

## Simply Shenandoah (Senior Loan) – \$800K Regional Center Project

A rural EB-5 project with a 4-year loan secured by a senior mortgage and 100% equity pledge

### EB-5 Investment Highlights

I-956F approved and under construction

Appraised value of \$222 million

Over \$50 million of developer equity

EB-5 loan secured by a first mortgage



30+ prior EB-5 funds by EB5AN with 100% financial success and USCIS project approval

#### Kindred Keystone



#### Twin Lakes



#### Water Club



#### Mark Sarasota



#### VUE Sarasota



#### Saltaire Phase I



### Project Summary

- One-of-a-kind luxury wellness resort and spa in Virginia's Shenandoah Valley near Washington, D.C.
- 120-key full-service resort with lodges and treehouse suites on ~550 acres
- Senior secured EB-5 loan
- I-956F approved and construction underway with jobs being created
- Independently appraised by LW Hospitality Advisors at ~\$222 million
- Developed by a team of seasoned real estate and finance professionals
- Operated by PM Hotel Group, with global distribution and loyalty support from a network of 1,100+ independent hotels and 4.5 million members
- Rural TEA qualification provides faster I-526E processing and access to 20% set-aside visas (all countries current)
- I-526E approval refund, job creation, and completion guaranties

### Luxury Wellness Resort and Spa



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

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



+1 (561) 386-5356

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

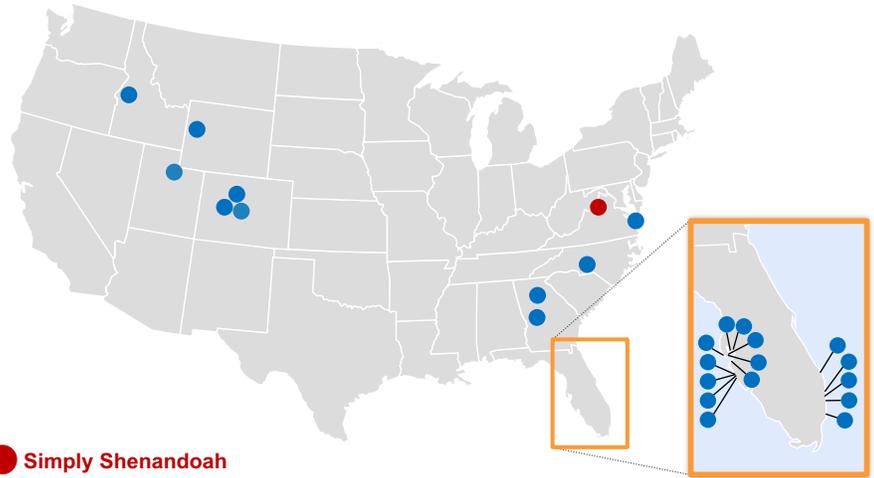


EB5AN is a USCIS-authorized regional center operator, EB-5 consulting firm, and global investment fund manager. EB5AN helps foreign investors obtain U.S. permanent residency (Green Cards) through investments in U.S. projects within the guidelines of the EB-5 Immigrant Investor Program. More than 2,700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



● Simply Shenandoah

● EB5AN Regional Center Projects:  
26 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



- 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



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