



USCIS EB-5 Visa I-526(+E) Statistics Rural VS Non-Rural Filings by Country Actual Data April 2022 to June 2025

Live Webinar Presentation – Tuesday, October 14, 2015, at 4 p.m. EDT

TELEPHONE

+1 (561) 386-5356

E-MAIL

info@eb5an.com

WEB SITE

eb5investments.com



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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 Rural VS Non-Rural I-526/Es by Country
- ③ Predictions and Conclusions
- ④ What Can You Do Now?
- ⑤ Advantages of Rural TEA EB-5 Projects
- ⑥ EB5AN Rural and Urban TEA EB-5 Projects

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

2,700+ families from 70+ countries and regions have invested through EB5AN's regional center investments.



2013

established



\$7+ 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-526E, 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 \$10 billion of leveraged buyouts, IPOs, and real estate development.



Samuel B. Silverman
Managing Partner
EB5AN



Michael B. Schoenfeld
Managing Partner
EB5AN



- 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 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.
Sr. Vice President
EB5AN

FRAGOMEN

KLASKO
Immigration Law Partners, LLP



**UNIVERSITY OF
GEORGIA**

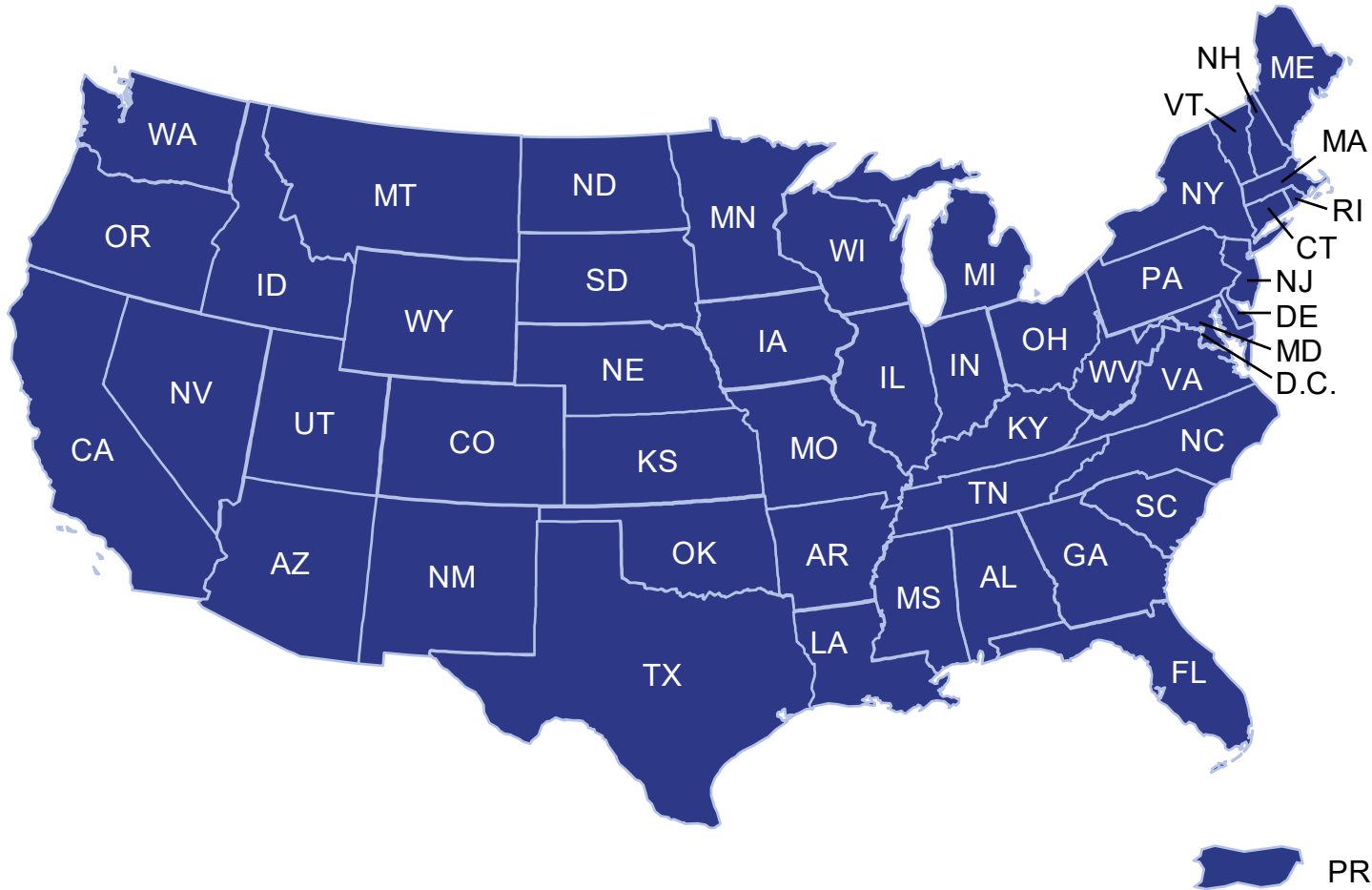
**UNIVERSITY OF
South Carolina**

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

Three overlapping images of USCIS regional center approval letters, showing the official seal and text of the approval.

All regional centers 100% owned and controlled by EB5AN

Investors from More than 70 Countries and Regions

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



■ = Countries and Regions with EB-5 investors

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**

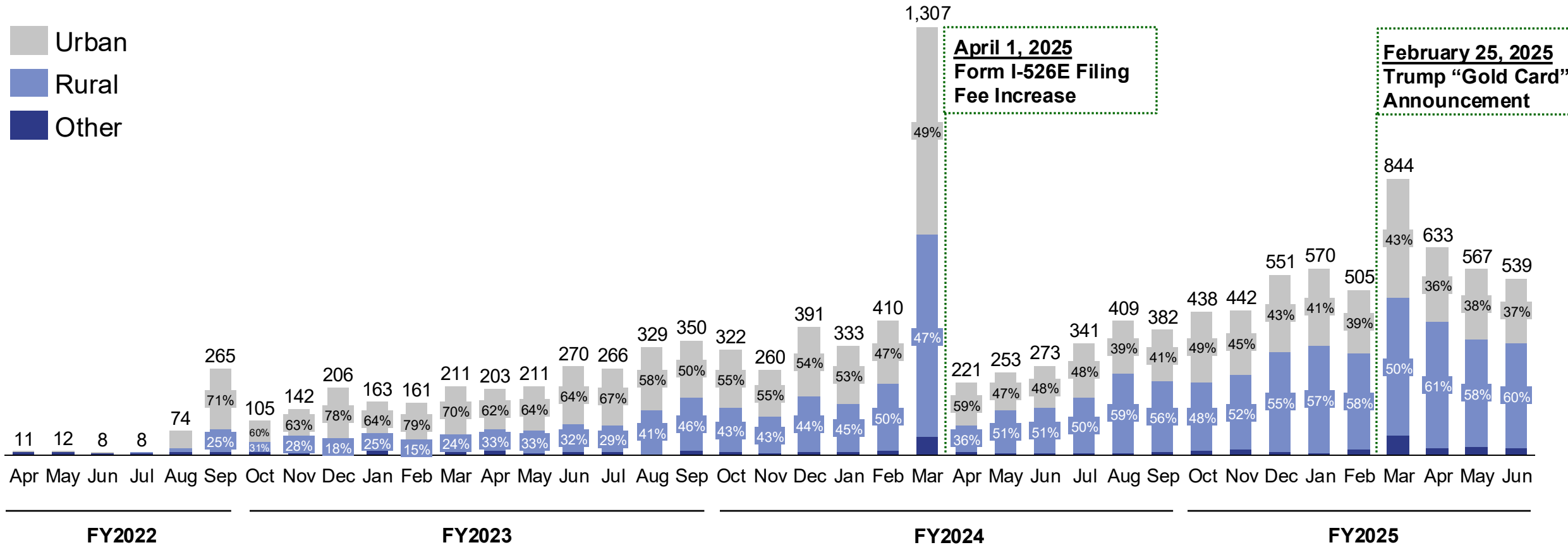
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Demand Trend by TEA Category

Global Post-RIA I-526/E Filing Trend, by Visa Set-Aside Categories



Over time, more EB-5 investors have chosen rural projects instead of urban projects.

