



# KOLTER

## Twin Lakes Georgia (Loan) - \$800K Regional Center Project

A rural, under-construction \$800K EB-5 project with over 4,100 jobs created and faster I-526E processing

- 1,300 single-family home community; 800+ homes already sold
- Rural TEA means faster I-526E processing and set aside visas (reduced wait for green card; available for all countries)
- Kolter is one of top 20 largest private home builders; 180+ projects with expected value of \$30B+, including 29K+ single-family homes
- \$370M+ already spent on project development
- EB-5 loan repayment guaranty from Kolter parent company
- I-526E approval refund guaranty and job creation guaranty
- The project has already received Form I-956F approval

MODEL HOMES AVAILABLE FOR TOURS



TWIN LAKES GEORGIA  
40-MINUTE DRIVE FROM ATLANTA, GEORGIA



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

Saltaire Phase II



USCIS I-526E & I-956F Exemplar Approved

Water Club



USCIS I-829, I-526, & I-924 Exemplar Approved

VUE Sarasota



USCIS I-526 & I-924 Exemplar Approved  
Investment Fully Repaid

Hyatt Boca Raton



USCIS I-829, I-526, & I-924 Exemplar Approved

Hyatt Fort Lauderdale



USCIS I-526 & I-924 Exemplar Approved

Rocky River



USCIS I-526E & I-956F Exemplar Approved

Mark Sarasota



USCIS I-526 & I-924 Exemplar Approved  
Investment Fully Repaid

Saltaire Phase I



USCIS I-526 & I-924 Exemplar Approved  
Investment Fully Repaid

ONE St. Petersburg



USCIS I-526 & I-924 Exemplar Approved

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

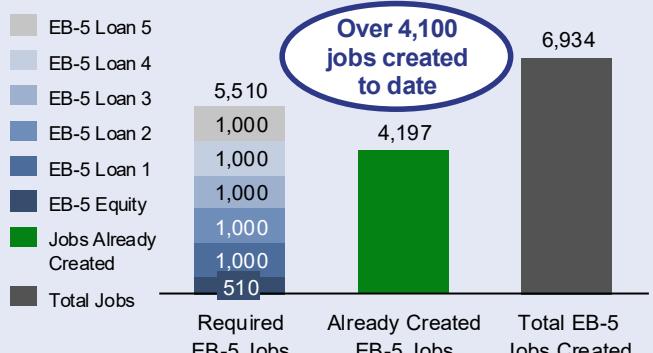
### Secured EB-5 Loan

EB-5 Loan 5  
\$80.0M

EB-5 Loans 1-4  
\$320.0M

Construction Loan  
\$35.0M  
Developer Equity  
\$31.4M  
Reinvestable Profit  
\$92.2M  
Recycled Capital  
\$62.8M  
EB-5 Equity  
\$40.9M

### Substantial Jobs Already Created through July 2025



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

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

WhatsApp

+1 (561) 386-5356

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

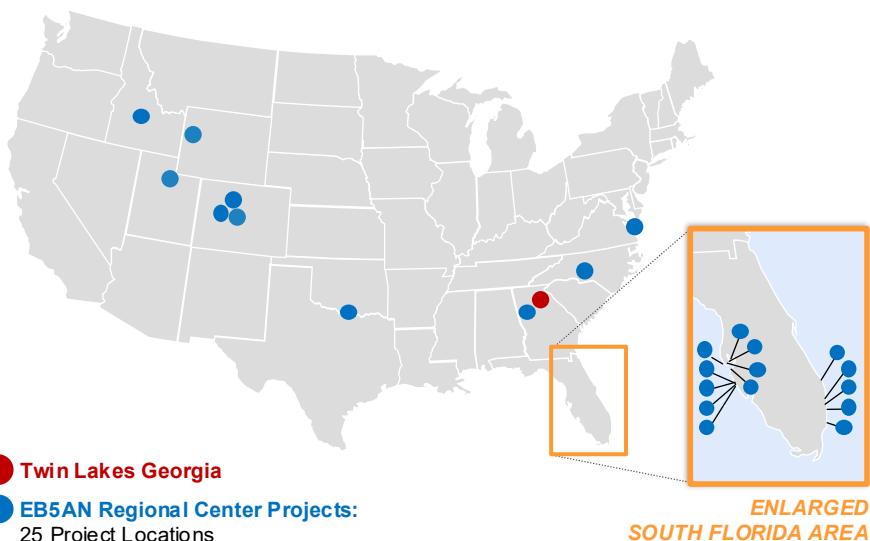


EB5AN is a USCIS-authorized regional center operator, EB-5 consulting firm, and global investment fund manager. EB5AN helps foreign investors obtain U.S. permanent residency (Green Cards) through investments in U.S. projects within the guidelines of the EB-5 Immigrant Investor Program. More than 2,700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



"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

**Yale** **Stanford** **BCG**



- 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



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



- 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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