



A Simple Investment Framework for Selecting a Low-Risk EB-5 Project

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and is for informational purposes only.**

**You must engage your own professional advisors for
legal and investment advice.**

Important Investment Information

All EB-5 investments must be “at risk” per USCIS requirements. Risk of loss exists. Any protections and guaranties negotiated at fund level are not exercisable by individual investors themselves but are administered by fund management only. No guarantees exist regarding individual investors’ ability to be repaid.

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About EB5AN



About EB5 Affiliate Network and the EB-5 Immigrant Investor Visa



EB5 Affiliate Network (EB5AN) is an EB-5 investment fund manager, USCIS-approved regional center operator, and consultancy. EB5AN helps foreign investors obtain U.S. permanent residency through investments in U.S. business enterprises and real estate development projects within the guidelines of the EB-5 program.



U.S. Citizenship and Immigration Services

The EB-5 Immigrant Investor Visa program is a U.S. government program that encourages new investment in job-creating business enterprises. By making an eligible EB-5 investment that creates at least 10 new U.S. jobs, the foreign investor and his or her immediate family are eligible to receive U.S. permanent residency and to immigrate.

EB5AN: A Leading EB-5 Investment Fund Manager

2,000+ families from 60+ countries and regions have invested through EB5AN's direct and regional center investments.



2013

Established



\$4+ billion

Assets under development



14

USCIS-approved regional centers covering 25+ states



100%

Approval history on USCIS-adjudicated projects



30+

Completed or ongoing EB-5 investment funds; multiple I-526 and I-924 exemplar approvals

Investors from More than 60 Countries and Regions

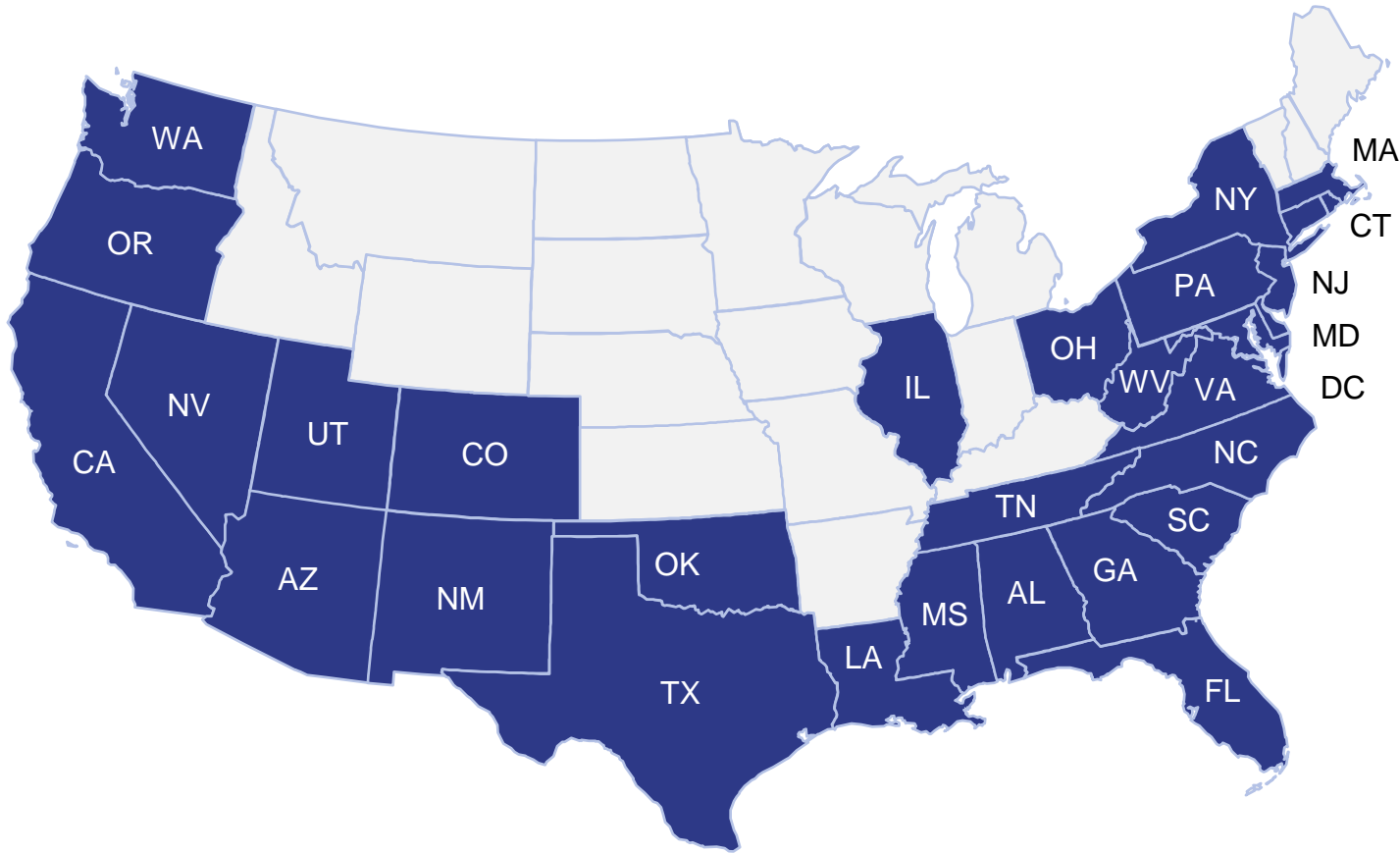
People of many nationalities and backgrounds consistently find value in EB5AN's investment approach.

- Angola
- Argentina
- Australia
- Austria
- Azerbaijan
- Bahamas
- Bangladesh
- Belgium
- Brazil
- Canada
- Chad
- China
- Colombia
- Czech Republic
- Ecuador
- Egypt
- France
- Germany
- Ghana
- Haiti
- Hong Kong
- India
- Indonesia
- Iran
- Iraq
- Ireland
- Italy
- Japan
- Jordan
- Kenya
- Korea
- Kuwait
- Mexico
- Montenegro
- Mozambique
- Netherlands
- New Zealand
- Nicaragua
- Nigeria
- Oman
- Palestine
- Peru
- Philippines
- Poland
- Romania
- Russia
- Saudi Arabia
- Singapore
- South Africa
- South Korea
- Spain
- Sweden
- Taiwan
- Thailand
- Trinidad and Tobago
- Turkey
- UAE
- Ukraine
- United Kingdom
- Uruguay
- Venezuela
- Vietnam



Extensive Regional Center Coverage

EB5AN operates 10+ regional centers covering all or parts of 25+ states, the District of Columbia, and Puerto Rico.