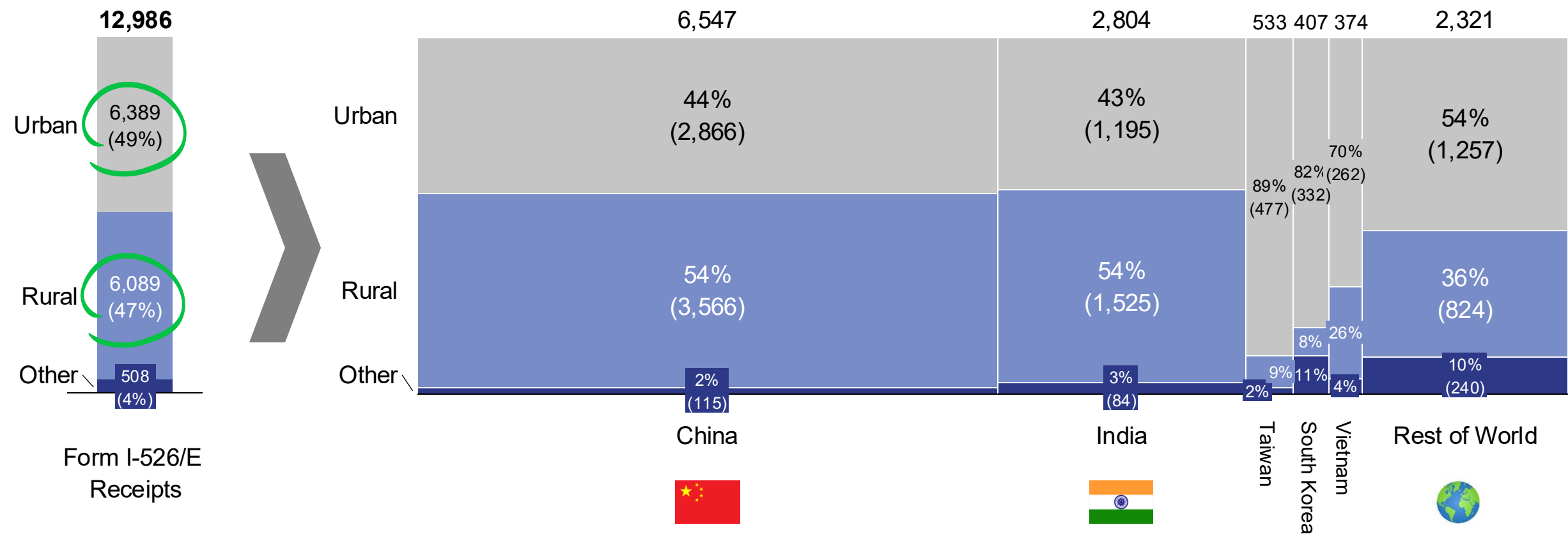
Source: https://www.uscis.gov/sites/default/files/document/data/i526_i526E_cob_pref_r_fy22_fy23_fy24.xlsx; https://www.uscis.gov/sites/default/files/document/data/i526_i526E_r_cob_pref_fy2025_q3.xlsx



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

Form I-526/E Receipts by Country and Visa Category through June 2025

USCIS data from 4/1/22 to 6/30/25. Jul/Aug/Sep 25 not included, which means there are likely another 1,500+ I-526/E filings.

