

Granbury Multifamily (Loan) – \$800K Regional Center Project

Rural TEA multifamily development with a short 3-year loan term

EB-5 Investment Highlights

3-year EB-5 loan with only one optional 1-year extension

Rural TEA qualification provides **faster I-526E processing**

Similar investment structure to EB5AN's prior successful multifamily projects: Boynton Beach, Terra Ceia, and Brandon



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

Boynton Beach



Terra Ceia



Water Club



Twin Lakes



VUE Sarasota



Saltire Phase I



Project Summary

- **Multifamily Apartments:** The project is a multifamily rental community with 289 market-rate apartment units.
- **Experienced Developer:** Realty Capital Residential's experience includes more than 2,000 completed and in-process units with a total development cost of over \$500 million.
- **Proven Investment Structure:** The investment structure is similar to EB5AN's prior successful multifamily projects, Boynton Beach, Terra Ceia, and Brandon, all of which have received Form I-956F approval.
- **Guaranties:** Construction completion guaranty, job creation guaranty, and I-526E approval refund guaranty.
- **Rural Area:** Rural TEA qualification provides faster I-526E processing and access to 20% set-aside visas (all countries current).
- **Third-Party Oversight:** PRXY will serve as the third-party fund administrator.



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

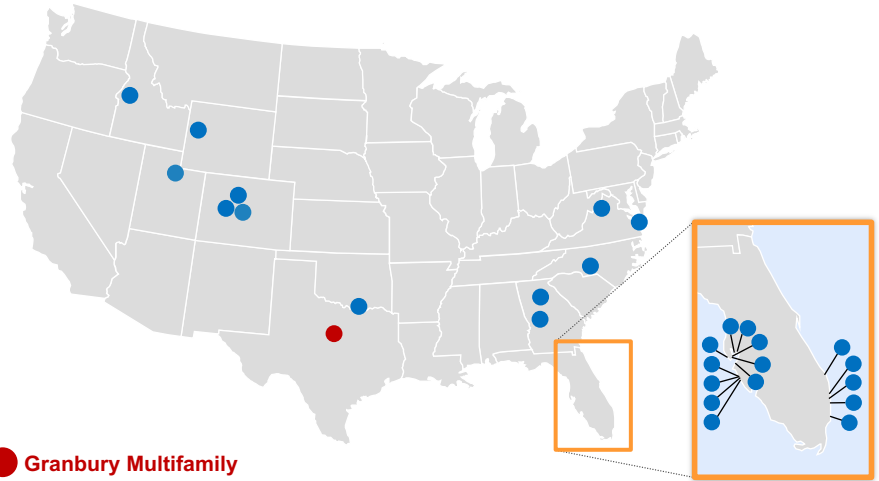


EB5AN is a USCIS-authorized regional center operator, EB-5 consulting firm, and global investment fund manager. EB5AN helps foreign investors obtain U.S. permanent residency (Green Cards) through investments in U.S. projects within the guidelines of the EB-5 Immigrant Investor Program. More than 2,700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



● Granbury Multifamily

● EB5AN Regional Center Projects:
28 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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