



USCIS EB-5 Visa I-526(+E) Statistics: Rural VS Non-Rural Filings by Country: Actual Data 4/1/22 to 10/30/23 with Projections to 2/29/2024

Special Thanks to AIIA and The Galati Law Firm for their Efforts to Obtain this Crucial Rural/Urban TEA Data

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www.EB5AN.com

Important Investment Information

All EB-5 investments must be “at risk” per USCIS requirements. Risk of loss exists. Any protections and guaranties negotiated at fund level are not exercisable by individual investors themselves but are administered by fund management only. No guarantees exist regarding individual investors’ ability to be repaid.

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The EB5AN Management Team

The EB5AN team has been involved in more than \$4 billion of leveraged buyouts, IPOs, and real estate development.



**Samuel B.
Silverman**



**Michael B.
Schoenfeld**



- Yale University – B.A. in Economics with a concentration in Mandarin Chinese
- Boston Consulting Group (BCG) – Business and strategy consulting
- Stanford Graduate School of Business – M.B.A.
- Forbes 30 Under 30 National Winner for Social Entrepreneurship



- University of North Carolina at Chapel Hill – B.A. in Economics; B.S. in Business Admin
- Boston Consulting Group (BCG) – Business and strategy consulting
- AEA Investors – Leading middle-market private-equity firm
- Forbes 30 Under 30 National Winner for Social Entrepreneurship

Our Commitment to EB-5 Investment Transparency



EB-5 investors deserve to be well-informed about the EB-5 visa program and potential investment opportunities.

We are committed to transparency, providing accurate, insightful information to potential EB-5 investors. We succeed when our clients achieve both their immigration and investment goals.

Since our founding, we have delivered on our commitment to our EB-5 investors by funding institutional-quality real estate development projects that not only meet the immigration requirements of the EB-5 program but also provide a level of transparency and financial security that remains unmatched in the EB-5 industry.


Speak with EB5AN Managing Partner Sam Silverman about EB-5

If you have questions about the Twin Lakes Georgia rural EB-5 project or the EB-5 green card process, you can schedule a call, send a WhatsApp message, or e-mail Sam directly.



Weekend Time Slots Available

 OnceHub <https://go.oncehub.com/samsilverman2>

 WhatsApp
+1 (561) 386-5356

 Email at
sam.silverman@eb5an.com

Yale

Stanford

BCG



EB5AN Is Committed to 100% EB-5 Investment Transparency

EB5AN is Pleased to Make the Following Key EB-5 Investment Due Diligence Documents Available to All EB-5 Investors

- ✓ The complete set of Form I-956F “exemplar” EB-5 documents filed with USCIS
- ✓ The complete Form I-526E individual investor document set template
- ✓ The balance sheet of the Kolter parent company guarantying the repayment of the EB-5 loan
- ✓ The current financial statements of the Kolter company developing the project showing proof of developer equity invested to date
- ✓ The executed loan agreement between the company developing the project and the construction lender
- ✓ Any other available documents related to the development of the project and EB-5 investment

Other EB-5 Regional Centers

- ✗ Not willing to share the entire Form I-956F “exemplar” or Form I-526E template with all exhibits
- ✗ Not willing to share the balance sheet of the company guarantying the repayment of EB-5 funds, or no such company exists, and the EB-5 investment is unsecured with “no collateral” or only a pledge
- ✗ Not willing to share the current financial statements of the company developing the project because they do not exist, reflect losses, or reflect that no developer equity has been funded
- ✗ Not willing to share an executed senior loan agreement or other financial commitment documents because they do not exist

Use common sense. If an EB-5 company is not willing to provide the basic documents needed to evaluate the financial position of an EB-5 project, avoid that project. Get access to and review critical financial documents for the project. Invest only if you know and are comfortable with the current financial position of the companies involved.

How to Identify Red Flags for EB-5 Investments



For many EB-5 investors, an \$800K EB-5 investment will be the largest investment they have ever made.

Some EB-5 investors may not have experience making real estate investments or other private equity investments. As a result, many EB-5 investors may not know what questions to ask and what documents to focus on when evaluating potential EB-5 investments.

Many EB-5 projects appear to be “safe” and have nice renderings but have minimal security and are very risky. An inexperienced investor can have a difficult time separating these “risky” projects from safer projects.

EB5AN has prepared many articles to help EB-5 investors evaluate potential EB-5 real estate development projects. Our articles help EB-5 investors identify and understand the impact of the most common risks found in such projects.

View these articles at: www.EB5Investments.com

We strongly recommend that EB-5 investors take the time to understand real estate development investments so that they make an educated EB-5 investment decision and increase the likelihood of receiving permanent green card approval and a timely repayment of EB-5 investment funds.

If you need help, or don't know where to start, just ask, and we can point you in the right direction.

Investors from More than 60 Countries and Regions

People of many nationalities and backgrounds consistently find value in EB5AN's investment approach.

