



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 a government authorized EB-5 regional center (RC) operator, EB-5 consulting firm, and global investment fund manager.

**COMPANY OVERVIEW**

Founding Year	2013
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 RECORD<sup>1</sup>**

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

**PROJECT TRACK RECORD<sup>1</sup>**

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

**INVESTOR TRACK RECORD<sup>1</sup>**

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 <sup>2</sup>	100%
I-829 Approval Rate	100%
Funds in Good Standing or Repaid	100%

**IMMIGRATION PROCESSING TIME<sup>1</sup> (months)**

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

PROJECT CAPITAL STRUCTURE <sup>1</sup>	Avg.	PORTFOLIO OVERVIEW <sup>1</sup>	#	PROJECT LOCATION <sup>1</sup>	#
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 RC 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 - \$35,000

**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 or to repay an EB-5 investment.<sup>4</sup>

EB5AN is 100% independent from Kolter.

**EXECUTIVE TEAM**

Managing Partners: Samuel B. Silverman and Michael B. 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. 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 STRUCTURE<sup>1</sup>**

- Limited partnership structure with a subscription price of \$800,000 plus project administrative fee.
- Repayment for loan or preferred equity-style RC investments takes place through a sale, refinancing, or cash flow from operations
- Fixed loan term for RC loan-style projects

**SELECT COMPLETED PAST RC PROJECTS**

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

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 and will vary based on rural or high unemployment TEA designation.  
 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 investment covenants.