagerDavid J. Hart
Printed name**18. Signature of attorney****X** /s/ Paul L. Orshan
Signature of attorney for debtorDate November 14, 2018
MM / DD / YYYYPaul L. Orshan
Printed nameORSHAN, P.A.
Firm name701 Brickell Ave.
Suite 2000
Miami, FL 33131

Number, Street, City, State & ZIP Code

Contact phone 305-529-9380Email address paul@orshanpa.comFBN 776203 FL
Bar number and State

Fill in this information to identify the case:Debtor name Astor EB-5, LLCUnited States Bankruptcy Court for the: SOUTHERN DISTRICT OF FLORIDA

Case number (if known): _____

☐ Check if this is an
amended filing**Official Form 204****Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders**

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
1651 Astor LLC 6971 N. Federal Hwy Suite 100 Boca Raton, FL 33487			Disputed			\$241,905.38
SMS Lodging LLC c/o Levine & Partners, P.A. 3350 Mary St. Miami, FL 33133			Disputed			\$162,662.87
Booking.com P.O. Box 1639 1000 BP Amsterdam The Netherlands						\$30,288.00
Cole, Scott & Kissane 9150 South Dadeland Blvd Suite 1400 Miami, FL 33156						\$28,229.62
Alejandro Martinez 1618 Sand Hill Road Apt 105 Palo Alto, CA 94304						\$25,000.00
Maria Claudia Lodo 11659 Vinci Drive Windermere, FL 34789						\$25,000.00
Stem LLC c/o Chase Lawyers 21 SE 1 Ave. Suite 700 Miami, FL 33131			Disputed			\$18,000.00

Debtor Astor EB-5, LLC
Name

Case number (if known) _____

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Allen Norton & Blue PA 121 Majorca Avenue Suite 300 Coral Gables, FL 33134			Disputed			\$16,642.72
City of Miami Beach 1700 Convention Center Drive Miami Beach, FL 33139						\$16,292.08
Washing Kings 1712 SW 1 St. Miami, FL 33135						\$16,236.98
TY Group 10800 NW 106 St. Suite 12 Miami, FL 3317 Suite 12 Miami, FL 33178						\$15,129.03
Florida Dept of Revenue 8175 NW 12th Street Suite 224 Doral, FL 33126						\$14,223.78
Florida Power & Light General Mail Facility Miami, FL 33188						\$12,229.75
CitiBusiness AAdvantage P.O. Box 9001037 Louisville, KY 40290-1037						\$12,174.44
Atlantic Broadband P.O. Box 371801 Pittsburgh, PA 15250-7801						\$11,382.88
American Express Merchant Financing World Financial Center 200 Vessey St. New York, NY 10285						\$11,300.00
The Murtha Law Group, P.A. 7351 Office Park Place Melbourne, FL 32940						\$11,008.98
Ford Harrison P.O. Box 890836 Charlotte, NC 28289-0836						\$7,450.00

Debtor Astor EB-5, LLC
Name

Case number (if known) _____

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Neighbors Coffee Company 5963 SW 21 St West Park, FL 33023						\$6,476.48
Waste Management P.O. Box 4648 Carol Stream, IL 60197-4648						\$6,431.41

1651 Astor LLC
6971 N. Federal Hwy
Suite 100
Boca Raton, FL 33487

Alejandro Martinez
1618 Sand Hill Road
Apt 105
Palo Alto, CA 94304

Allen Norton & Blue PA
121 Majorca Avenue
Suite 300
Coral Gables, FL 33134

American Express
Merchant Financing
World Financial Center
200 Vessey St.
New York, NY 10285

APEX Environmental Solutions Inc
7842 NW 178 St.
Hialeah, FL 33015

Astor EB5 Funding LLC
14 NE 1 Ave
Suite 1400
Miami, FL 33132

AT&T
P.O. Box 105262
Atlanta, GA 30348-5262

Atlantic Broadband
P.O. Box 371801
Pittsburgh, PA 15250-7801

Booking.com
P.O. Box 1639 1000 BP
Amsterdam
The Netherlands

CitiBusiness AAdvantage
P.O. Box 9001037
Louisville, KY 40290-1037

City of Miami Beach
1700 Convention Center Drive
Miami Beach, FL 33139

Cole, Scott & Kissane
9150 South Dadeland Blvd
Suite 1400
Miami, FL 33156

David J Hart as Manager of Astor EB-5, L
14 NE 1 Ave
Suite 1400
Miami, FL 33132

Fabiola Renza De Valenzuela
c/o Ricardo Corona, Esq.
3899 NW 7th St
Miami, FL 33126-5551