- | | |
|--|---|
|  Angola |  Kuwait |
|  Argentina |  Mexico |
|  Australia |  Montenegro |
|  Austria |  Mozambique |
|  Azerbaijan |  Netherlands |
|  Bahamas |  New Zealand |
|  Bangladesh |  Nicaragua |
|  Belgium |  Nigeria |
|  Brazil |  Oman |
|  Canada |  Palestine |
|  Chad |  Peru |
|  China |  Philippines |
|  Colombia |  Poland |
|  Czech Republic |  Romania |
|  Ecuador |  Russia |
|  Egypt |  Saudi Arabia |
|  France |  Singapore |
|  Germany |  South Africa |
|  Ghana |  South Korea |
|  Haiti |  Spain |
|  Hong Kong |  Sweden |
|  India |  Taiwan |
|  Indonesia |  Thailand |
|  Iran |  Trinidad and Tobago |
|  Iraq |  Turkey |
|  Ireland |  UAE |
|  Italy |  Ukraine |
|  Japan |  United Kingdom |
|  Jordan |  Uruguay |
|  Kenya |  Venezuela |
|  Korea |  Vietnam |

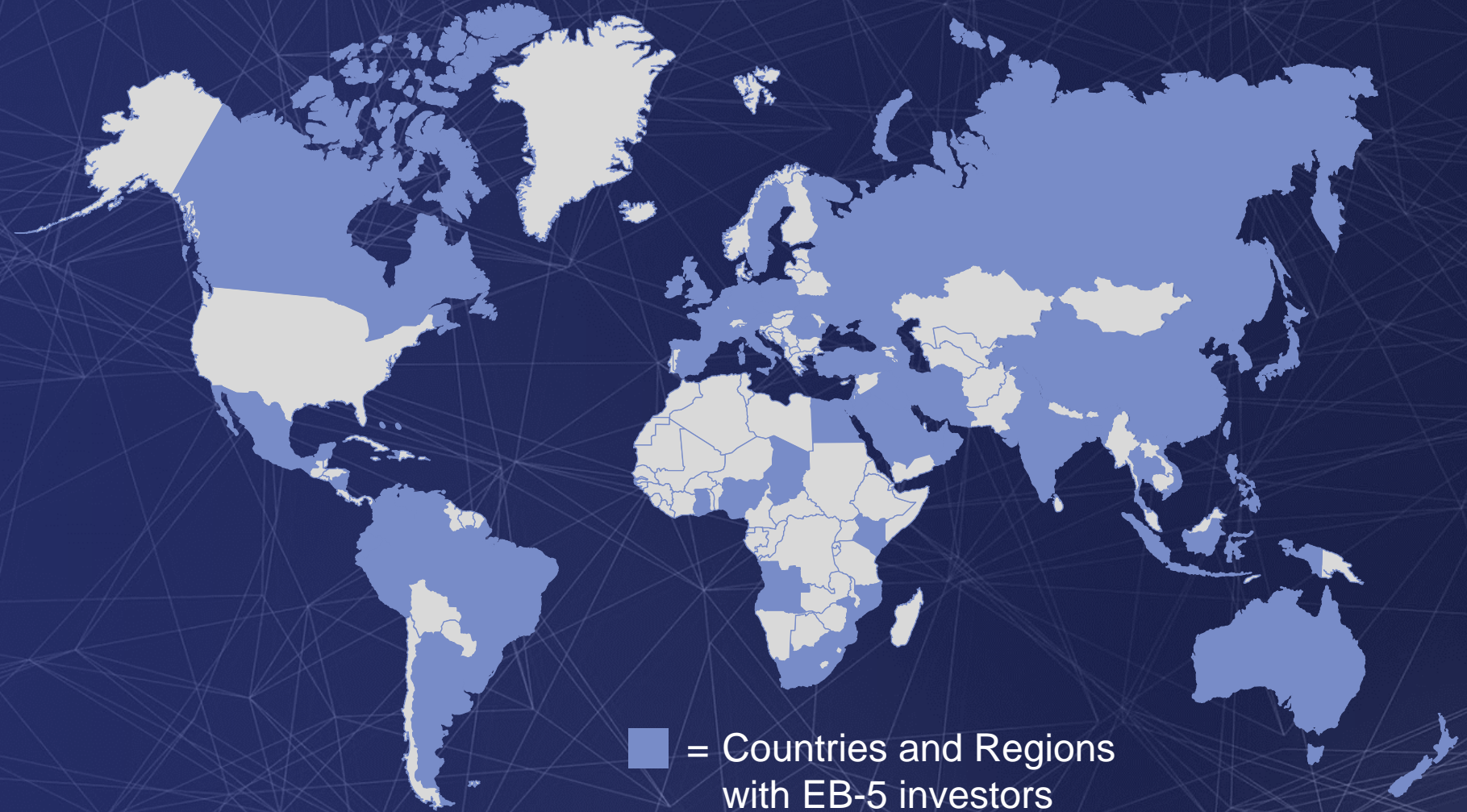


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Special Thanks to AIIA and The Galati Law Firm

AIIA and Galati Law Firm filed the Freedom of Information Act (FOIA) and sued USCIS to obtain this critical data



American Immigrant
Investor Alliance

The American Immigrant Investors Alliance (AIIA) is a Washington, D.C. based non-profit advocating for the interests of EB-5 investors from around the world.



