High Unemployment TEA EB5 Project Shortlist

Ten project comparison | Research dated September 16, 2026

Start by reviewing Spring Haven, Madison Bradenton, and Westcourt Downtown Orlando. This is a due-diligence shortlist, not a verified investment-safety ranking. Details are sponsor-reported and availability must be reconfirmed. Two projects claim both rural and high-unemployment eligibility; the final two have availability limitations.

Yellow rows identify all five EB5AN projects. Project names link to the cited source pages.

No	Project and sponsor	Location and development	Why review it and key limitation
1	**Spring Haven** EB5AN	Newnan, Georgia; 700-home active-adult community	I-956F approved. Sponsor reports 1,776 jobs against 1,000 required, plus 204 home closings. Loan with a Kolter parent-company repayment guaranty. Listed as a current offering.
2	**Madison Bradenton** Peachtree	Bradenton, Florida; residential development	Accepting investors; I-956F approved. Senior EB-5 mortgage loan; under construction, with Q2 2027 opening targeted. Review collateral valuation and the final job-allocation calculation.
3	**Westcourt Downtown Orlando** Golden Gate Global	Orlando, Florida; hotel, apartments and parking	Available; I-956F approved. Senior secured loan with a 3+1+1-year term. Sponsor projects 3,846 jobs. Construction timeline extends through Q4 2028, leaving substantial execution risk.
4	**Brandon Multifamily** EB5AN	Brandon, Florida; 280 rental apartments	Marketed as open, I-956F approved, and under construction. Loan and equity offerings exist; compare their repayment priority, extensions, and approval documents separately.
5	**Elyse Atlanta** EB5AN	Buckhead, Atlanta; 194 luxury condominiums	Current offering; secured loan with a stated three-year term and parent-company guaranty. Sponsor reports 280+ jobs created. Project page lists I-956F as pending. Examine condo presales and repayment assumptions.
6	**MidTown Brownsville II** Open EB5	Brownsville, Texas; 168 apartments	Sponsor explicitly identifies high-unemployment TEA eligibility and USCIS approval; page lists two available places. Obtain the actual approval notice, capital structure, and job report before comparing it with the larger sponsors.
7	**Hard Rock Pointe Vista** EB5AN	Lake Texoma, Oklahoma; hotel, condominiums and resort amenities	Current offering; senior secured loan, I-956F approval, construction underway, and 480+ jobs reported. Sponsor claims both rural and HUA eligibility; have counsel verify the HUA designation for your filing.
8	**The Len Resort Hotel and Residences** Peachtree	Eatonton, Georgia; Marriott Autograph Collection resort	Accepting investors; I-956F pending. Senior mortgage structure, with Q2 2028 opening targeted. Marketed as both rural and high-unemployment. Assess resort demand and completion funding.
9	**CMB Group 101 Venture Build-to-Suit** CMB	Greater Detroit, Michigan; distribution facility	CMB announced HUA status and I-956F approval in June 2026. Worth comparing for industrial exposure. Remaining subscription availability is unverified.
10	**Terra Ceia Multifamily** EB5AN	Palmetto, Florida; 276 rental apartments	Approved urban TEA project with loan and equity structures. A newer sponsor update says it is fully subscribed. Treat it as a comparison benchmark or ask about reopened capacity.

Qualifying HUA investments carry an $800,000 minimum investment, excluding fees, and access to the 10% high-unemployment visa allocation. Source: **Congressional Research Service**

Before choosing, request the I-956F approval and HUA designation, complete offering memorandum, debt and equity breakdown, collateral and lien documents, current financial statements, job-creation report, and repayment and extension provisions. Have independent immigration counsel and an investment professional review them. Immigration approval does not establish that capital will be repaid.