



Currahee Club (Senior Loan) – \$800K Regional Center Project

Rural EB-5 project with a 4-year loan secured by a senior mortgage

EB-5 Investment Highlights

Established community with 200+ lots and homes already sold

Award-winning golf course designed by Jim Fazio

EB-5 loan secured by a senior mortgage on the property



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

Kindred Keystone



Twin Lakes



Water Club



Mark Sarasota



VUE Sarasota



Saltire Phase I



Project Summary

- Master-planned residential golf community in Toccoa, Georgia
- Includes the development and sale of residential land lots, spec homes, condominiums, and duplex townhomes
- Will create 1,651.9 EB-5 jobs—18.8 jobs per investor, nearly double the USCIS requirement
- Features an 18-hole golf course by Jim Fazio, a clubhouse, a sports campus, dining venues, lake access, mountain views, and a 1.5-mile nature trail
- Annual golf course membership fees of approximately \$1.6 million
- Amenities managed by Troon Privé, the world's largest golf club manager
- Rural TEA qualification provides faster I-526E processing and access to rural set-aside visas (20% of all EB-5 visas; all countries current)
- Features I-526E approval refund guaranty and job creation guaranty

Single-Family Homes at Currahee



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

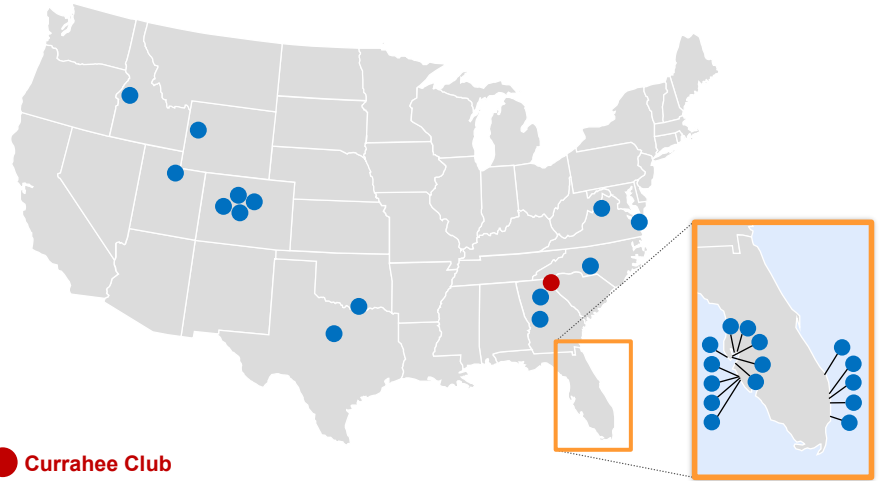


EB5AN is a USCIS-authorized regional center operator, EB-5 consulting firm, and global investment fund manager. EB5AN helps foreign investors obtain U.S. permanent residency (Green Cards) through investments in U.S. projects within the guidelines of the EB-5 Immigrant Investor Program. More than 2,700 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	\$7.7B+
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	2.2x



● Currahee Club

● EB5AN Regional Center Projects:
29 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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