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www.goaiia.org



THE
GALATI
LAW FIRM

The Galati Law Firm offers a wide range of legal services, with a focus on assisting clients globally with various immigration-related matters.



info@galati.law

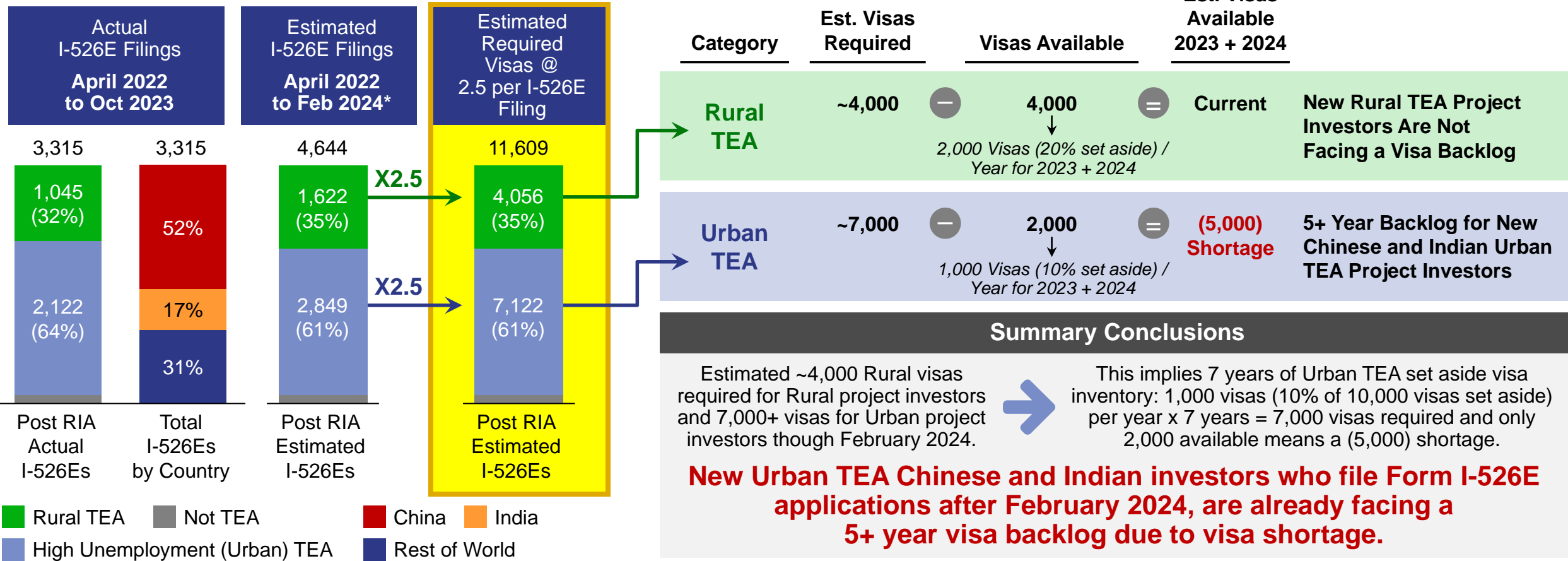


www.galati.law

The American Immigrant Investor Alliance (AIIA) and The Galati Law Firm forced USCIS to release this data for the benefit of all past and prospective EB-5 Investors.

Simple Conclusion from New USCIS Data

New Urban TEA Chinese and Indian Project Investors Face 5+ Year Visa Backlog



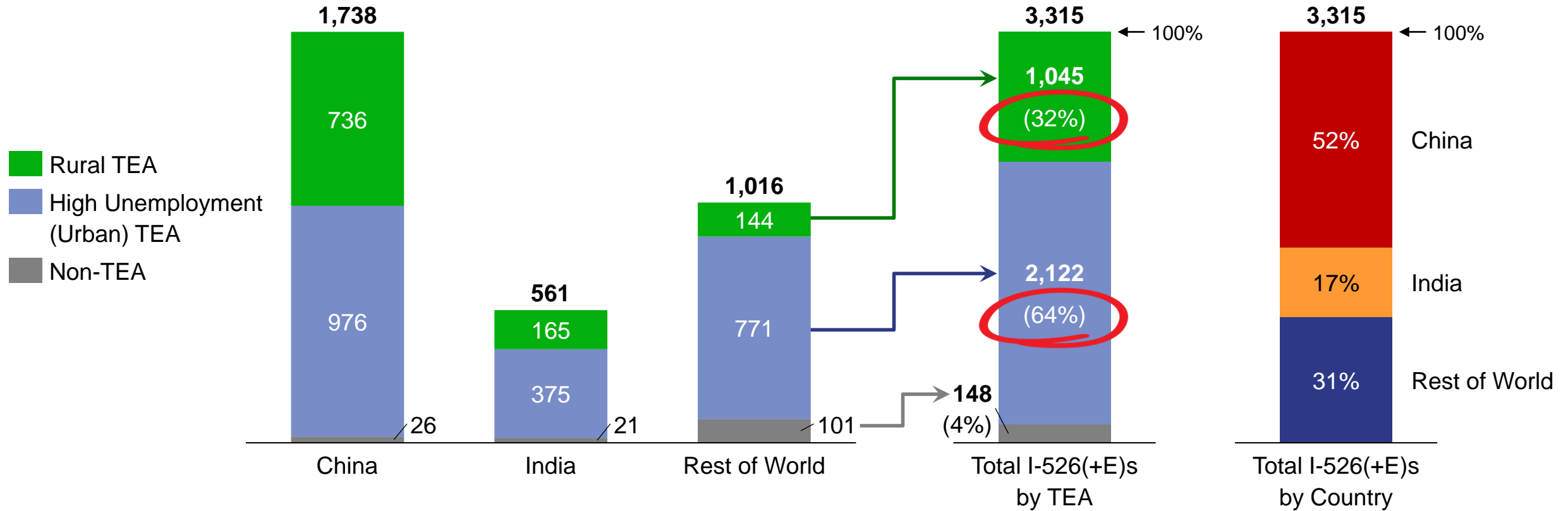
Chinese and Indian EB-5 investors filing I-526E petitions after February 2024 should not consider Urban TEA projects unless they are willing to wait at least 5+ years for Green Cards.

