



REALTY  
CAPITAL  
RESIDENTIAL

## 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



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

#### Terra Ceia



USCIS I-956F Exemplar Approved

#### Water Club



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

Investment Fully Repaid

#### Twin Lakes



I-526E & I-956F Approved

#### VUE Sarasota



USCIS I-526 & I-924 Exemplar Approved

Investment Fully Repaid

#### Saltire Phase I



USCIS I-526 & I-924 Exemplar Approved

Investment Fully Repaid



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

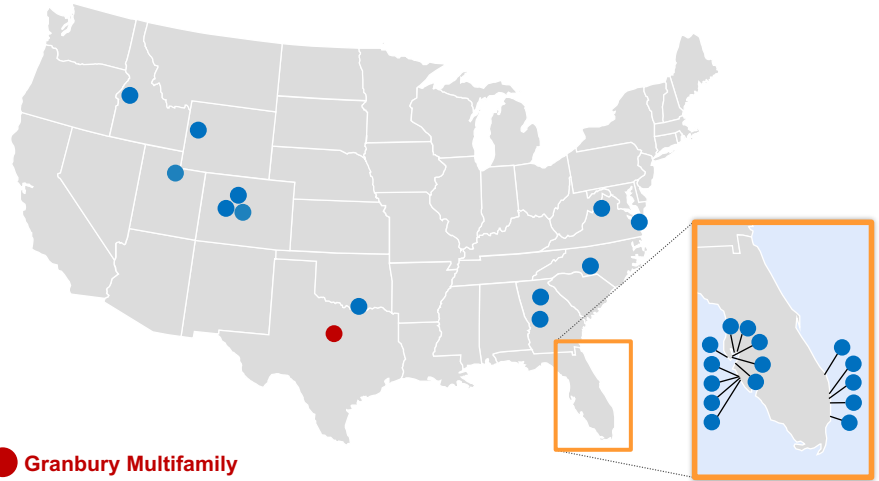


EB5AN is a USCIS-authorized regional center operator, EB-5 consulting firm, and global investment fund manager. EB5AN helps foreign investors obtain U.S. permanent residency (Green Cards) through investments in U.S. projects within the guidelines of the EB-5 Immigrant Investor Program. More than 2,700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



● 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 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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