USCIS regional center approval letters



All regional centers 100% owned and controlled by EB5AN

EB5AN Managing Partners



Samuel B. Silverman
Managing Partner
EB5AN



Michael B. Schoenfeld
Managing Partner
EB5AN



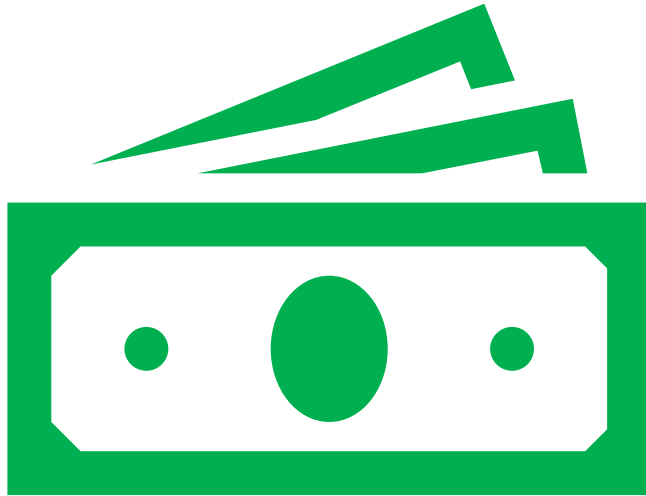
- Yale University – B.A. in Economics with a concentration in Mandarin Chinese
- Boston Consulting Group (BCG) – business and strategy consulting
- M.B.A., Stanford Graduate School of Business
- Forbes 30 Under 30 National Winner for Social Entrepreneurship



- University of North Carolina at Chapel Hill – B.A. in Economics and B.S. in Business Administration
- 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

EB-5 Investment Risk Factors

Two Risk Categories for EB-5 Investment



Financial Risk

The probability that an immigrant investor's capital will be returned at the end of the investment period



Immigration Risk

The probability that 10 new, permanent jobs are created per investor and that the project is fully compliant with EB-5 regulations so that an immigrant investor's permanent 10-YR renewable green card is approved

EB-5 Investment Risk Factors (1 of 2)

Risk Factors

1

How independent and experienced is the EB-5 fund manager?

2

Is the immigrant investor able to select his or her own attorney without interference from the fund manager or regional center?

3

Are the EB-5 investment and project documents available for independent review?

Red Flags

The EB-5 fund manager responsible for compliance is not 100% independent from the project operator. The EB-5 fund manager should have extensive EB-5 experience, control the new commercial enterprise (NCE), and provide ongoing (at least quarterly) financial and immigration compliance status reports to the immigrant investors.

The project sponsor refuses to allow the immigrant investors to select their own EB-5 attorneys and requires investors to use one specific attorney. The attorney who prepared the I-526E template should not represent EB-5 investors due to a clear conflict of interest and serious ethical concerns.

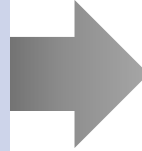
The project sponsor refuses to share the set of EB-5 project documents with an EB-5 investor's attorney. Projects should always have a print-ready I-526E template available.

EB-5 Investment Risk Factors (2 of 2)

Risk Factors

4

Is the project being developed by an experienced firm that will ensure sufficient job creation?

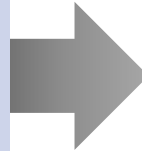


Red Flags

The developer has not successfully completed multiple similar projects and created more than the anticipated number of full-time jobs. The project should expect to create more than 12 full-time jobs per EB-5 investor.

5

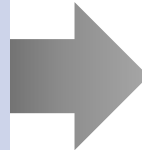
Is the project fully capitalized and not dependent on EB-5 capital to succeed?



100% of the required capital to complete the entire project has not been identified or is not secured and/or EB-5 funds are necessary to successfully complete the project. Projects should have secured 100% of requisite capital to help ensure no problems arise if a certain minimum number of EB-5 investors do not subscribe.

6

Does the project have a clear exit strategy to repay the immigrant investors that is not reliant on a third party?



The exit strategy is dependent on a single third-party event (e.g., sale, bringing in new investment, refinancing, new loan, etc.) that might occur at an unknown future date. Projects with a clear and realistic exit strategy have a lower financial risk for immigrant investors.

Impact of Domestic Migration in the United States

Domestic Migration in the United States

- Americans are on the move following the COVID-19 pandemic.
- Remote work has reduced the need to live near industrial centers and large cities.
- Newfound mobility has enabled people to live where they want.
- Cost of living and taxes are considerably higher in coastal cities.
- People are leaving high-cost, high-tax areas (big cities) to move to low-cost, low-tax areas (rural areas).
- This population shift will significantly impact local economies.
- As Americans migrate out of areas that have historically supported very large populations, markets can become overcrowded with housing supply, which can lead to lower rents and higher vacancy rates.

Americans Are Moving South and East



During 2020, more people moved out of U.S. cities than moved into them. Almost **5 million Americans** left cities for suburbs or rural areas.