*Actual data through Oct 23 with monthly average I-526Es for Aug-Oct 23 projected for Nov 23, Dec 23, Jan 24 and Feb 24. Note: References to Form I-526E include Form I-526 for non-regional center applicants.

Actual Data through October 2023

Rural TEA EB-5 investors represent ~32% of total I-526(+E) submissions.

High Unemployment Urban TEA EB-5 investors represent ~64% of the total.



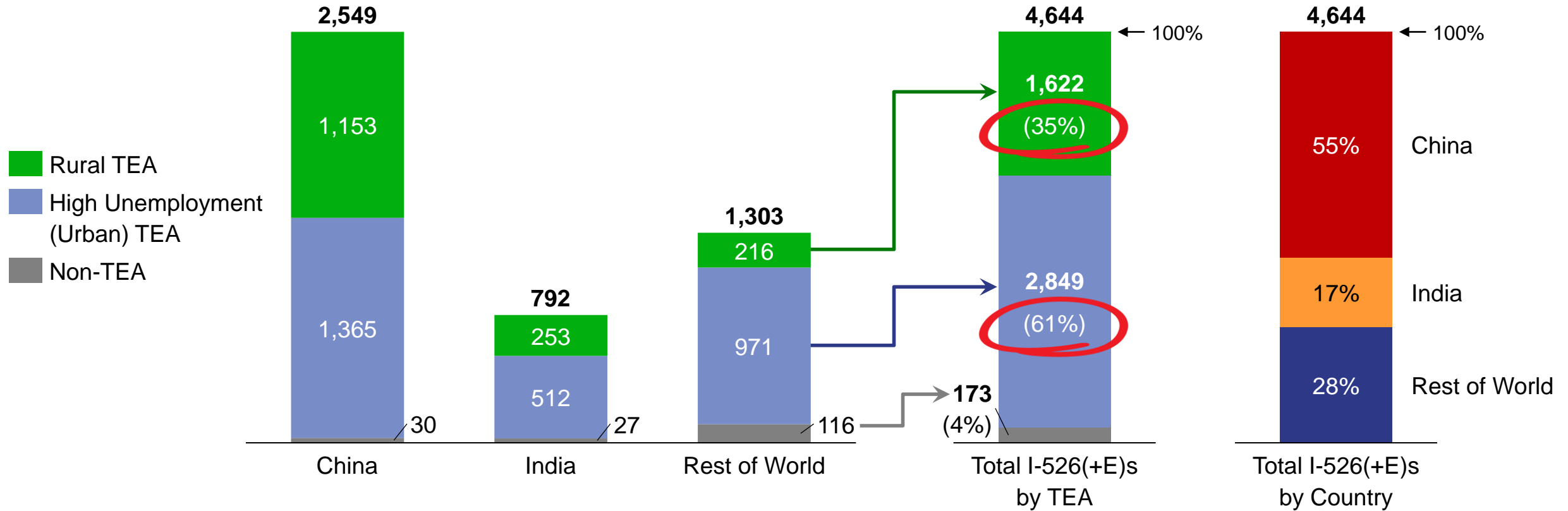
China and India are the largest markets for EB-5 post RIA, and there is a substantial opportunity for high quality rural EB-5 projects given lower comparative demand to date.

Note: Data is from April 1, 2022, through October 31, 2023. Infrastructure had 0 I-526E filings.

Actual Data Plus Projected Data through February 2024

Rural TEA EB-5 investors expected to represent ~35% of total I-526(+E) submissions.

High Unemployment Urban TEA EB-5 investors expected to make up ~61% of the total.