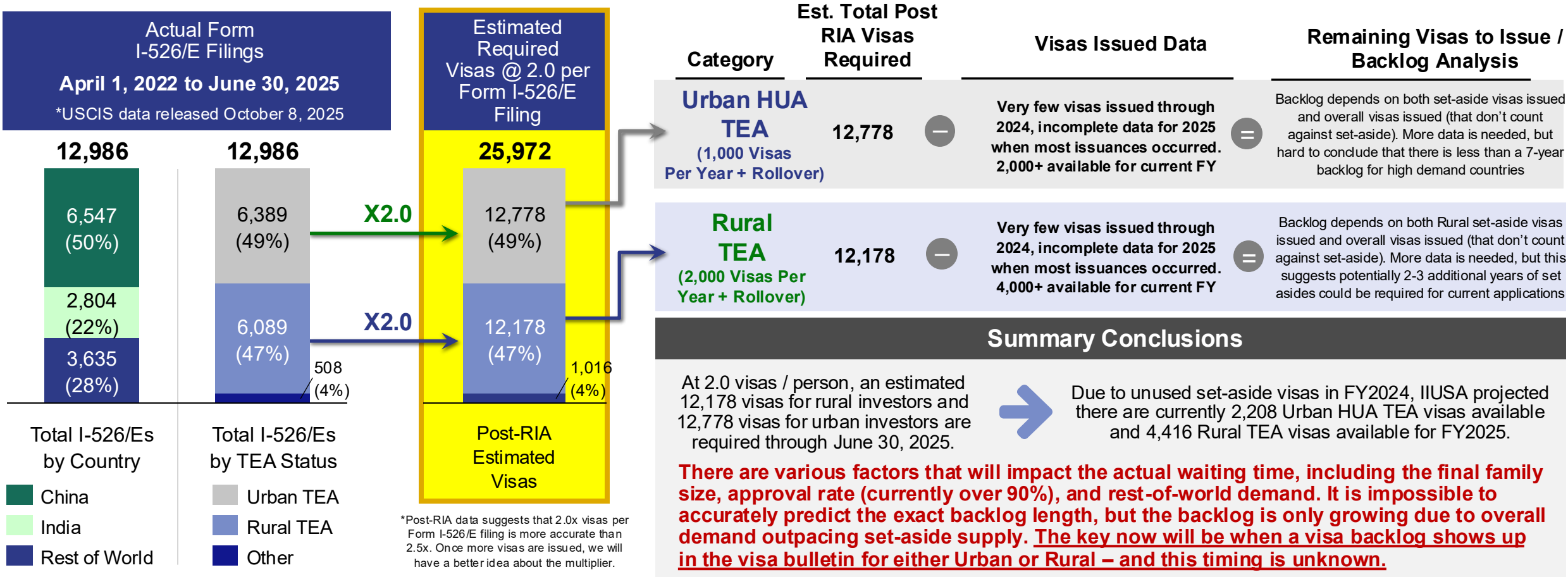


Chinese and Indian born investors prefer rural projects given the faster processing and 20% visa set aside, whereas investors born in other countries prefer urban projects.

Source: https://www.uscis.gov/sites/default/files/document/data/i526_i526E_cob_pref_r_fy22_fy23_fy24.xlsx; https://www.uscis.gov/sites/default/files/document/data/i526_i526E_r_cob_pref_fy2025_q3.xlsx

EB5AN Analysis from Updated USCIS Data

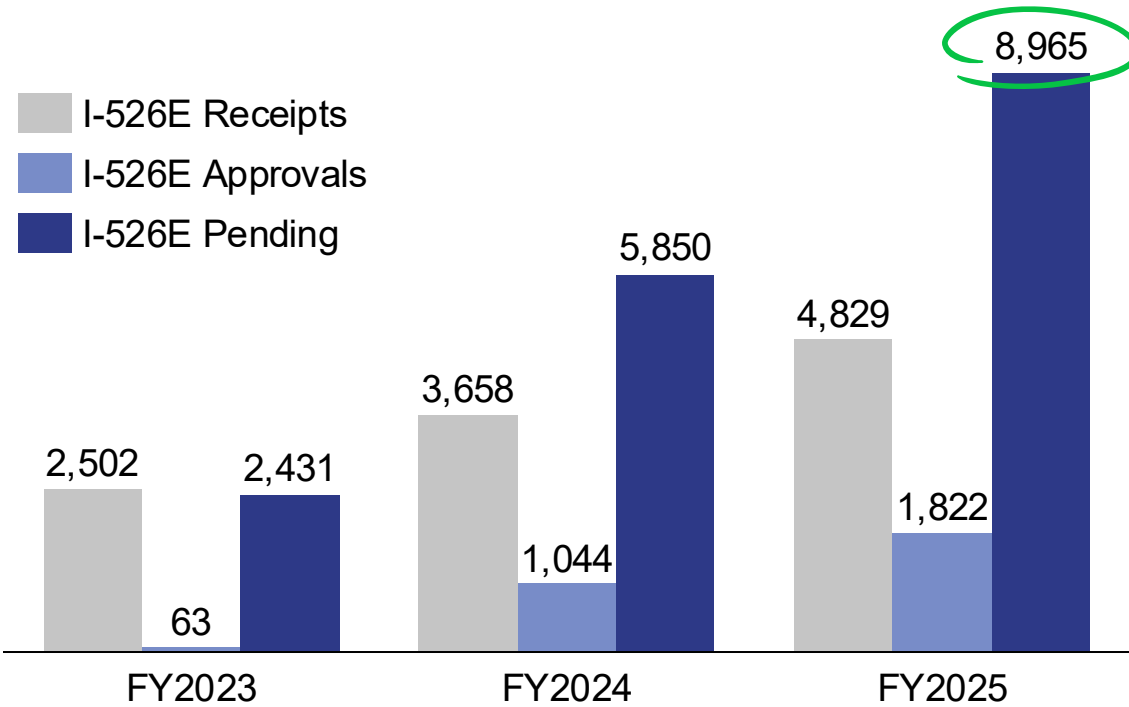
Data continues to suggest long HUA TEA backlogs for Chinese and Indian Investors, Incomplete information for length of backlog.