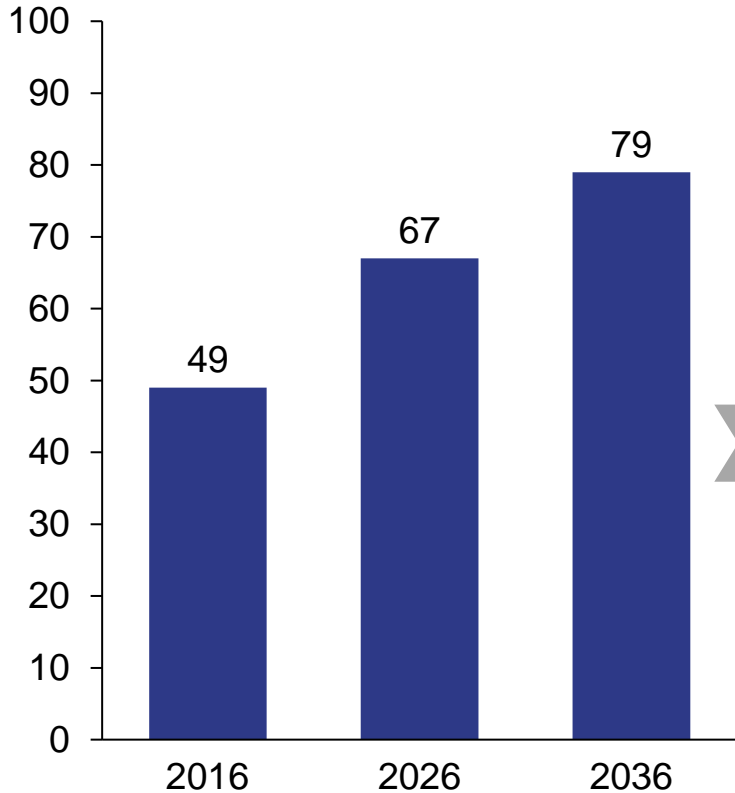
(World Economic Forum)

EB-5 investors should consider investments in the Southeast, where population trends are fueling economic growth.

Source: <https://dailyinfographic.com/united-states-domestic-migration-2021>

Growing Number of Retirees Migrating to the Sunbelt Supports Long-Term Demand for New Homes for Retirees in Warmer Climates

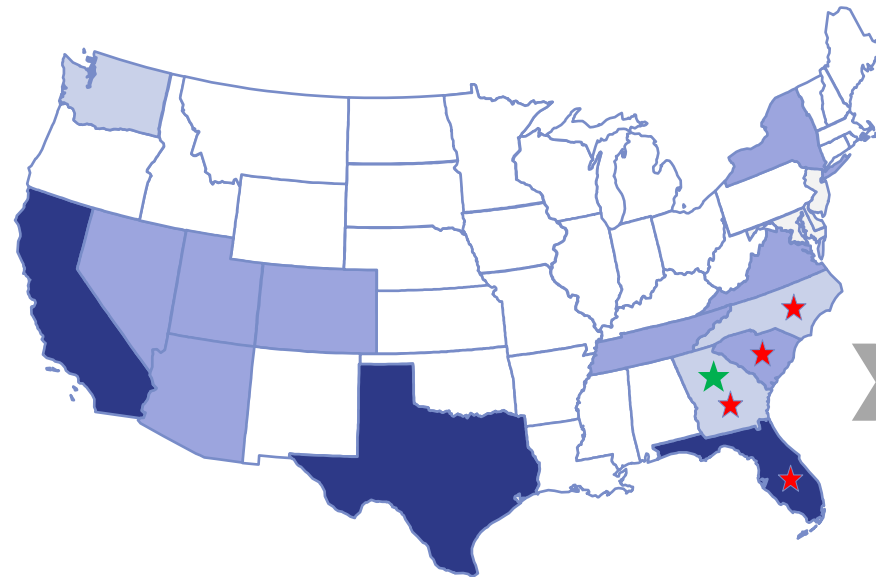
Rapid Growth of Retiree Population



The senior boom is underway; by 2036, this population cohort will represent ~20% of the population

Migration to Sunbelt

Projected Population Growth by State (2018–2040)



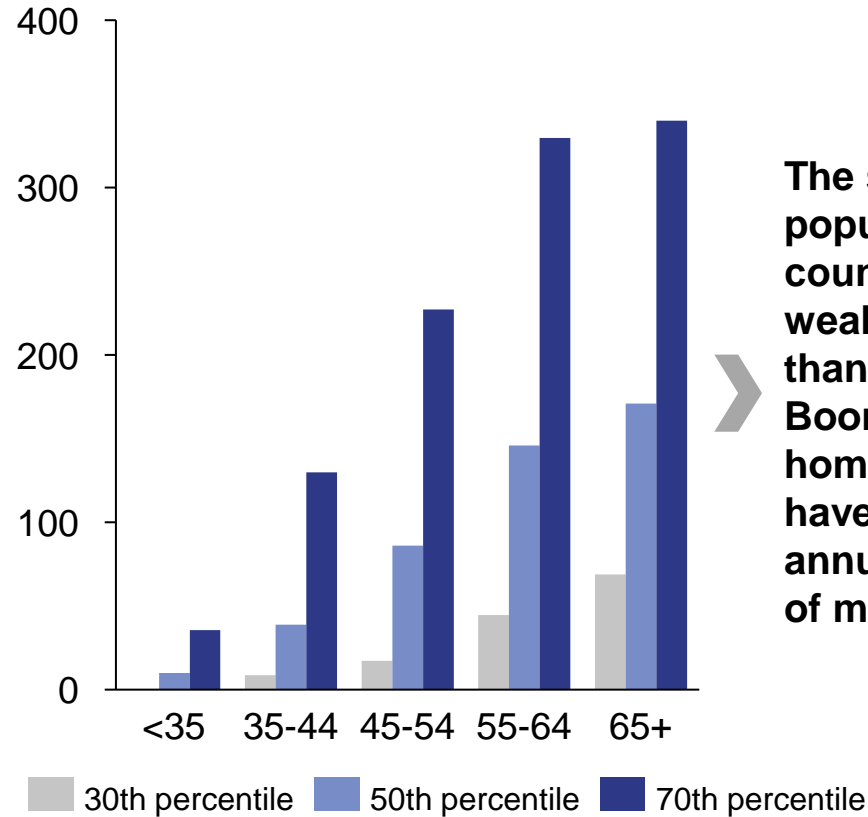
High growth in Sunbelt states (where Kolter operates); ~40% of Baby Boomers intend to move

- >5M
- 2-5M
- 1-2M
- <1M
- ★ States with Kolter presence
- ★ Twin Lakes Georgia Project

Retiring Seniors Are the Wealthiest Population Segment; with a Longer Life Span, They Are Seeking Healthier, More Active Lifestyles