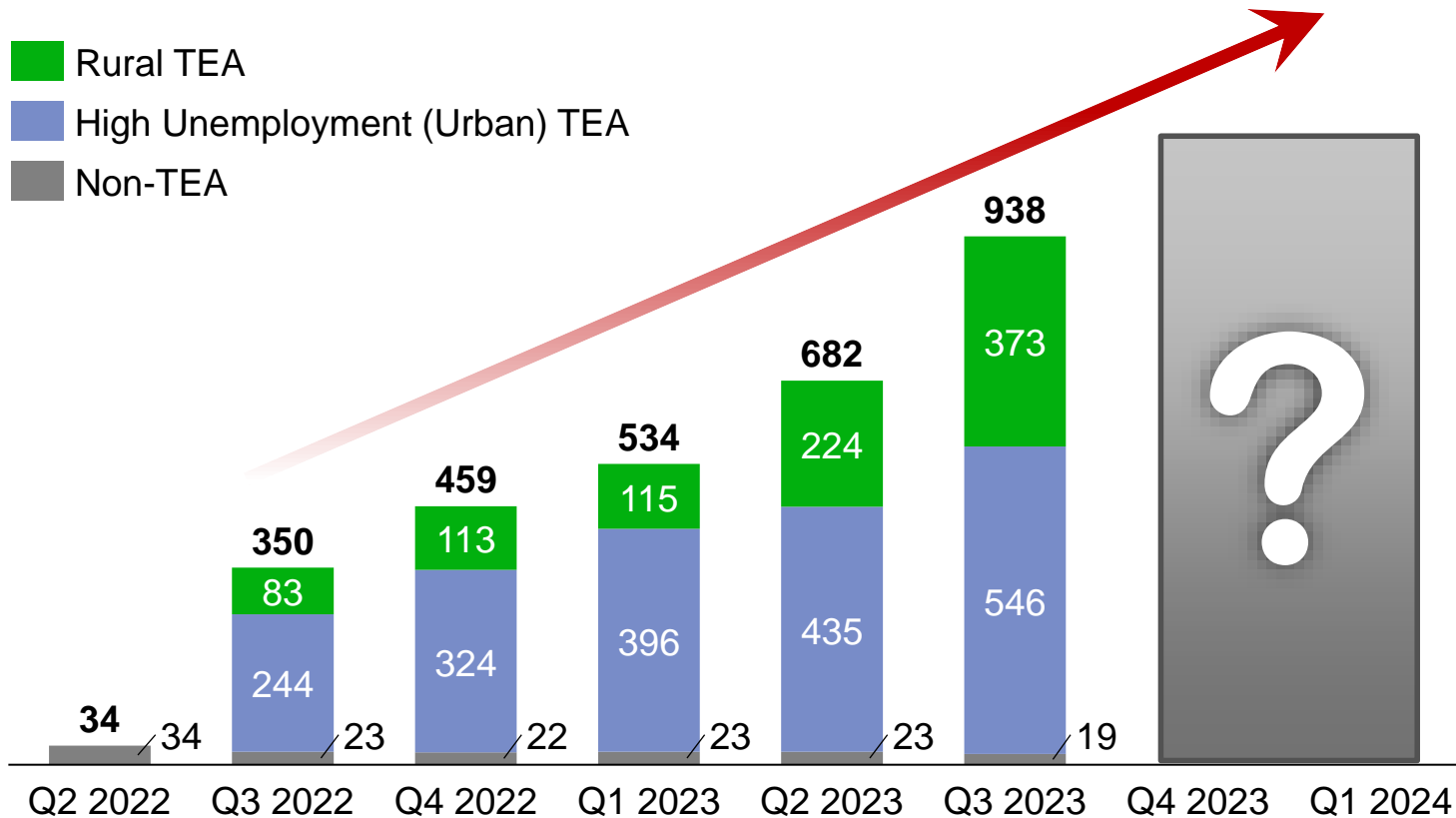


China and India are the largest markets for EB-5 post RIA, and there is a substantial opportunity for high quality rural EB-5 projects given lower comparative demand to date.

Note: Confirmed Data is from April 1, 2022, through October 31, 2023. Includes projected filings through February 2024 based on monthly average filings for August-October 2023.

Quarterly Filing Trends Predict Increasing Demand and Increasing Backlogs

The rush to file before April 1 means the Urban TEA backlog will get worse for new Chinese and Indian Investors.



Rural TEA Analysis

373 Rural TEA I-526Es in Q3 23 suggests ~932* visas required, less than 6 months visa supply. Eventually there could be a Rural backlog, but not soon.

Urban TEA Analysis:

546 Urban TEA I-526Es in Q3 23 suggests ~1,365* visas would be required for just 1 quarter... **This is over 1 year of backlog per quarter! And the quarterly volume of filings is increasing each quarter!**

Overall filings continue to rise, suggesting the numbers in Q4 2023 and Q1 2024 are even greater than prior quarters.

We expect this new data to cause investors to shift even more toward Rural since Rural will not backlog for several years while Urban TEAs are already backlogged for Chinese / Indian investors.

*Calendar Quarterly Filings (not USCIS Fiscal Quarters), so Q3 2023 ends September 2023 since this is the last full quarter of data, but trends continue to accelerate. * Assumes 2.5 visas per I-526E.*

Backup Analysis

		Rural TEA	High Unemployment TEA
Demand	Total Actual I-526Es filed through October 2023	A 1,045	A 2,122
	Estimated total monthly I-526(+E)s for November 2023 through February 2024 (4 months) based on monthly average of I-526(+E)s for Aug/Sept/Oct 2023.	A+B 577 (144 avg. filings per month * 4 months)	A+B 727 (182 avg. filings per month * 4 months)
	Estimated total I-526(+E)s through February 2024.	A+B 1,622	A+B 2,849
	Estimated future visa demand as of February 2024. Assumes one I-526 requires 2.5 visas (people) on average.	4,056 (1,622 * 2.5 visas)	7,122 (2,849 * 2.5 visas)
Visa Usage Projections	Annual Reserved Set Aside Visas	2,000 (20% of 10,000)	1,000 (10% of 10,000)
	Total Steady-State Years of Inventory	~2 Years <i>2023 visas (2,000 rollover) plus 2024 visas (2,000) means Rural TEA is still current</i>	Over 7 Years <i>2023 visas (1,000 rollover) plus 2024 visas (1,000) means at least a 5-year backlog for Urban TEA</i>
	Years of Set Aside Required	CURRENT FOR INVESTORS FROM ALL COUNTRIES	5+ YEAR BACKLOG FOR CHINESE AND INDIAN INVESTORS

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Key Conclusions Based on the New USCIS Data:

Urban TEA EB-5 project applications are already 6-7x the number of annual set asides, leading to a 5+ year wait for new Chinese and Indian Investors, but the Rural TEA category remains current.