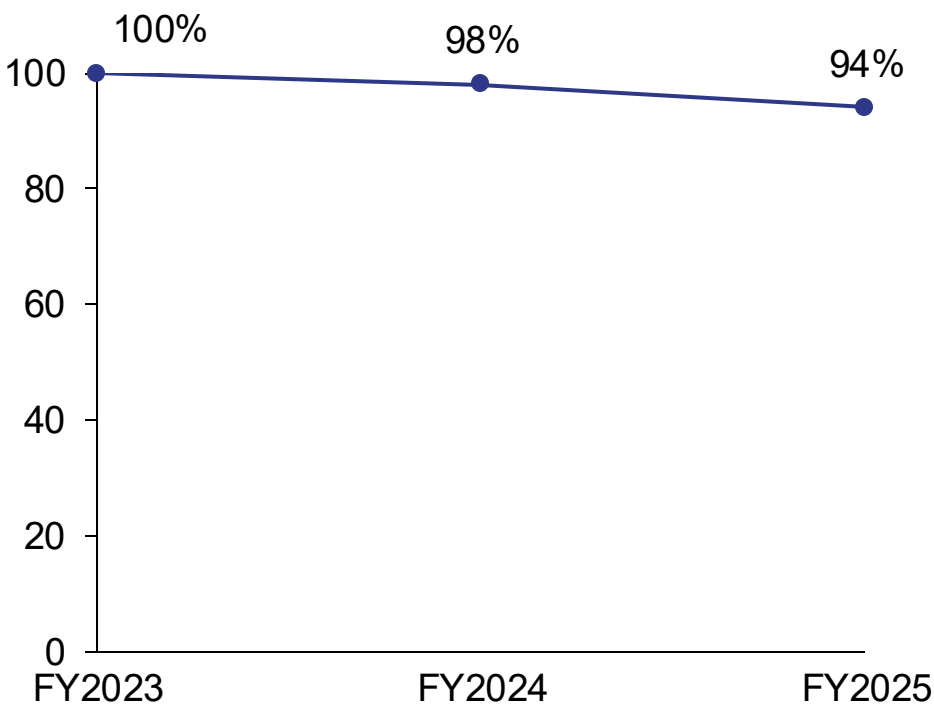
Post-RIA I-526E Receipts, Approvals, and Pending

USCIS data from April 1, 2022 to June 30, 2025

I-526E Case Filings, Approvals, and Pending



I-526E Approval Rate (%)



As of June 30, 2025, nearly 9,000 filed I-526E petitions have remain pending adjudication, while the approval rate continues to remain high, even after adjudicating petitions that received an RFE.

Note: FY2025 data: Q1, Q2 & Q3 only (October 1, 2024 - June 30, 2025). Form I-526 (Direct) is not included because approval rates for direct EB-5 investments are significantly lower.

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Key Conclusions Based on the New USCIS Data:

Recent USCIS data reveals growing backlogs in the reserved EB-5 visa categories for China and India. At the same time, approval rates for I-526E petitions remain exceptionally high.

