



EB5Investments.com

EB-5 Regional Center Investments

The EB-5 Immigrant Investor program allows qualified foreign nationals to obtain permanent U.S. residency (green cards) through an investment in a U.S. business venture or real estate development (Project).

- By making an eligible EB-5 investment that creates at least 10 new U.S. jobs per investor, the investor and his/her spouse and children under 21 are eligible to receive permanent green cards and move to the U.S.
- EB5AN is an EB-5 investment fund manager, USCIS-authorized EB-5 regional center (RC) operator, and consultancy.

COMPANY OVERVIEW

Founding Year	2013
Direct and Regional Center Sponsored EB-5 Funds	\$1B+
Total Project Development Cost	\$4.1B+
Total Sponsored EB-5 Investors	2,000+
Total Sponsored EB-5 Investor Nationalities	60+
Total Sponsored EB-5 Jobs Created to Date	34,300+
Average Job Creation Ratio Above USCIS Requirement	2.5x

REGIONAL CENTER TRACK RECORD¹

I-924 and I-956 Initial Designation Approval Rate	100%
I-924A and I-956G Annual Compliance / Current Standing	100%

PROJECT TRACK RECORD¹

I-924 and I-956F Approval Rate	100%
Project Completion/Development ¹	100%

INVESTOR TRACK RECORD¹

I-526 and I-526E Approval Rate	99.7%
Denials Based on Source of Funds	0.3%
Repayment for I-526 or I-526E Denial ²	100%
I-829 Approval Rate	100%
Funds in Good Standing or Repaid	100%

IMMIGRATION PROCESSING TIME¹ (months)

Expected USCIS Avg. for I-526E ³	6 - 24 months
Past EB5AN Managed Project Avg. Processing Time ⁴	18.9

PROJECT CAPITAL STRUCTURE ¹	Avg.	PORTFOLIO OVERVIEW ¹	#	PROJECT LOCATION ¹	#
Developer Equity and Pre-sales	≈27%	Total Projects (15 funds across 12 real estate developments)	15	Florida	12
EB-5 Capital	≈26%	Under Construction	5	Georgia	2
Bank Loan	≈47%	Construction Completed	10	Utah	1

CURRENT PROJECT INVESTMENT TERMS

Investment Amount	\$800,000
Project Administrative Fee	Varies by Project
Annual Return	Varies by Project
Estimated immigration legal fees, USCIS filing fees and RC Integrity Fund fees	\$20,000 - \$25,000

INVESTMENT APPROACH

EB5AN's approach is to identify institutional-quality real estate development projects that satisfy its strict internal underwriting criteria for both immigration and financial risk. EB5AN managed Projects are all fully capitalized and projected to create significantly more jobs per investor than are required under the EB-5 program.

EB5AN collaborates with The Kolter Group (Kolter), one of the largest private developers in the U.S. Kolter has successfully developed more than \$19 billion in real estate since 1997 and has never failed to repay a loan, to repay an EB-5 investment, or to complete a project.⁴

EB5AN is 100% independent from Kolter.

EXECUTIVE TEAM

Managing Partners: Samuel B. Silverman and Michael Schoenfeld

The EB5AN executive team has extensive experience in business strategy, investment evaluation, and securities, tax, and immigration law. Before founding EB5AN, we advised Fortune 500 companies on growth and investment strategies and worked on some of the largest IPOs, securities offerings, and private equity buyouts in the past 10 years. Graduates of Yale and UNC Chapel Hill, we previously worked at some of the most respected investment and professional services firms including the Boston Consulting Group (BCG), and AEA Investors.

PROJECT INVESTMENT STRUCTURE¹

- Limited partnership or limited liability company unit with a subscription price of \$800,000
- Repayment for loan or preferred equity-style RC investments takes place through a sale, refinancing, or cash flow from operations
- 5-year initial investment term for RC loan-style projects

SELECT COMPLETED PAST RC PROJECTS

Water Club North Palm Beach	
Hyatt Boca Raton	
The Mark Sarasota	
Westin Sarasota	
VUE Sarasota	
Hyatt Fort Lauderdale	
Artistry Sarasota	
ONE St. Petersburg	

1 Denotes EB5AN Managed Projects being select projects where EB5AN (i) has raised EB-5 capital, (ii) is serving as the fund manager for the EB-5 investment partnership, and (iii) is sponsoring the Project under an EB5AN RC.
 2 As of September 1, 2021, EB5AN has had one investor unable to complete the source of funds process. This investor was immediately repaid under EB5AN's I-526 approval refund guaranty.
 3 Based on USCIS undertaking to implement reduced processing times by end of FY 2023, after which average processing time is expected to be 6 months. Subject to change.
 4 All Kolter Group EB-5 investments have either been closed and repaid in full or remain completely or partially outstanding and in compliance with all covenants.