1

Urban TEAs are already at a 5+ year Backlog for Chinese and Indian Investors

- New investors born in **China or India** will face a **5+ year visa backlog** if they select an **Urban TEA project**.
- **Concurrent filing is still available for Urban TEAs**; this means that if you are Chinese or Indian and you invest in an Urban TEA project, and qualify for an AOS, you can still obtain a flexible work & travel permit in ~90 days, but you will be waiting 5+ years for a Green Card.
- Best estimates are there are 6,000-8,000 Green Cards that need to be issued for post RIA high unemployment TEAs...6-8 years of inventory is already spoken for by investors who have filed I-526Es through February 2024!

2

Rural Set Asides are still current and will remain so for the foreseeable future

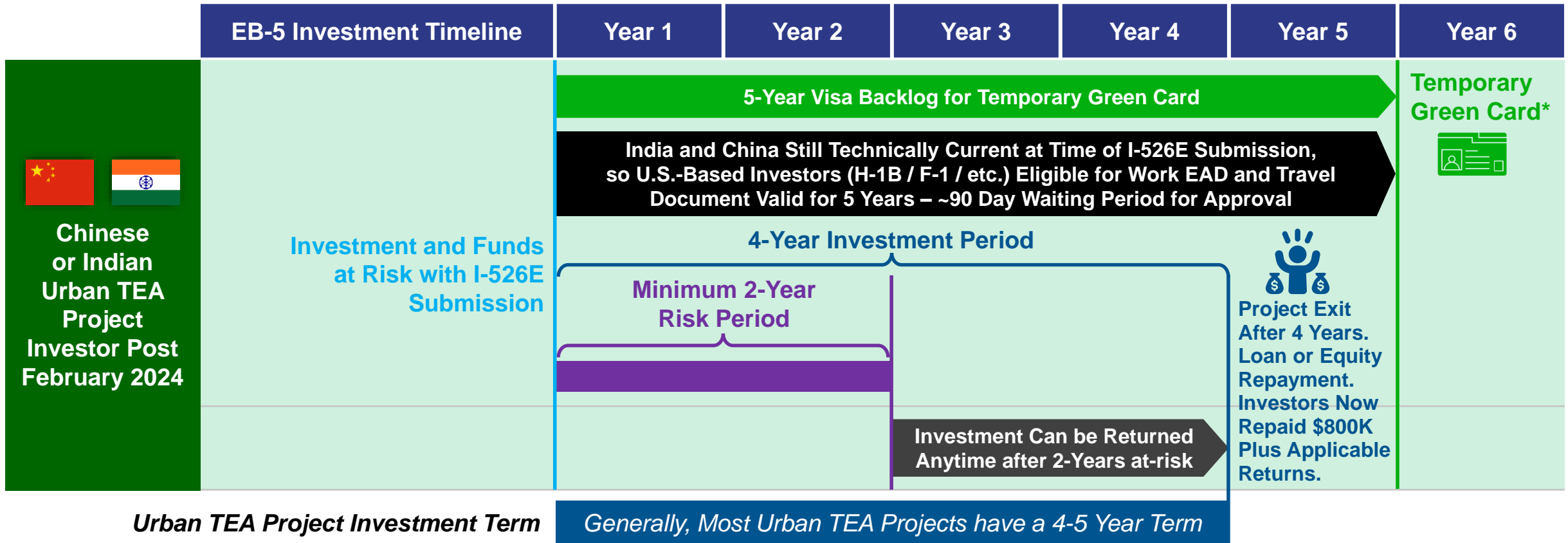
- **Currently, we estimate a total of ~1,600 Rural TEA applications: this would translate to ~4,000 visas in a downside case. This is still under the current year plus carry over visa availability.**
- Surprisingly, to date it has been approximately 2 to 1 Urban TEAs to Rural TEAs – out of every 3 investors, 2 have chosen an Urban TEA project and 1 has chosen a Rural TEA project. We expect that to change drastically as the data is now clear on the backlog for Urban TEAs.
- **Future Applicants:** Historically, Urban TEAs had nearly twice the applications of Rural TEAs, we expect this to change due to 5+ year backlogs for the two largest markets, China and India.

3

Investors born in countries other than India and China have freedom of choice

- Fortunately, for investors not born in China or India, the Urban TEA category remains viable.
- We need more data to understand other large markets (e.g., Vietnam, Korea, Brazil, etc.) and whether they have exceeded their per-year allocation of the set-aside visas.
- EB5AN structures both Urban and Rural TEA Projects, but expects demand will shift towards Rural TEA projects for all investors born in China and India.

Illustrative Urban TEA Project Investment Timeline for India or China



Urban TEA projects may still be an option for U.S.-based investors eligible for AOS. Obtain flexible work (EAD) and travel document in ~90 days with 5-year validity and remain on these for ~5 years until getting through the visa backlog and obtaining the temporary Green Card.

*Temporary Green Card timeline is variable and depends on many factors. For illustrative purposes only.

Summary Level Analysis Thoughts on Future Demand

1

Data Continues to Lag Reality

- Unfortunately, USCIS data will always lag the reality on the ground by at least several months. That said, this new view into the data is critical so that investors can make fully informed investment decisions.
- Utilizing recent data and forecasting with common sense assumptions and observational experience is critical to accurately predict future visa demand.

2

The April 1 Fee Increase will Turbo-Charge Near-Term Demand

- With the current data being released and a strong push for new I-526E filings before the April 1, 2024, fee increase, we expect high demand for strong Rural TEA projects.
- Our estimation is 2-3x the trailing quarter volume. This does not change any of our current expectations, but it does make the Urban TEA picture even worse for new Chinese and Indian investors.