1

Urban TEAs are already at a long backlog for Chinese and Indian Investors

- New investors born in **China or India** face a **long visa backlog** if they select an **Urban TEA project**.
- Exact length will be determined by many unknown factors, but hard to imagine a scenario of under 5 years for either country. Arguments can easily be made for 7+ years depending on future of program and usage.
- **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, this enables you to obtain a flexible work & travel permit quickly, but you will likely be waiting many years for a Green Card.

2

Rural TEAs are also likely in a backlog for Chinese and Indian Investors

- New investors born in **China or India** could face a **shorter visa backlog** if they select a **Rural TEA project**, although depending on visa issuance by category, unclear exact length. This could be a short 1-year backlog or up to 3 years if approvals continue quickly and visas are processed extremely efficiently overseas
- **Concurrent filing is still available for Rural TEAs**; this means that if you are Chinese or Indian and you invest in a Rural TEA project and qualify for an AOS, this enables you to obtain a flexible work & travel permit quickly, but you may be waiting a few years for a Green Card.
- Largest factor here is overseas visa issuance and when Visa Bulletin issues a cutoff date
- Rural TEA filings have surged in popularity and nearly caught up with Urban filings – although Rural has 2x the set aside visas and a full carryover year, drastically reducing wait times compared to Urban HUAs.

3

I-526E approval rates remain high, but adjudications are not keeping up with filings

- The **approval rate of Form I-526E petitions remains above 90%**, even for cases that received final adjudications following responses to requests for evidence (RFEs).
- Nearly **9,000 filed I-526E petitions are still pending adjudication**, which is delaying the appearance of final action dates in the reserved categories for China and India on the Visa Bulletin, given current consular processing times worldwide. However, we anticipate final action dates to appear soon.

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Potential EB-5 Investors in Currently the U.S. - 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 now.** Firms may 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.** 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 will be much shorter 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.

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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

