



EB-5 Visa Bulletin Backlog Warning

Live Webinar Presentation – Friday, December 13, 2024

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**This presentation is not legal advice
and is for informational purposes only.**

You must engage your own legal counsel for legal advice.

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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Topics Covered in Today's Webinar

① About EB5AN and the EB-5 Visa Program

② About Ron Klasko and Klasko Immigration Partners

③ EB-5 Visa Bulletin Backlog Warning

④ Available Rural and Urban EB-5 Projects (\$800K)



About EB5AN and the EB-5 Immigrant Investor Visa



EB5AN is an EB-5 investment fund manager, USCIS-approved regional center operator, and consultancy. EB5AN helps foreign investors obtain U.S. permanent residency through investments in U.S. business enterprises and real estate development projects within the guidelines of the EB-5 program.



The EB-5 Immigrant Investor Visa program is a U.S. government program that encourages new investment in job-creating business enterprises. By making an eligible EB-5 investment that creates at least 10 new U.S. jobs, the foreign investor and his or her immediate family are eligible to receive U.S. permanent residency and to immigrate.

EB5AN: A Leading EB-5 Investment Fund Manager

2,300+ families from 70+ countries and regions have invested through EB5AN's regional center investments.



2013

Established



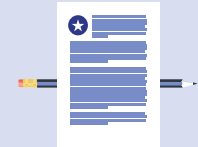
\$4 billion+

Assets under development



10+

USCIS-approved regional centers covering 48 states



100%

Regional center project approval rate with USCIS



30+

Completed or ongoing EB-5 investment funds; numerous I-526, I-829, and I-924 exemplar approvals

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.

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
Managing Partner
EB5AN



Michael B. Schoenfeld
Managing Partner
EB5AN

Yale Stanford



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

- University of North Carolina at Chapel Hill – B.A. in Economics and B.S. in Business Administration
- 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