Generational Wealth

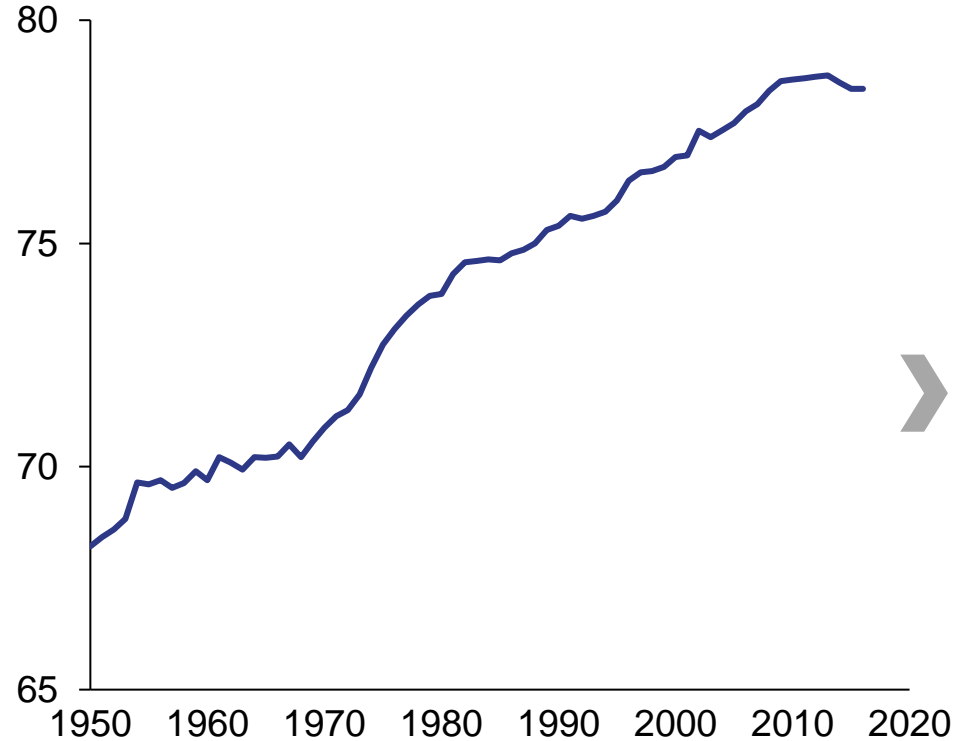
Household Net Worth by Age Segment (Thousands)



➤ The senior population is the country's wealthiest; more than 60% of Baby Boomers are homeowners and have an average annual income of more than \$73K

Lengthening Lifespans

Lifespan at Birth



➤ Longer, healthier lives are driving more active lifestyles

Geographic Markets to Avoid



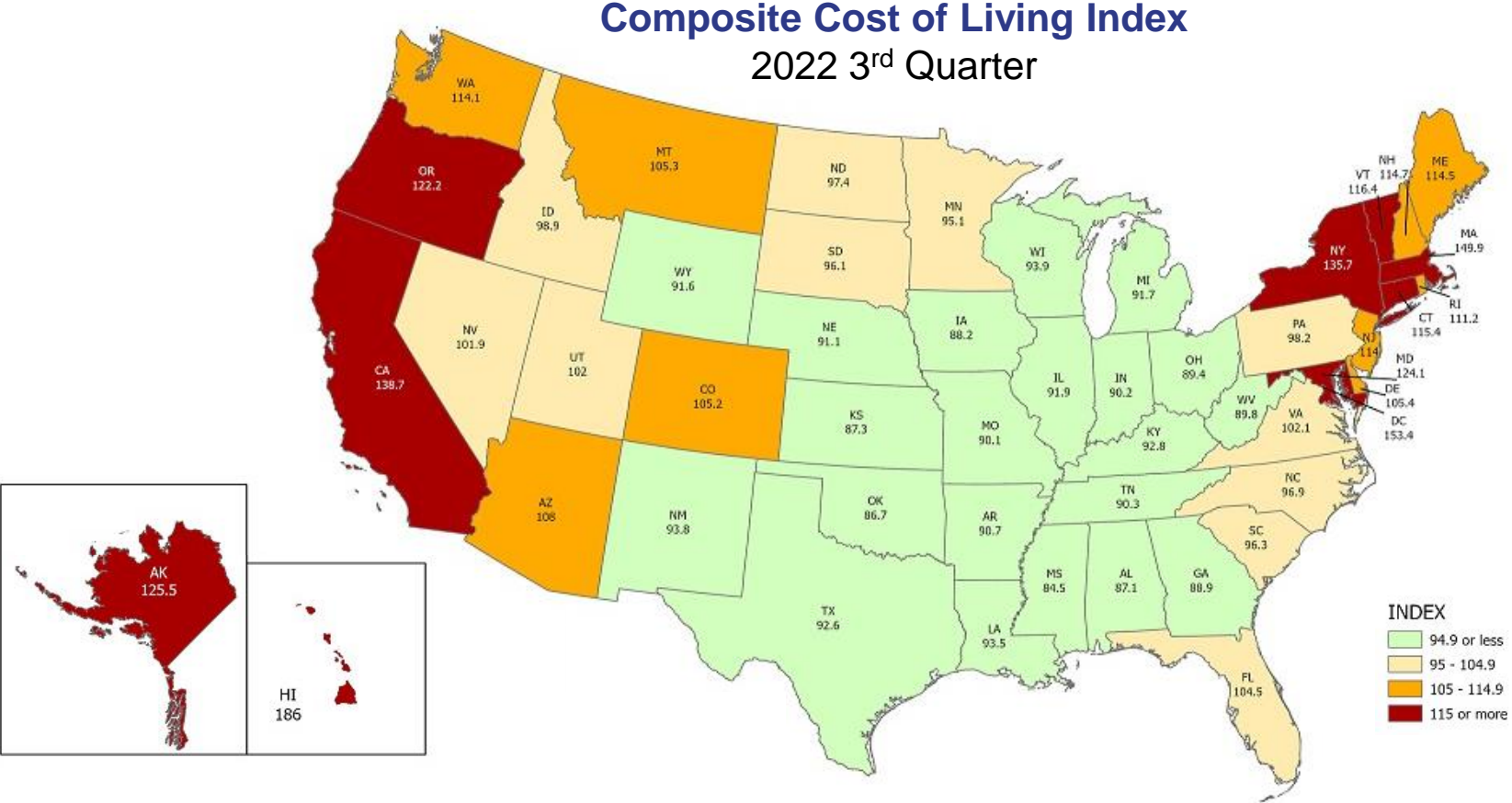
Higher Cost of Living Impacts Investment Risk

- Higher living costs are driven primarily by the cost of real estate but also other factors, such as taxation.
- Earned income (i.e., salaries and wages), which is the main component of household income, is not necessarily higher in high-cost areas. That is, an average worker in San Francisco, where the cost of living might be double that of an inland city, does not earn twice as much.