Rocky River Rural EB-5 Project



Bay Creek Rural EB-5 Project

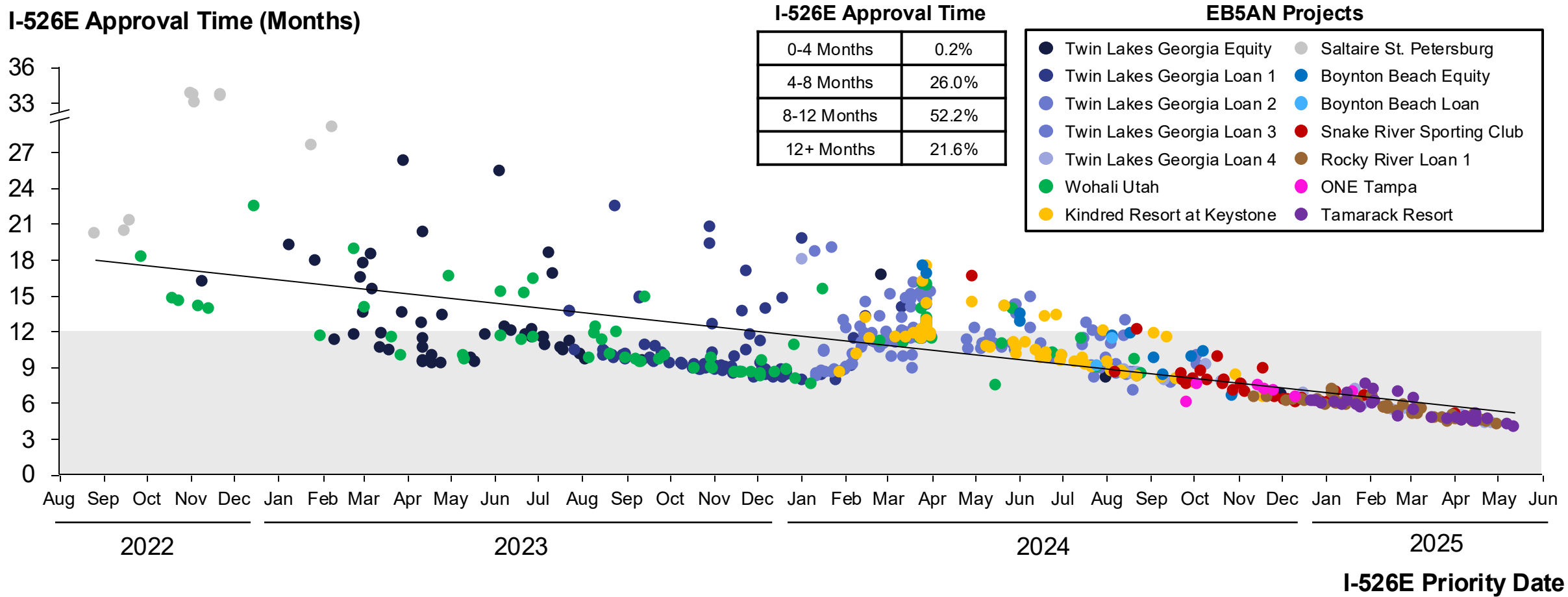


Grand Park Rural EB-5 Project



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

600+ I-526E Approvals for EB-5 Investors in EB5AN Projects



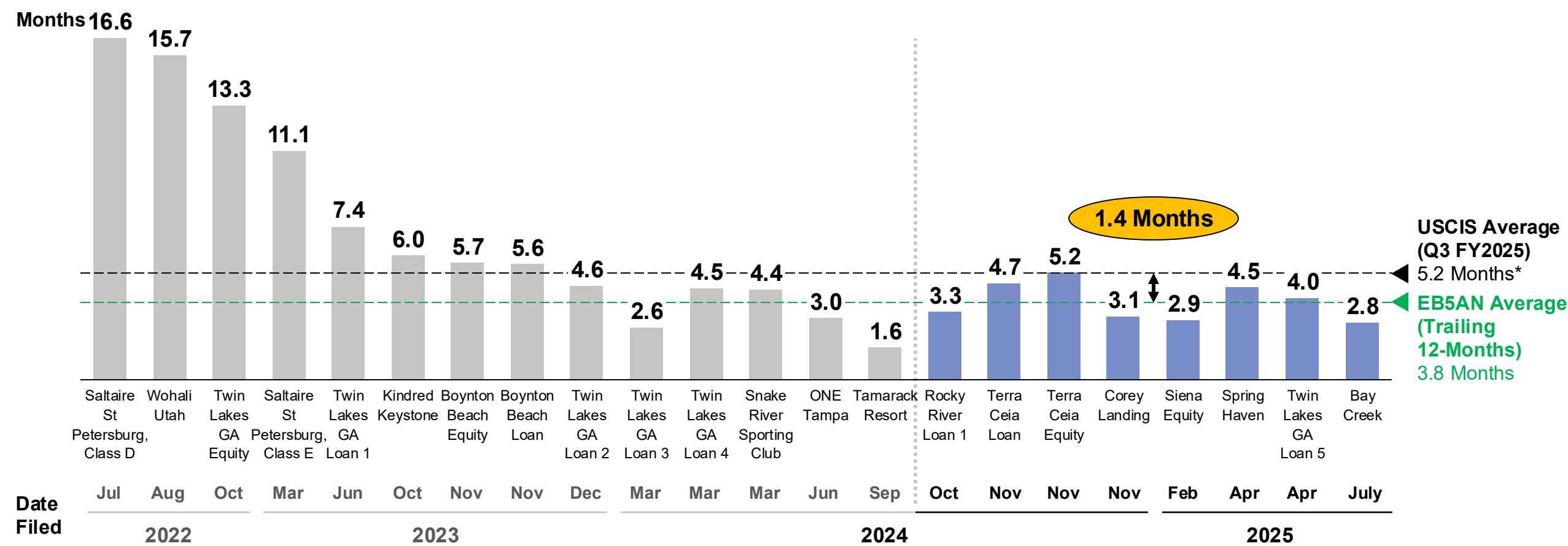
Over time, USCIS has approved Form I-526E petitions more quickly and consistently, with some recent approvals issued in as little as 4 months.



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

EB5AN's Form I-956F Approval Track Record

Post RIA enactment, EB5AN's managed projects have received 22 Form I-956F approvals.



EB5AN's last 17 Form I-956F petitions were approved in six months or less, leading the industry in speed, consistency, and compliance.

