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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

September 30, 2026

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 September 30, 2026, 273 homes have been sold, of which 212 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 September 30, 2026, the developer has spent approximately $152.7 million on EB-5 eligible development activities. These expenditures have already created 2,006.1 qualifying jobs, consisting of 872.6 direct jobs and 1,133.5 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 100 EB-5 investors in the project.

A table summarizing the calculation of job creation to date through September 30, 2026, is presented below. Construction spend of $152.7 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 September 30, 2026

Costs		Spend	Deflator		RIMS Yr Spend ($M)	Direct Multiplier	Indirect Multiplier	Direct Jobs	Indirect Jobs	Total Jobs
Construction	$	140,969,580	0.99	$	139.0	6.3	7.6	872.6	1,052.6	**1,925.1**
Wholesale Trade *	$	2,862,363	0.99	$	2.8	2.7	7.0	-	19.7	**19.7**
Professional Services *	$	5,849,242	0.99	$	5.8	6.0	8.1	-	46.8	**46.8**
Real Estate *	$	3,055,738	0.99	$	3.0	6.5	4.8	-	14.5	**14.5**
Total	**$**	**152,736,922**		**$**	**150.6**			**872.6**	**1,133.5**	**2,006.1**

**Direct job creation excluded*

Substantial job creation has already occurred as a result of the project's construction progress. Enough jobs for all 100 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	Total
Jobs Created to Date:	872.6	1,133.5	**2,006.1**
Required Jobs:	100	-	**1,000**
% of Requirement Met:	872.6%	-	200.6%
Requirement Met (Y/N):	**Yes**	**-**	**Yes**

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