Ahmed Khan, Esq.
Vice President
EB5AN

FRAGOMEN

KLASKO
Immigration Law Partners, LLP



**UNIVERSITY OF
GEORGIA**

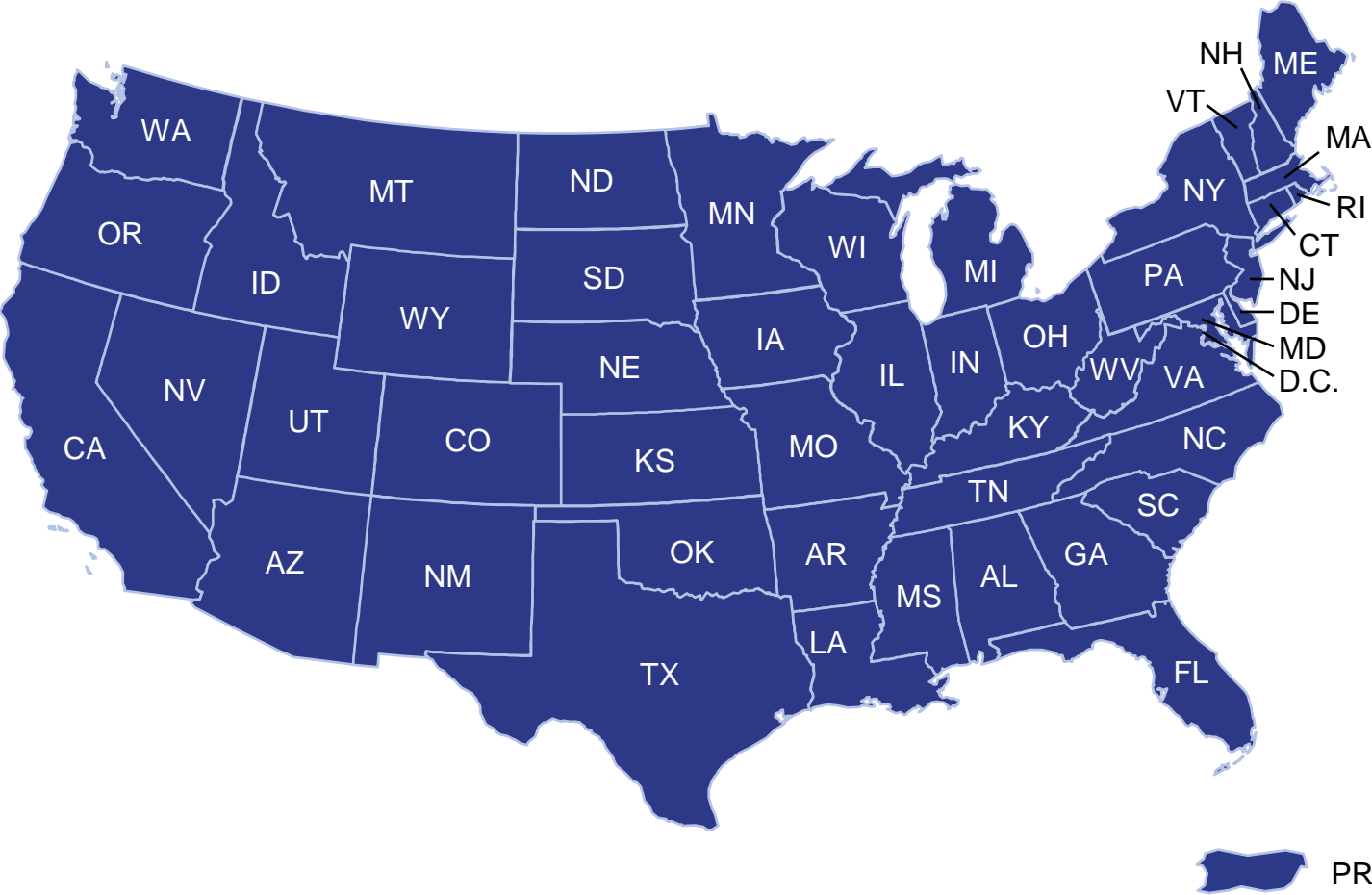
**UNIVERSITY OF
South Carolina**

B · A · L
BERRY APPLEMAN & LEIDEN LLP

JacksonLewis

- 10+ Years of EB-5 Immigrant Investor Program Experience
- Former Immigration attorney at Fragomen, Klasko, BAL, and Jackson Lewis
- B.A. from University of Georgia
- J.D. from University of South Carolina

EB5AN Operates 10+ Regional Centers that Cover All 48 States of the Continental U.S., Puerto Rico, and Washington, D.C.



USCIS regional center approval letters

A stack of several white documents with black text, representing USCIS regional center approval letters. The documents are slightly offset to show multiple pages.

All regional centers 100% owned and controlled by EB5AN

EB5AN and its EB-5 projects have been featured in many leading publications

Bloomberg Entrepreneur ***NEW YORK POST*** Spotlight

Forbes WSJ The Palm Beach Post **siliconindia**

THE JERUSALEM POST **The Wire** *China* **B** BREITBART NEWS

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Introducing Our Guest Panelist



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

- J.D., University of Pennsylvania School of Law
- Assisting businesses and investors for over 30 years with immigration
- Former Chairman of the EB-5 Investor Committee of the American Immigration Lawyers Association (AILA)
- Former Chairman of Best Practices Committee of IIUSA
- Former national President and three-term General Counsel of AILA
- Chairs EB-5 Practice Group of Klasko Immigration Law Partners, LLP
- Chosen as most highly-regarded immigration lawyer in the world by International Who's Who of Business Lawyers
- Firm has successfully filed thousands of EB-5 petitions
- Chosen for Best Lawyers in America© for 30 consecutive years
- Co-counsel on impact litigation re-opening regional center program

About Klasko Immigration Law Partners

- One of the largest, most well-respected immigration law firms in the world
- EB-5 team with 9 lawyers and Chinese fluency
- Assisted over 2,000 EB-5 investors
- Represented over 50 regional centers
- Two partners were former AILA National Presidents
- Firm chosen as top-tier firm by *U.S. News & World Report*
- Three partners recognized as *Best Lawyers in America*©
- Two partners recognized in *HR Executive Magazine/Lawdragon* as Top Immigration Lawyers
- Three partners recognized in *EB5 Investors* magazine's annual Top 25 edition



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EB-5 Visa Backlog Warning (January 2025 Visa Bulletin)

“It may become necessary to establish Dates for Filing and Final Action Dates during the fiscal year”

For the first time since the RIA passed in March 2022, a notice of pending backlogs for one or more set-aside EB-5 visa categories appeared in the January 2025 Visa Bulletin.

E. VISA AVAILABILITY IN THE EMPLOYMENT FIFTH PREFERENCE (EB-5) SET ASIDE CATEGORIES

The Department of State and USCIS note increased I-526E petition approvals, and both agencies see increasing numbers of individuals processing their applications to completion in the EB-5 set aside categories. **It may become necessary to establish Dates for Filing and Final Action Dates during the fiscal year** to ensure that issuances in these categories do not exceed annual limits. This situation will be continually monitored, and any necessary adjustments will be made accordingly.

