

Cresswind at Spring Haven EB-5 Job Creation Report

Urban TEA EB-5 project consisting of 700 single-family homes and amenities in Newnan, Georgia

Strong sales, access to visa set asides, and EB-5 loan secured by parent company repayment guaranty

December 31, 2025

Project Overview:

Cresswind at Spring Haven is an under-construction master-planned active adult community consisting of 700 single-family homes and assorted amenities in Newnan, Georgia, which is a suburb of Atlanta. Homes at Spring Haven are built with high-end features and have access to the community's abundant amenities, including a clubhouse, training center, arts and crafts room, social ballroom, pickleball and tennis courts, walking trails, resort-style pool and event lawn. Spring Haven is being developed by Kolter Homes—The Kolter Group's largest business unit.

The Cresswind communities across the Southeast have been a major success for Kolter Homes, garnering awards each year that recognize outstanding construction and available amenities. As of December 31, 2025, 197 homes have been sold, of which 162 have been constructed, closed, and turned over to buyers. Construction of the community's amenities is well underway and progressing on schedule. The project's amenities will be a large attraction for home buyers.



Job Creation:

As of December 31, 2025, the developer has spent approximately \$122.8 million on EB-5 eligible development activities. These expenditures have already created 1,620.0 qualifying jobs, consisting of 704.6 direct jobs and 915.5 indirect jobs. The project will accept up to 100 EB-5 investors, and therefore the minimum job creation requirement is 1,000 jobs, including at least 100 direct jobs. Enough jobs have already been created for all 162 EB-5 investors in the project.

A table summarizing the calculation of job creation to date through December 31, 2025, is presented below. Construction spend of \$122.8 million is applied to the applicable RIMS codes to calculate the number of direct and indirect jobs. At completion, the project is expected to create approximately 4,598.1 EB-5 jobs.

Spring Haven Job Creation Through December 31, 2025									
Costs	Spend	Deflator	RIMS Yr		Direct		Indirect		Total
			Spend (\$M)	Multiplier	Jobs	Jobs	Jobs	Jobs	
Construction	\$ 113,355,822	0.99	\$ 112.2	6.3	7.6	704.6	849.9	1,554.5	
Wholesale Trade *	\$ 2,520,737	0.99	\$ 2.5	2.7	7.0	-	17.4	17.4	
Professional Services *	\$ 4,694,328	0.99	\$ 4.6	6.0	8.1	-	37.7	37.7	
Real Estate *	\$ 2,195,028	0.99	\$ 2.2	6.5	4.8	-	10.4	10.4	
Total	\$ 122,765,915		\$ 121.5			704.6	915.5	1,620.0	

*Direct job creation excluded

Substantial job creation has already occurred as a result of the project's construction progress. Enough jobs for all 162 investors have already been created. The following table compares job creation to date with the project's minimum requirements under the EB-5 program.

EB-5 Job Creation Progress		
	Direct	Indirect
Jobs Created to Date:	704.6	915.5
Required Jobs:	100	-
% of Requirement Met:	704.6%	-
Requirement Met (Y/N):	Yes	-
		Yes

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