Real estate projects in high-cost areas have a higher risk of failure as affordability affects demand, and a drop in rents can lead to insolvency.

Cost of Living is Highest in California, New York, and Hawaii among others



EB-5 investors should try to avoid investments in states with significantly above average cost of living as these areas are experiencing out-migration.

Source: <https://meric.mo.gov/data/cost-living-data-series>

State and Local Taxes Can Be Detrimental to Project Success

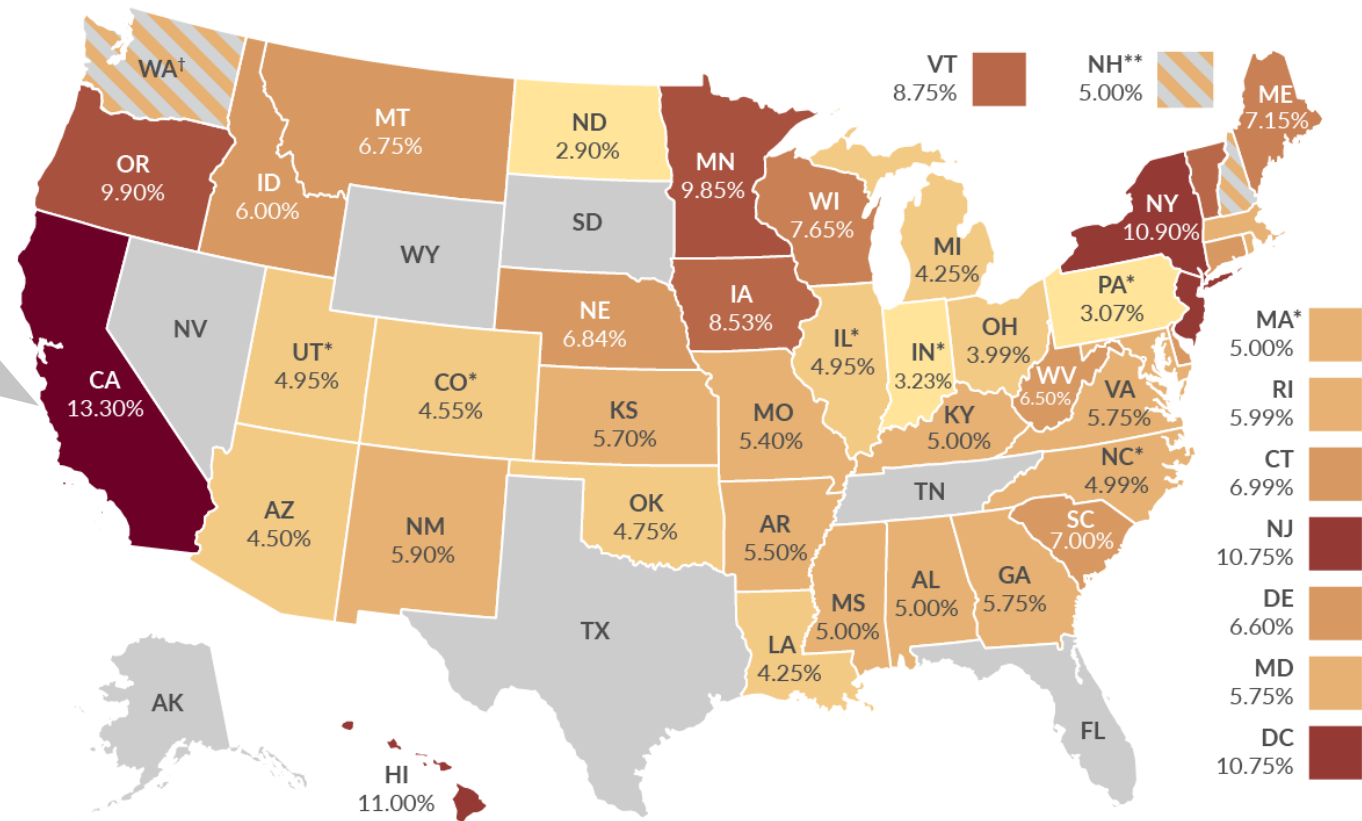
- State, county, and city governments, as well as school districts and special-purpose districts, all collect taxes from residents and businesses.
- Taxes include property tax, income tax on wages, and capital gains; sales tax on merchandise including food and clothes; gasoline/diesel tax; etc.
- The aggregate of these taxes can be a significant share of household income.



EB-5 investors should avoid investments in states with high taxes, as these locations tend to have less growth and are less resistant to recessions.

State Income Tax Rates

California has the highest state income tax at 13.30%, making the total tax rate, with federal taxes, for high-income residents above 50%



EB-5 investors should avoid investing in high-tax states such as California, New Jersey, and New York. These states are experiencing out-migration.

Source: <https://taxfoundation.org/publications/state-individual-income-tax-rates-and-brackets>

Taxes Are Driving Domestic Migration

- States with high tax rates can capture significant portions of residents' income.
- Location-independent income—previously possible only for retirees but now possible for many white-collar workers—means people can choose to live where they can keep a greater share of their income.
- Eight states, including Florida and Texas, have no personal income tax.



Because a growing number of Americans have portable incomes and can choose where to live, demand will grow in low-tax states and diminish in high-tax states.