What does this mean?

- Based on historical data, in one to three months, cut-off dates will be established for one or more countries in the rural or high unemployment categories.
- This “early warning system” provides time for people to file their petitions before any cut-off dates appear.

What we do not know:

- We do not know which of the set-aside categories will be backlogged for which countries. Using public data and basic math, China and India are both over their annual limits in the high unemployment category.
- We do not know when backlogs will start. If the warning is accurate, we can anticipate backlogs in one or more of the set-aside categories this fiscal year—by the end of September 2025.

<https://travel.state.gov/content/travel/en/legal/visa-law0/visa-bulletin/2025/visa-bulletin-for-january-2025.html>

EB-5 Investors Most Impacted by Potential Cut-Off Dates?

Some people will be impacted more than others.

Most Impacted

Indian and Chinese Investors Already in the U.S. Who Could Adjust Status

The people who will be most impacted are primarily Indian and Chinese investors who are already in the United States and plan to adjust status.

A cut-off date on the Visa Bulletin for a given category and country prevents new EB-5 investors from that category/country from concurrently filing for adjustment of status, employment authorization documents (EADs), and advance parole (AP) travel documents.

A cut-off date has major implications for children who are aging out—there will no longer be protections with the ability to adjust status.

Least Impacted

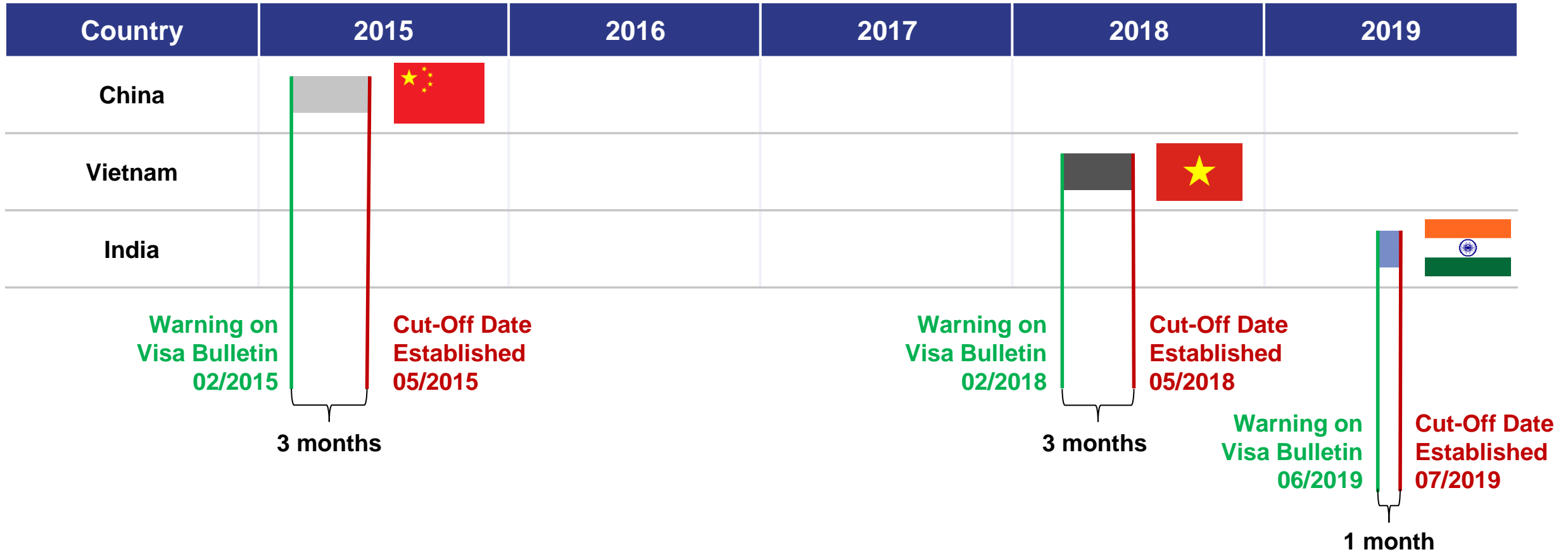
Overseas Investors from Lower Demand Countries Who Could Not Adjust Status

Investors who are located overseas are not able to adjust status. Filing a petition sooner provides a more favorable Priority Date, but if there is a backlog, those investors will be waiting for their Green Cards regardless of whether or not a cut-off date is shown on the Visa Bulletin.