3

Trust The Real Data

- There have been advocates of Urban TEA projects suggesting that the Rural TEA category will be backlogged before the Urban TEA category due to most investors choosing rural projects. This is clearly incorrect. Listen to the data.
- It's time to face the facts. The data is incontrovertibly clear that Urban TEA projects have been approximately twice as popular as Rural TEA projects – this has now led to a very significant Urban TEA backlog for new investors from the highest volume countries of China and India.

EB5AN has both Urban TEA and Rural TEA deals – we understand that each deal is a fit for a different type of client. We do not force a “one size fits all” on our investors.

What We Still Don't Know

1 When Will There be a Final Action Cutoff Date for the Urban TEA Category?

- For China / India, when will the Urban TEA category officially backlog?
- How will this work? Likely no notice as the Visa bulletin is published monthly.
- How many people are on each application? Can we assume the standard 2.5 people per filing? Could this be higher / lower?
- When will adjustment of status stop working for backlogged countries?
- How will the rest of world grow, and what are the impacts?

2 How Long Will the Rural TEA Category Remain Current?

- Based on the current filing numbers, we expect Rural TEA projects to stay current for several years for all countries.
- Increased demand could put pressure on the Rural TEA set-aside category as well, but for now there is a clear path forward for many years.
- What countries would be at risk of a backlog in the Rural TEA category?

3 What Does EB-5 Visa Demand Look Like Long Term?

- Unfortunately, Urban TEA visas are already backlogged for many years, so a slowdown in EB-5 Demand would not fix Urban TEAs for India / China.
- Will the rest of the world continue to grow, helping to replace decreased numbers from China and India?
- Will the rest of the world continue to grow, causing an even longer backlog for early Chinese and Indian Urban TEA investors?

Coming Soon from EB5AN: Advanced Urban / Rural TEA Analysis 2.0

1 Dynamic Excel Model with Key Assumption Adjustability

- Many other EB-5 regional centers and brokers will point out that the exact calculation of how long it will take an Urban TEA investor to obtain a Green Card is complex, and involves multiple assumptions and variables, some of which we know for sure, and others must be estimated to arrive at informed forward-looking prediction – **we agree**.
- We will provide an adjustable Excel model that sets forth the data we know for certain, as well as the primary assumptions to arrive at a forward-looking estimate. Users can adjust the key assumptions based on their own opinions and have a dynamic prediction model.

2 Detailed Analysis of the Last Major “Invisible” Visa Backlog that Hit China in May 2015

- This exact situation occurred in the few years leading up to the first month in which China went from being “C” or “Current” on the visa bulletin to having a priority date backlog of 2 years overnight. Shortly thereafter this wait increased to many years
- We will analyze what happened last time for China and how we expect this same situation to play out going forward for Urban TEA investors. Luckily, we have a very similar historical analog we can analyze for exactly how promoters behaved and how investors were impacted

3 Build an Archive of the Current Visa Backlog Predictions Among Industry Stakeholders for Future Reference

- Many other regional centers, immigration attorneys, brokers, etc. will share their own opinions / predictions on the Urban TEA backlog. Our summary conclusions/predictions will align with some and will differ from others. Everyone is entitled to their opinion and analysis of the data
- We will assemble records of articles, webinars, posts, etc. that clearly document the opinions of other EB-5 program participants.
- In the future, as the reality of the Urban TEA visa backlog unfolds, we will share the actual outcome of the Urban TEA visa backlog and compare it against EB5AN’s predictions as well as other industry stakeholders – so you can see who was right and who was wrong. We are tired of seeing other stakeholders blatantly mislead investors with predictions that are not even close to reality. **Everyone has their own opinion – fine but be ready to stand behind yours.**

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EB-5 Visas Are Subject to Fixed Annual Allocations and, When Exhausted, a Backlog or “Visa Retrogression” Occurs

A maximum of 10,000 visas are issued in the EB-5 category any given fiscal year.

No more than 7% of EB-5 visas may be issued to persons born in any one country. This means visas must be available for the investor, his or her spouse, and unmarried dependent children under age 21 included in the same petition.

When the number of available visas becomes less than the total number of immigrants on approvable cases, the country becomes oversubscribed or backlogged.



Rural Projects Offer Unique Advantages for EB-5 Investors

Locations that qualify as rural TEAs are very likely to remain rural because the qualification does not consider the annually changing unemployment rate.

Many rural-qualifying locations are still close to major cities and fast-growing areas with high economic growth.

Under the new law, USCIS is required to give “priority processing” to EB-5 investors who invest in rural projects.



EB-5 Experts Agree That Rural EB-5 Projects Are the Best Option for EB-5 Investors from Countries That Are Likely to Experience Visa Retrogression or “Visa Backlog” in the Near Future

“Two things are very important. One is if I invest in a rural project, I have no waiting list, and as soon as my EB-5 petition is approved I can process my immigrant visa and come to the US and probably save more than 10 years. And two, my EB-5 petition should be decided more quickly, because Congress has said it must get priority—or quicker processing.”