Growth Areas Attracting New Investment



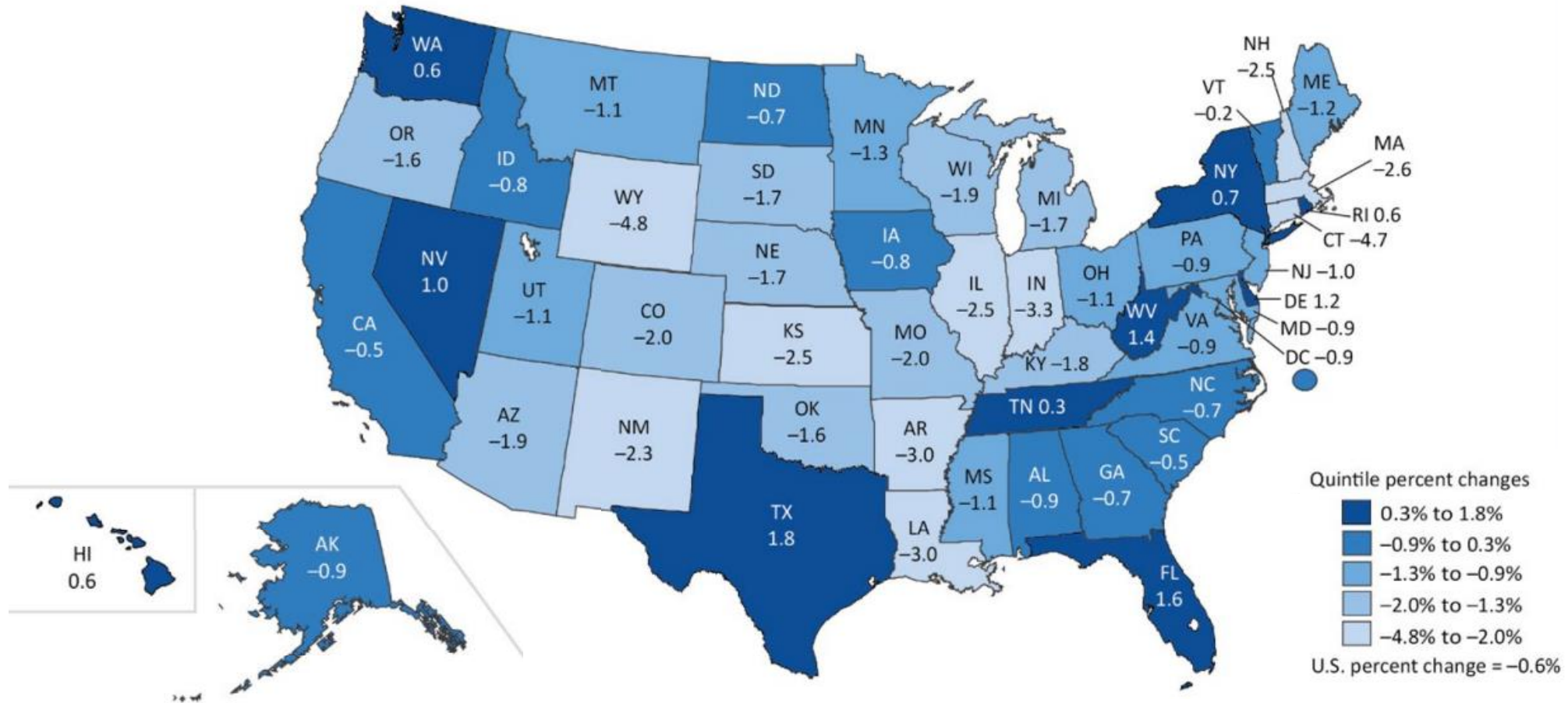
Business-Friendly States Have Higher Growth

- A strong correlation exists between a state's business environment and Gross Domestic Product (GDP).
- States with fewer regulations attract more investment, which fuels economic growth.
- Cities such as New York, Los Angeles, Chicago, Boston, and Seattle have many Fortune 1000 companies due to industrial clusters, proximity to top research universities, and dense populations. Big firms, however, are increasingly moving all or parts of their operations out of these areas.



Companies are relocating to major cities in business-friendly states such as Florida, Georgia, Texas, and Utah.

Economic Growth (GDP) by State



EB-5 investors should focus on states with lower taxes and fewer regulations, as these states have higher economic growth.

Source: <https://www.bea.gov/sites/default/files/2022-09/stgdppi2q22-a2021.pdf>

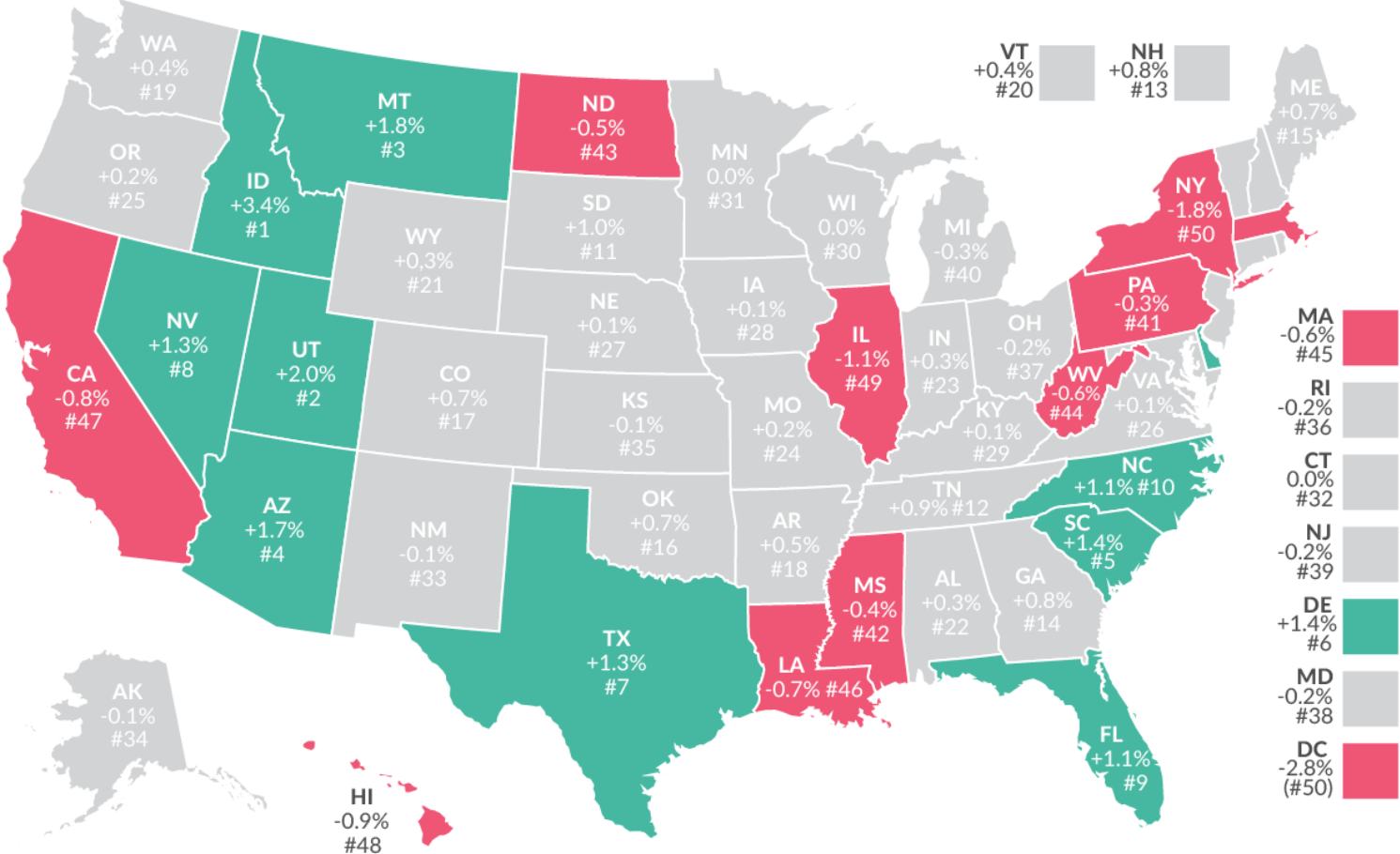
Think Twice About Making an EB-5 Investment in a High-Risk Location; Look at Lower-Profile Areas.