If you are not from a high-demand country, like India or China, a potential cut-off date most likely will not impact you. Investors from other high-demand countries should watch the Visa Bulletin but should not expect any immediate risk.

Historic Visa Bulletin Warning Times (China, Vietnam, and India)

Historically, the warning has come 1–3 months before the cut-off date appeared on the Visa Bulletin.



China Backlog Warning (February 2015)

When China became backlogged, the cut-off date was May 1, 2013.

The February 2015 Visa Bulletin warned that a China cut-off date was imminent, and then, in May 2015 (3 months later), a cut-off date appeared on the Visa Bulletin.

Employment Fifth: Current - for most countries. The expected increase in China-mainland born demand would require the establishment of a cut-off date for such applicants no later than the summer months.

The category will remain "Current" for all other countries for the foreseeable future.

The above projections for the Family and Employment categories indicate what is likely to happen on a monthly basis through May based on current applicant demand patterns. Readers should never assume that recent trends in cut-off date movements are guaranteed for the future, or that "corrective" action will not be required at some point in an effort to maintain number use within the applicable annual limits. The determination of the actual monthly cut-off dates is subject to monthly fluctuations in applicant demand and a number of other variables.

3-Month
Warning

February 2015

Employment-Based	All Chargeability Areas Except Those Listed	CHINA - mainland born	INDIA	MEXICO	PHILIPPINES
1st	C	C	C	C	C
2nd	C	15MAR10	01SEP05	C	C
3rd	01JAN14	01SEP11	22DEC03	01JAN14	01JAN14
Other Workers	01JAN14	15AUG05	22DEC03	01JAN14	01JAN14
4th	C	C	C	C	C
Certain Religious Workers	C	C	C	C	C
5th Targeted Employment Areas/ Regional Centers and Pilot Programs	C	C	C	C	C

May 2015

Employment-Based	All Chargeability Areas Except Those Listed	CHINA - mainland born	INDIA	MEXICO	PHILIPPINES
1st	C	C	C	C	C
2nd	C	01JUN12	15APR08	C	C
3rd	01JAN15	01MAY11	15JAN04	01JAN15	01JUL07
Other Workers	01JAN15	15NOV05	15JAN04	01JAN15	01JUL07
4th	C	C	C	C	C
Certain Religious Workers	C	C	C	C	C
5th Targeted Employment Areas/ Regional Centers and Pilot Programs	C	01MAY13	C	C	C

<https://travel.state.gov/content/travel/en/legal/visa-law0/visa-bulletin/2015/visa-bulletin-for-february-2015.html>

Vietnam Backlog Warning (February 2018)

When Vietnam became backlogged, the cut-off date was July 22, 2014.

The February 2018 Visa Bulletin warned that a Vietnam cut-off date was imminent, and then, in May 2018 (3 months later), a cut-off date appeared on the Visa Bulletin.

Employment Fifth: The category will remain "Current" for most countries.

China-mainland born: Little if any forward movement.

Vietnam: Will become subject to a final action date no later than April. The China-mainland born and Vietnam Employment Fifth preference dates would be the same.

The above final action date projections for the Family and Employment categories indicate what is likely to happen on a monthly basis through April and May based on current applicant demand patterns. Readers should never assume that recent trends in final action date movements are guaranteed for the future, or that "corrective" action will not be required at some point in an effort to maintain number use within the applicable annual limits. The determination of the actual monthly final action dates is subject to fluctuations in applicant demand and a number of other variables.

3-Month Warning

February 2018

Employment-based	All Chargeability Areas Except Those Listed	CHINA-mainland born	EL SALVADOR GUATEMALA HONDURAS	INDIA	MEXICO	PHILIPPINES
1st	C	C	C	C	C	C
2nd	C	01OCT13	C	08DEC08	C	C
3rd	C	15SEP14	C	01DEC06	C	01MAR16
Other Workers	C	01FEB07	C	01DEC06	C	01MAR16
4th	C	C	01DEC15	C	22JUN16	C
Certain Religious Workers	U	U	U	U	U	U
5th Non-Regional Center (C5 and T5)	C	22JUL14	C	C	C	C
5th Regional Center (I5 and R5)	U	U	U	U	U	U