Flavio Maronese
Av. 8 No. 784 4to Andar Espinho
Aveiro
Portugal 4500-207

Florida Dept of Revenue
8175 NW 12th Street
Suite 224
Doral, FL 33126

Florida Power & Light
General Mail Facility
Miami, FL 33188

Ford Harrison
P.O. Box 890836
Charlotte, NC 28289-0836

FPL Energy Services
P.O. Box 25426
Miami, FL 33102-5426

Gela Kovalsky
c/o Ricardo Corona, Esq.
3899 NW 7th St
Miami, FL 33126-5551

Global Concept Elevator
2152 Tyler St
Hollywood, FL 33020

HiQ Data Corp
1414 NW 107 Ave
Suite 204
Miami, FL 33172

Hub International Limited
777 SW 37 Ave
Suite 500
Coral Gables, FL 33135

Internos Technology
14040 NW 82 Ave
Miami Lakes, FL 33016

Irak Manuel Ferreira Marino
c/o Ricardo Corona, Esq.
3899 NW 7th St
Miami, FL 33126-5551

Israel Ferreira
c/o Ricardo Corona, Esq.
3899 NW 7th St
Miami, FL 33126-5551

Jaime Salinas
7087 NW 50 St.
#2768
Medley, FL 33166

Karen Minard
c/o Georges Pierre PLLC
44 West Flagler St.
Suite 2200
Miami, FL 33130

Maria Claudia Lodo
11659 Vinci Drive
Windermere, FL 34789

Miami Dade County Property Taxes
200 NW 2 Ave
Miami, FL 33128

Miami Dade County Tax Collector
200 NW 2 Ave
Miami, FL 33128-1735

Miami Dade County Tax Collector
200 NW 2 Ave Miami, FL 33128-1735
Miami, FL 33128-1735

Neighbors Coffee Company
5963 SW 21 St
West Park, FL 33023

Onity
Lockbox 223067
Pittsburgh, PA 15251-2067

Ouellette & Mauldin
1550 S. Dixie Hwy
Suite 205
Miami, FL 33146

Phones R Us
1035 NE 125 St.
Unit 200
North Miami, FL 33161

Red Hawk
P.O. Box 530212
Atlanta, GA 30353-0212

Roberto Mazza
690 S.W. 1st Court
Apt. 2124
Miami, FL 33130

Sceptre Hospitality Resources, LLC
1900 West Loop South
Suite 1800
Houston, TX 77027

Shift4/Dollars on the Net
1491 Center Crossing Rd
Las Vegas, NV 89144

SMS Lodging LLC
c/o Levine & Partners, P.A.
3350 Mary St.
Miami, FL 33133

Stem LLC
c/o Chase Lawyers
21 SE 1 Ave.
Suite 700
Miami, FL 33131

Steven La Cava
c/o Philip S Vova, Esq.
4000 Hollywood Blvd Ste 500N
Hollywood, FL 33021-1224

Sysco South Florida
P.O. Box 64000A
Miami, FL 33164-9000

Teco People's Gas
P.O. Box 31318
Tampa, FL 33631-3318

The Murtha Law Group, P.A.
7351 Office Park Place
Melbourne, FL 32940

Truly Nolen
5931 Hallandale Beach Blvd
West Park, FL 33023-5245

TY Group
10800 NW 106 St. Suite 12 Miami, FL 3317
Suite 12
Miami, FL 33178

Washing Kings
1712 SW 1 St.
Miami, FL 33135

Waste Management
P.O. Box 4648
Carol Stream, IL 60197-4648

World Web Technologies
P.O. Box 234 Chestermere, Alberta, Canada
Alberta
Canada T1X 1K8

Zoraida M. Yanez
c/o Ricardo Corona, Esq.
3899 NW 7th St
Miami, FL 33126-5551