H. Ronald Klasko, Esq.
 Founder and Managing Partner
 Klasko Immigration Law Partners, LLP



- Assisting businesses and investors for over 30 years with immigration
- Former President, General Counsel, and Chairman of the EB-5 Investor Committee of the American Immigration Lawyers Association (AILA)
- Former Chairman of Best Practices Committee of IIUSA
- Firm has successfully filed thousands of EB-5 petitions for Chinese nationals
- Chosen for Best Lawyers in America for 30 consecutive years

View the Entire EB-5 Webinars On Our YouTube Channel [@EB5AN](#)

“The takeaway is that the rural category with the 20% is the most favorable to apply through at this time.”



Charles Oppenheim
 Director of Visa Consulting
 Wolfsdorf Rosenthal LLP



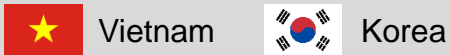
- Former Chief, Immigrant Visa Control and Reporting Division, Bureau of Consular Affairs
- 43 years with the State Department, beginning as a consular officer
- Frequent speaker at EB-5 industry events

High-Volume EB-5 Countries

Already backlogged for the “Unreserved” category:



Faced a visa backlog in the past:





Learn about high quality rural EB-5 projects that are under-construction, fully capitalized, and have jobs already created.

Rural EB-5 Projects Provide Several Key Advantages for Investors



EB-5 Project Type	Rural TEA	Urban TEA	Infrastructure	Unreserved
Percentage of Visas Set Aside from Annual Total	20%	10%	2%	0%
I-526E Processing Speed	Priority	Standard	Standard	Standard
Concurrently File to Adjust Status <i>(if visa available)</i>	Yes	Yes	Yes	Yes
Investment Minimum	\$800K	\$800K	\$800K	\$1.05M

Very Important for High-Volume EB-5 Countries


Already backlogged for the “Unreserved” and “Urban TEA” categories:

 China  India


Faced a visa backlog in the past:

 Vietnam  Korea


Twin Lakes Rural EB-5 Project



Wohali Rural EB-5 Project



Kindred Keystone Rural EB-5 Project



Rural EB-5 project investors will receive I-526E approval faster, and they have the greatest number of set aside visas available to them.

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KOLTER

EB5AN Rural and Urban TEA EB-5 Projects (\$800K)



Learn about high quality rural EB-5 projects that are under-construction, fully capitalized, and have jobs already created.

EB5AN EB-5 Visa Projects Available for Investment at \$800K

EB5AN offers multiple high-quality EB-5 projects structured to minimize immigration and financial risk

Rural TEA

Twin Lakes Georgia (Loan)

1,300 Active Adult Single Family Homes outside of Atlanta, Georgia



Highlights

- Loan repayment guaranty from Kolter parent company
- Kolter has never failed to complete a project or to repay a loan since 1997
- 600+ homes sold; 470+ closed
- 2,990+ jobs already created
- Two prior funds with I-956F approvals and one with I-526Es

Kindred Resort at Keystone (Loan)

95-Condos and 107-Room Hotel at Keystone Ski Resort in Colorado



Highlights

- First-priority mortgage on property after construction completion
- Located 55 feet from the main gondola at the #4 most visited ski resort in the U.S.
- Hotel management by RockResorts
- ~70% of condos presold
- 1060+ jobs already created

Wohali Utah (Loan)

125 Estate Lots and 303 Townhomes Near Park City, Utah



Highlights

- Secured EB-5 loan with two mortgages on thousands of acres of prime land near Park City, Utah
- Phase 1 estate lots almost sold out, phase 2 estate lots and townhomes now open for sale
- 570+ EB-5 jobs already created
- I-956F and I-526E approvals

Urban TEA

Boynton Beach Multifamily (Equity)

210-Unit Class "A" Active Adult Multifamily Community in Florida



Highlights

- 3.75-year target investment repayment
- 5% annual preferred return for investors
- Kolter has never failed to complete a project since 1997
- The only active adult apartment community within 5 miles
- 8 miles from Atlantic Ocean coastline
- Property management by Greystar

Boynton Beach Multifamily (Loan)

210-Unit Class "A" Active Adult Multifamily Community in Florida



Highlights

- 3+1-year loan term
- Loan repayment guaranty from Kolter parent company
- Kolter has never failed to complete a project or to repay a loan since 1997
- The only active adult apartment community within 5 miles
- Property management by Greystar



Sam



Mike



Ahmed



New Post and Videos

4 Key Factors to Avoid Losing Money in an EB-5 Investment



1. Borrower Quality
2. Financing Cost
3. Independence
4. Project Profitability

<https://eb5visainvestments.com/2024/02/23/check-these-4-key-factors-to-avoid-losing-money-in-an-eb-5-investment/>

New Post and Videos

Bill of Rights: 10 Rights Every EB-5 Investor Should Have



- | | |
|--------------------------|------------------------------|
| 1. Answers in Writing | 6. Review I-956F Package |
| 2. Visit the Project | 7. Verify Past Track Record |
| 3. Conflicts of Interest | 8. SEC Complaint History |
| 4. Independent Attorney | 9. Quarterly Update Reports |
| 5. Financial Statements | 10. Flow of Investment Funds |

<https://eb5visainvestments.com/2024/02/22/eb-5-investor-bill-of-rights-10-rights-every-eb-5-investor-should-have/>

Twin Lakes Rural Project Site Visit: Saturday, March 16 from 12-4 PM

Meet the EB5AN team, other EB-5 investors, and top attorneys



Email sam.silverman@eb5an.com for the registration link with subject “Twin Lakes Site Visit March 16”



Please contact us to schedule a call to discuss any of our rural or urban TEA EB-5 projects at \$800K.



Scan to schedule a call with our EB-5 team today

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