May 2018

Employment-based	All Chargeability Areas Except Those Listed	CHINA-mainland born	EL SALVADOR GUATEMALA HONDURAS	INDIA	MEXICO	PHILIPPINES	VIETNAM
1st	C	01JAN12	C	01JAN12	C	C	C
2nd	C	01SEP14	C	22DEC08	C	C	C
3rd	C	01JUN15	C	01MAY08	C	01JAN17	C
Other Workers	C	01MAY07	C	01MAY08	C	01JAN17	C
4th	C	C	15DEC15	C	22OCT16	C	C
Certain Religious Workers	C	C	15DEC15	C	22OCT16	C	C
5th Non-Regional Center (C5 and T5)	C	22JUL14	C	C	C	C	22JUL14
5th Regional Center (I5 and R5)	C	22JUL14	C	C	C	C	22JUL14

<https://travel.state.gov/content/travel/en/legal/visa-law0/visa-bulletin/2018/visa-bulletin-for-february-2018.html>

India Backlog Warning (June 2019)

When India became backlogged, the cut-off date was May 1, 2017.

The June 2019 Visa Bulletin warned that an India cut-off date was imminent, and then, in July 2019 (1 month later), a cut-off date appeared on the Visa Bulletin.

E. EMPLOYMENT-BASED FIFTH PREFERENCE VISA AVAILABILITY

India: Continued heavy applicant demand is expected to result in the India Employment Fifth preference (E5) category approaching the per-country annual limit during July. This is likely to result in the imposition of a July final action date, and that date will be sometime in 2017.

Then for August, India will become subject to the same final action date which applies to China-mainland born Employment Fifth preference applicants for the remainder of the fiscal year.

Such action will only be temporary with the E5 date for India most likely advancing to the summer or fall of 2017 for October, the first month of fiscal year 2020.

June 2019

Employment-based	All Chargeability Areas Except Those Listed	CHINA-mainland born	EL SALVADOR GUATEMALA HONDURAS	INDIA	MEXICO	PHILIPPINES	VIETNAM
1st	22APR18	22FEB17	22APR18	01JAN15	22APR18	22APR18	22APR18
2nd	C	01AUG16	C	19APR09	C	C	C
3rd	C	15SEP15	C	01JUL09	C	01NOV18	C
Other Workers	C	01SEP07	C	01JUL09	C	01NOV18	C
4th	C	C	22MAR16	C	01OCT18	C	C
Certain Religious Workers	C	C	22MAR16	C	01OCT18	C	C
5th Non-Regional Center (C5 and T5)	C	01OCT14	C	C	C	C	01OCT16
5th Regional Center (I5 and R5)	C	01OCT14	C	C	C	C	01OCT16

