



# KOLTER

## Terra Ceia Multifamily (Equity) – \$800K Regional Center Project

I-956F approved multifamily development with a 5.0% preferred annual return and a 3.5-year target repayment

### EB-5 Investment Highlights

Above-market  
5.0% annual  
preferred  
return

Target  
3.5-year EB-5  
investment  
repayment

Property  
expected to  
be managed by  
industry leader  
Greystar

Since 1997, Kolter has  
successfully repaid billions  
of dollars of debt and has  
never failed to repay a loan  
or complete a project



30+ EB-5 projects by EB5AN and the  
Kolter Group with 100% financial  
success and USCIS project approval

#### Twin Lakes Georgia



#### Saltaire Phase II



### Project Summary

- Multifamily apartment community with 276 market-rate apartment units.
- Developed by Kolter, one of the largest private developers in the U.S. with expected value of \$37B+ on 180+ projects, including 1,000+ completed and in-process multifamily apartment units.
- The project is expected to be operated by Greystar, a leader in property management with 25,000+ team members and 900,000+ total units under management.
- The location benefits from Manatee county's record-setting \$2.9 billion budget for infrastructure and community enhancements.
- The area within a 3-mile radius of the property is projected to experience 77% population growth by 2028.
- Urban TEA status means access to set-aside visas (available for all countries, meaning no visa backlog) and concurrent filing for EAD.
- I-526E approval refund guaranty & PRXY as third-party fund administrator.

#### Water Club



#### Hyatt Boca Raton



#### VUE Sarasota



#### Saltaire Phase I



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



Please contact us  
for more information about  
EB-5 investment opportunities

WhatsApp

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[www.eb5investments.com](http://www.eb5investments.com)

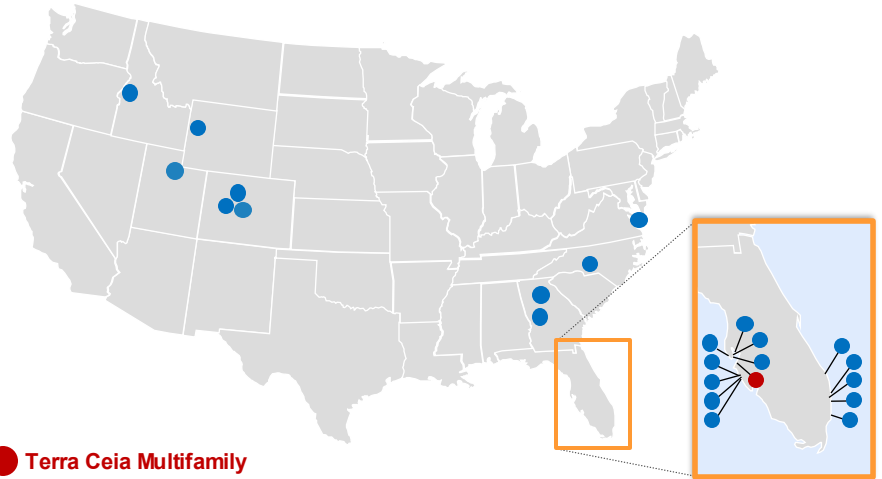


EB5AN is a USCIS-authorized regional center operator, EB-5 consulting firm, and global investment fund manager. EB5AN helps foreign investors obtain U.S. permanent residency (Green Cards) through investments in U.S. projects within the guidelines of the EB-5 Immigrant Investor Program. More than 2,700 families from more than 70 countries have invested in EB-5 projects sponsored by EB5AN.

## Institutional EB-5 Investments with Full Transparency

### COMPANY OVERVIEW

Founding Year	2013
Regional Center–Sponsored EB-5 Funds	\$1B+
Total Project Development	\$7B+
Total Sponsored EB-5 Investors	2,700+
Total Sponsored EB-5 Investor Nationalities	70+
Total Sponsored EB-5 Jobs Created to Date	60,000+
Average Job Creation Ratio Above USCIS Requirement	2.5x



● Terra Ceia Multifamily

● EB5AN Regional Center Projects:  
25 Project Locations

ENLARGED  
SOUTH FLORIDA AREA

“At EB5AN, we believe you deserve the best information, the best service, and the best projects. Since our founding, we have delivered on our promises to EB-5 investors by funding institutional-quality real estate development and operating 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.”



**Samuel B. Silverman**  
Founder and Managing Partner



**Michael B. Schoenfeld**  
Founder and Managing Partner

Yale Stanford

BCG



LSE



- 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



BCG



- 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



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