* https://www.uscis.gov/sites/default/files/document/data/quarterly_all_forms_fy2025_q3.xlsx

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

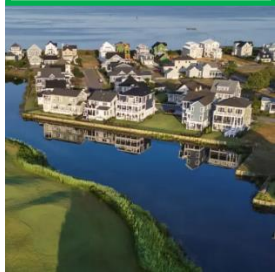
EB5AN offers multiple high-quality \$800K EB-5 projects structured to minimize immigration and financial risk.

Rural TEA

Bay Creek (Senior Loan)

Master Planned Residential Community with World-Class Amenities in Cape Charles, VA

I-956F Approved



Highlights

- **4+1-year loan term**
- **Loan secured by a senior mortgage**
- Construction well underway
- Nearly 300 lots already sold under prior ownership
- Two award-winning golf courses designed by Arnold Palmer and Jack Nicklaus

Rocky River (Loan)

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

I-956F Approved for Prior Fund



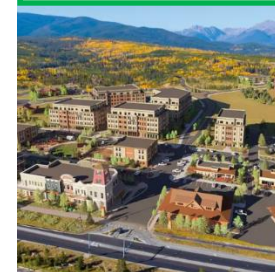
Highlights

- **5+1-year loan term**
- **Loan repayment guaranty from Kolter parent company**
- Kolter has never failed to complete a project or repay a loan
- Over 7,000 EB-5 jobs expected
- One of 14 Cresswind branded active adult communities developed by Kolter

Grand Park (Loan)

Master Planned All-Season Resort Adjacent to Winter Park Resort, CO

I-956F Pending



Highlights

- **4+1+1-year loan term**
- **Loan secured by a senior mortgage 100% equity pledge**
- Construction completion guaranty
- Construction well underway
- **200+ EB-5 jobs already created**
- Over 2,600 EB-5 jobs expected
- 260 homes already sold totaling more than \$190 million

Urban TEA

Spring Haven (Loan)

700 Active Adult Single-Family Home Community Outside of Atlanta, GA

I-956F Approved



Highlights

- **4+1+1-year loan term**
- **Loan repayment guaranty from Kolter parent company**
- Kolter has never failed to complete a project or repay a loan
- One of 14 Cresswind branded active adult communities developed by Kolter
- **All required jobs already created**

Terra Ceia Multifamily (Loan)

276-Unit Market-Rate Multifamily Apartment Community in Palmetto, Florida

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 repay a loan
- 77% projected growth by 2028 for the area within a 3-mile radius
- Property management by Greystar

Terra Ceia Multifamily (Equity)

276-Unit Market-Rate Multifamily Apartment Community in Palmetto, Florida

I-956F Approved



Highlights

- **3.5-year target investment repayment**
- **5% annual preferred return**
- Kolter has never failed to complete a project
- 77% projected growth by 2028 for the area within a 3-mile radius
- Property management by Greystar



Sam



Mike

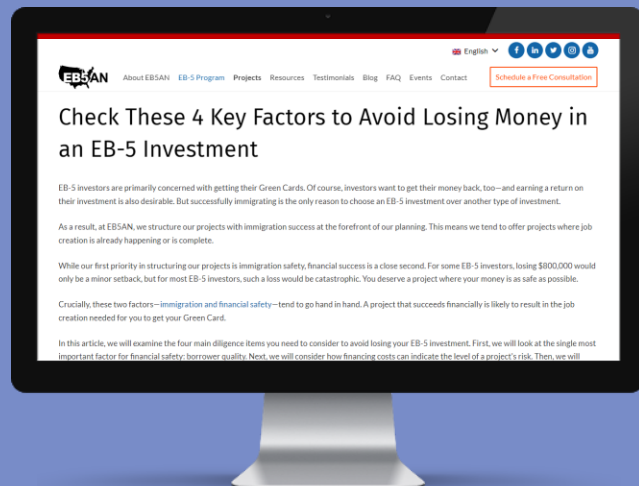


Ahmed



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/>

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. Litigation 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/>



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



Phone/WhatsApp: +1 (561) 386-5356
www.EB5investments.com



**Scan to
Schedule a
Call with Our
EB-5 Team
Today**