1-Month Warning

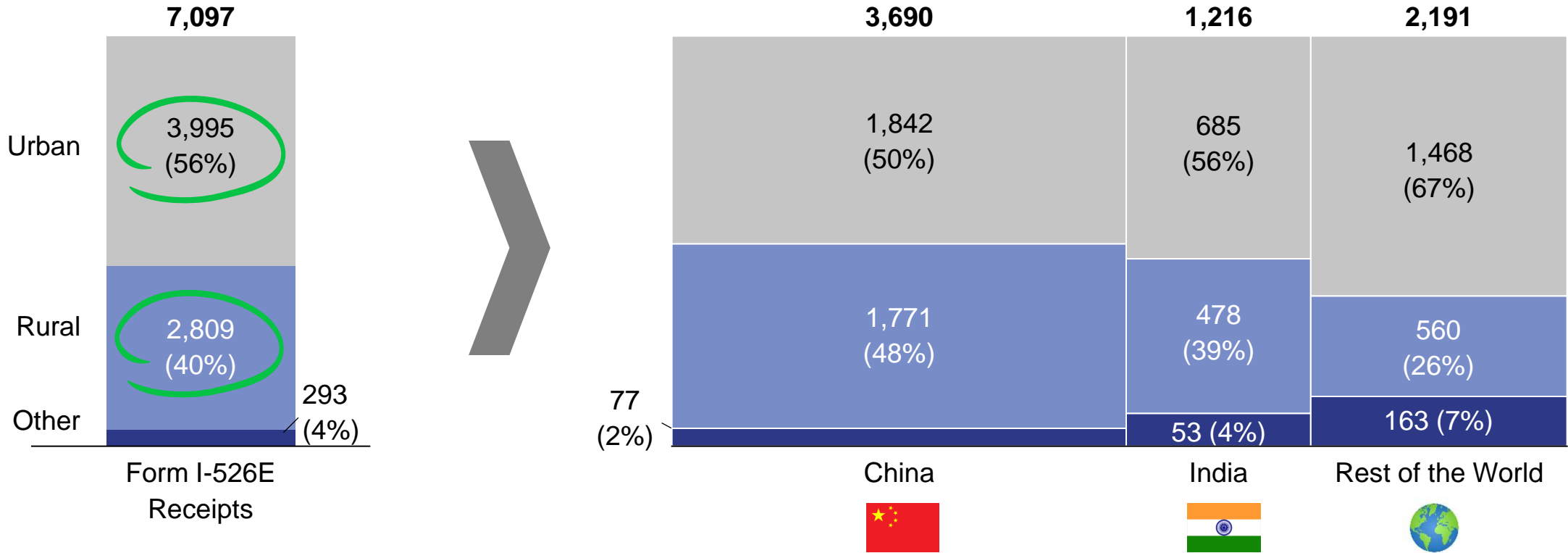
July 2019

Employment-based	All Chargeability Areas Except Those Listed	CHINA-mainland born	EL SALVADOR GUATEMALA HONDURAS	INDIA	MEXICO	PHILIPPINES	VIETNAM
1st	22APR18	08MAY17	22APR18	01JAN15	22APR18	22APR18	22APR18
2nd	C	01NOV16	C	24APR09	C	C	C
3rd	C	01JAN16	C	01JUL09	C	C	C
Other Workers	C	22NOV07	C	01JUL09	C	C	C
4th	C	C	01JUL16	C	01JUL16	C	C
Certain Religious Workers	C	C	01JUL16	C	01JUL16	C	C
5th Non-Regional Center (C5 and T5)	C	01OCT14	C	01MAY17	C	C	01OCT16
5th Regional Center (I5 and R5)	C	01OCT14	C	01MAY17	C	C	01OCT16

<https://travel.state.gov/content/travel/en/legal/visa-law0/visa-bulletin/2019/visa-bulletin-for-june-2019.html>

Form I-526E Receipts by Country and Visa Category through July 2024

Data from April 1, 2022 to July 31, 2024. From August 2024 through December 2024, we expect 750+ additional I-526Es filed.

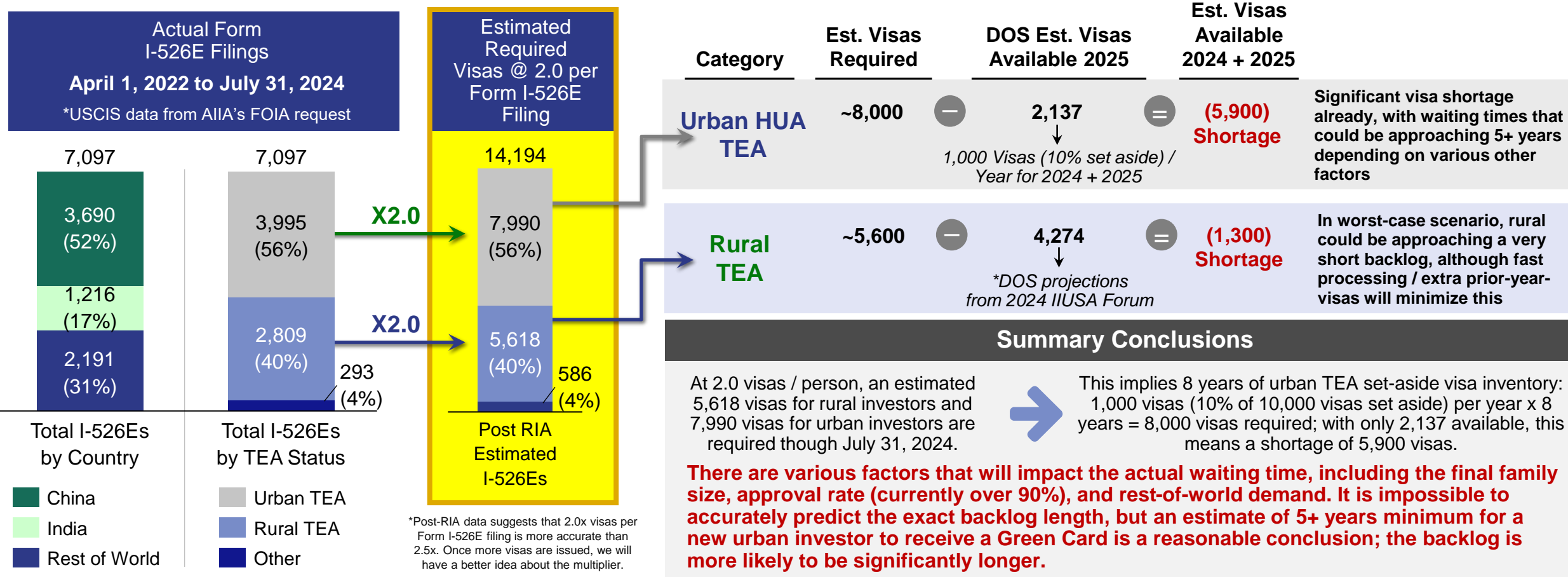


Available data is from the start of the RIA through July 2024. This means there is an additional 5 months of filing data not included, which could be another 750+ filings based on current estimates. Note that these are filings, and each filing may have multiple “visas” associated with it for family members.