- Historically, most EB-5 investment has gone to gateway cities because they are recognizable to people around the world.
- Cities such as Atlanta, Dallas, Houston, and Miami continue to be attractive markets for foreign investment.
- Cities such as Boston, Chicago, Los Angeles, New York, and San Francisco, while well known to foreign investors, can bring inherently higher risk.



Second- and third-tier cities and rural areas, while less familiar to foreign nationals, often have stronger economic fundamentals and offer lower risk.

2021 Population Change by State



Americans are moving out of high-cost, high-tax states like California, Hawaii, Illinois, and New York.


<https://taxfoundation.org/state-population-change-2021>

Avoid Regions like the Bay Area in California with Negative Job Growth. Fewer Jobs Means Fewer Consumers, Renters, and Homebuyers

TECHNOLOGY

Here's what experts say could be causing tech layoffs, how it could impact Bay Area economy

By Zach Fuentes via
Tuesday, October 4, 2022



ECONOMY BUILDING A BETTER BAY AREA
TECH COMPANIES ANNOUNCING LAYOFFS
ABC7 NEWS

EMBED <> MORE VIDEOS ▾

Some experts say companies are preparing for the worst as tech employers are looking to trim or cut some of their workforce.

SANTA CLARA, Calif. (KGO) -- Tech companies of all sizes are looking to trim or cut some of their workforce. Some experts say the companies are preparing for the worst.

It's been a rough few weeks for many tech workers, outlets like [Axios](#) reporting




San Francisco Chronicle

BAY AREA

Meta's mass layoffs include at least 362 employees in S.F.

Joel Umazor, Roland Li
Nov. 11, 2022 | Updated: Nov. 12, 2022 8:33 p.m.



1 of 2

Meta, based in Menlo Park, will lay off 362 employees early next year from its Howard Street facility in San Francisco as part of 11,000 layoffs. Godofredo A. Vasquez, STP / Associated Press

At least 362 Meta employees will be laid off early next year from the social media platform's Howard Street facility in San Francisco as part of the company's mass layoffs of 11,000 workers, according to a company notice

High-Risk Industries for EB-5 Investment

Recession-Sensitive Industries Are Risky for Investors



Luxury Hospitality



Commercial Buildings



Build to Rent

Certain industries are subject to large fluctuations in demand. Macroeconomic factors such as unemployment and interest rates can cause projects to perform poorly or fail.

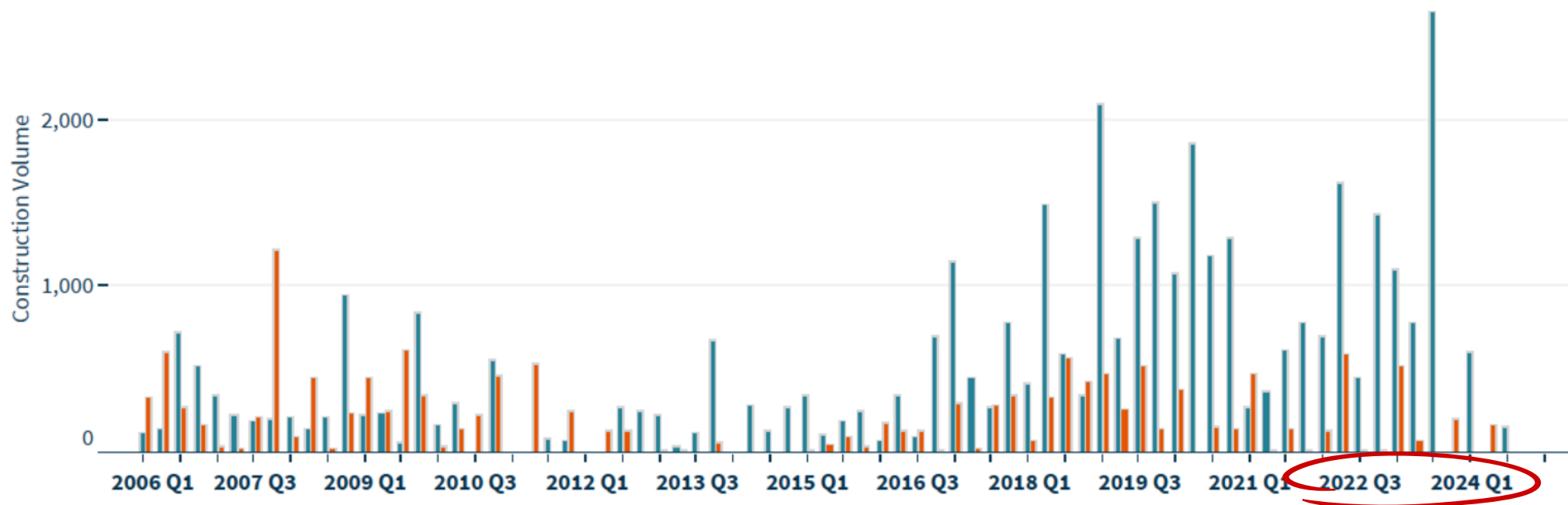
Failed Projects Can Affect Both Financial and Immigration Outcomes