Source: USCIS I-526E petitions received from April 1, 2024 to July 31, 2024. Data from AIIA FOIA request published on December 4, 2024.

EB5AN Analysis from Updated USCIS Data

New Urban HUA TEA Chinese and Indian Project Investors Face Multi-Year Visa Backlog.



Chinese and Indian EB-5 investors filing Form I-526Es now should be aware of the pending backlog and consider whether they are willing to wait several years for Green Cards. The urban TEA category still remains "Current" in the Visa Bulletin and does allow for investors in the U.S. to adjust status.

Important Thoughts to Consider

What other impacts will this have on EB-5 investors?

1	Concurrent Adjustment of Status	When a cut-off date appears, EB-5 investors lose the option to file their I-526E and I-485 concurrently.
2	CSPA & Age-Outs	Extended retrogression may lead to the primary applicant's children surpassing age 21, resulting in lost eligibility for Green Cards.
3	Time to Receive CPR	Short backlogs may not substantially affect when conditional permanent residency is granted, depending on processing speeds.
4	Project Selection (Rural vs. HUA)	The decision to invest in a rural or high unemployment project becomes clearer once cut-off dates appear on the Visa Bulletin and filing data is updated.
5	Sustainment Period	It may be necessary for your EB-5 investment to be reinvested due to the sustainment period policy. Note IIUSA Lawsuit, etc.
6	Job Creation Timeline	Longer retrogression periods provide more time to meet job creation criteria. Most important for deals that don't go according to plans.
7	Priority Processing	Although priority processing accelerates approvals, it does not benefit CSPA protections. Also, cut-off dates will appear sooner because of priority processing.
8	Uncertainty of Trump Administration	Possible slowdown of processing? Reduction of consular officers; and more RFEs or denials? These changes could decrease the number of visas ultimately used.

Potential EB-5 Investors - What Can You Do Now?

If you have decided to make an EB-5 investment, these should be your next steps.

1 Hire an Immigration Attorney

- Hire your immigration attorney IMMEDIATELY. Firms will be overwhelmed with rush-cases in the coming months.
- Many firms will not be able to take new clients after their capacity for short-term filings is reached.

2 Organize Your Source of Funds and Prepare the Capital

- Begin working on your source of funds immediately. Prepare the capital for transfer and clear any hurdles related to currency exchange.
- HELOCs and other financing solutions can take time to procure, and documents can be difficult to find. Get started on this early so it does not become a bottleneck.

3 Choose an EB-5 Project and Regional Center Based on Your Immigration and Investment Priorities

- Choose which EB-5 project is the right fit based on your immigration and investment priorities.
- Should you select a project in a rural area or a high unemployment area?
- How quickly do you need the money back?
- What is your risk tolerance for backlog length? Rural areas could be backlogged, too—but the wait is likely less than a year for Rural based on current data.
- Most importantly, **focus on the quality of the EB-5 project**. Prioritize receiving the Green Card and your money back. Working with a reputable regional center and an experienced developer with a project that is already under construction will reduce both immigration and financial risk.

Potential EB-5 Investors - What to Avoid?

Remember to avoid these common mistakes.

1 Investing in Pre-Construction Projects if the EAD is a key priority

- Even if you would consider the increased financial and immigration risk by investing in a pre-construction project for additional returns, the next few months may be your last chance to adjust status and obtain your EAD / AP.
- However, keep in mind that if construction does not start in a predevelopment project (due to permitting/environmental/lack of financing etc.) and sufficient jobs are not created, you will not receive your Green Card and may have accrued illegal time in the U.S.

2 Rash Decisions

- Never make rash decisions when it comes to large investments or your family's immigration future.
- Do your homework. Dig into the details. Read the offering documents. Make an educated investment decision for you and your family.

3 Do Not Believe Unsubstantiated / Biased Promotion

- There are certain groups with very strong incentives to confuse and obfuscate available data—don't fall victim to this.
- Very clear data directly from USCIS is available on the number of filings in the high unemployment vs. rural set-aside categories and the expected backlog.
- The impending high unemployment backlog for India and China has been obvious for over a year now. An official cut-off date doesn't change the timing for a Green Card, whether you invest the day before or the day after a posted cut-off date. The largest impact here is the ability to obtain the EAD / AP.

Key Takeaways

This Visa Bulletin warning and current data lead to several significant conclusions.

At a Minimum, Expect One Country To Be Backlogged in One Category

There is a near-term backlog coming in at least one set-aside visa category for at least one country. Such a backlog will prevent investors from adjusting status.

Based on available data, it's safe to assume China and India will be backlogged in at least the high unemployment category.

Near-Term Rush Will Create Longer Backlogs

There will be a near-term rush of EB-5 immigrant petitions, which will make any current backlog much longer for future petitioners. This is especially true of the high unemployment visa category, where a backlog of many years already exists, based on available USCIS data.

Overseas Investors Will have Additional Clarity

A backlog will not significantly affect overseas investors, except that an increase in near-term EB-5 immigrant petitions may lead to longer waiting lines in the long-term. Additionally, this information will provide more clarity about the retrogression period for certain visa categories.

U.S.-Based Indian and Chinese Investors Should ACT NOW

If you are in the United States and can adjust status with a concurrent filing, you need to ACT NOW.

When is Your Deadline to File and Adjust Status?

Illustrative example based on historic averages

- On average, the Visa Bulletin is published ~26 days before the end of each month.
- Once a cut-off date appears on the Visa Bulletin for the next month, EB-5 investors have until the end of the current month to file their petition and adjust status.

Visa Bulletin	Published	Visa Bulletin	Published
January 2024	12/04/2023	July 2024	06/05/2024
February 2024	01/10/2024	August 2024	07/03/2024
March 2024	02/06/2024	September 2024	08/02/2024
April 2024	03/04/2024	October 2024	09/03/2024
May 2024	04/03/2024	November 2024	10/03/2024
June 2024	05/02/2024	December 2024	11/04/2024

Illustrative Example – Unknown When Cut-Off Will Be Published

January 2025 Visa Bulletin



February 2025 Visa Bulletin



March 2025 Visa Bulletin

- Published December 3, 2024.
- **EB-5 Rural and High Unemployment Area (HUA) categories remain current for investors from all countries**
- Deadline undetermined

- Published January 10, 2025 (est.)
- **EB-5 Rural and High Unemployment Area (HUA) categories remain current for investors from all countries**
- Deadline undetermined

- Published February 6, 2025 (est.)
- **A cut-off date appears in the EB-5 High Unemployment Area (HUA) category for Indian-born investors.**
- **Indian-born EB-5 investors who want to adjust status would have 22 days (until February 28) to file their HUA EB-5 petitions and adjustment of status applications.**

Topics Covered in Today's Webinar

① About EB5AN and the EB-5 Visa Program

② About Ron Klasko and Klasko Immigration Partners

③ EB-5 Visa Bulletin Backlog Warning

④ Available Rural and Urban EB-5 Projects (\$800K)



EB5AN Rural and Urban EB-5 Visa Projects Available for Investment

EB5AN offers multiple high-quality \$800K EB-5 projects structured to minimize immigration and financial risk.

Rural TEA

Rocky River (Loan)

1,120 Active Adult Single Family Home Community Outside of Charlotte, NC

Form I-956F Pending



Highlights

- 5+1+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
- Over 7,000 EB-5 jobs expected
- One of 14 Cresswind branded active adult communities developed by Kolter

Tamarack Resort (Loan)

Master Planned All-Season Resort with World-Class Amenities in Tamarack, ID

Form I-956F Approved



Highlights

- 4+1+1-year loan term
- Loan secured by a 100% equity pledge and senior mortgages
- Construction well underway
- Strong sales, with 100+ condominiums already sold at \$1M+ average price
- America's only ski, golf, and lake resort
- All required EB-5 jobs already created

Urban TEA

Boynton Beach Multifamily (Equity)

210-Unit Class "A" Active Adult Multifamily Community in Boynton Beach, FL

Form I-956F Approved



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
- Gross maximum price contract in place
- Construction already underway

ONE Tampa (Loan)

225 Condominium Unit Tower with Amenities and Retail in Tampa, FL

Form I-956F Approved



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
- 101/225 units already presold representing \$170M in sales revenue
- Construction already underway



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



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