- If immigrant investors put their money in too early, their money could be spent on land acquisition and “soft costs.” This investment could be lost without any jobs being created.
- A project that is delayed might not create a sufficient number of EB-5 eligible jobs within the required time period.
- A project that gets built and creates jobs might later fail due to macroeconomic forces, resulting in the investor getting a green card but losing all or part of his or her investment capital.
- Weak cash flow can cause a default on an EB-5 loan or result in EB-5 equity being held in the project for an extended period of time.

Overbuilding Results in Oversupply

Oakland, CA, Apartment, Condo, and Townhome Market Apartments & Condos/Townhomes: Units Completed and Underway

Apartments | Condos

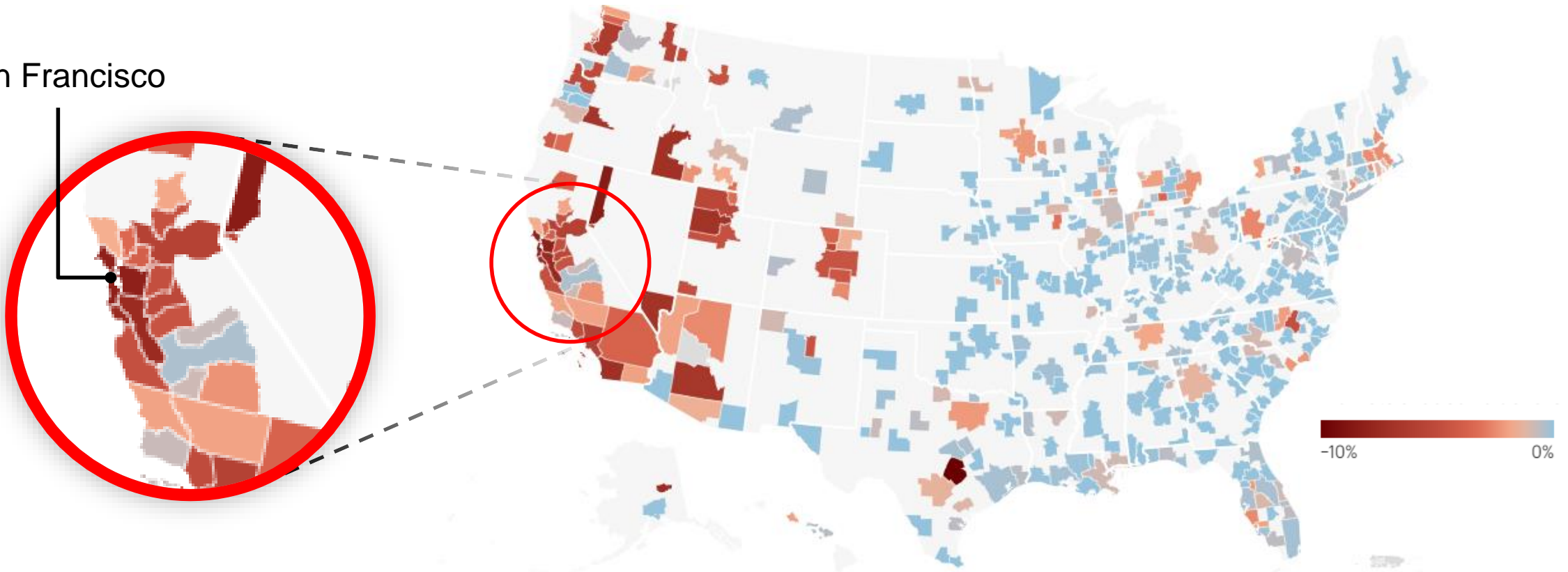


Too many completed and underway apartment units result in an oversupply that drives prices down and vacancies up. The Oakland, CA, market is a prime example.

Source: <https://multifamily.fanniemae.com/media/12036/display>

Among the Nation's 400 Biggest Housing Markets, 219 Have Seen Home Values Fall Off Their 2022 Peak; Average Decline Is 2%

San Francisco



The largest declines in housing prices in the entire country are in California and are concentrated in the Bay Area.

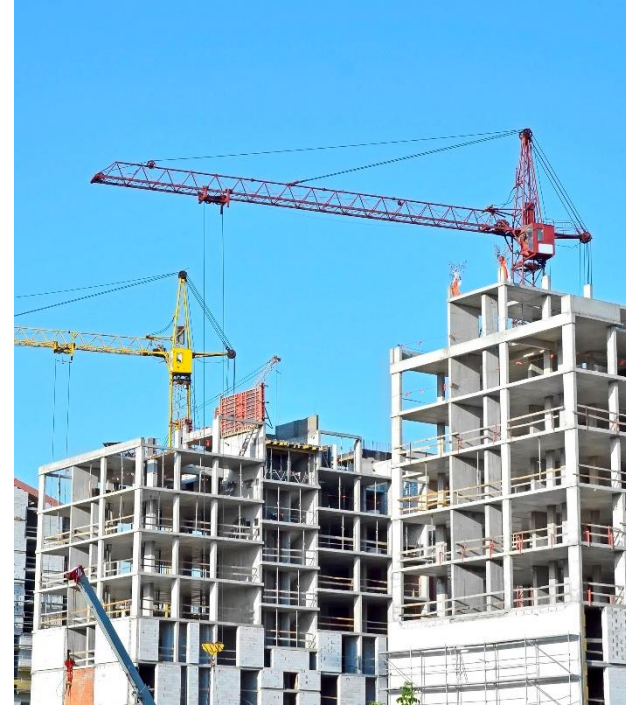
Source: <https://fortune.com/2022/11/15/housing-market-map-home-price-correction-2022/>

Industries Prime for EB-5 Investment

The Safest Projects Are Those with Strong Pre-Sales



Single-Family Homes



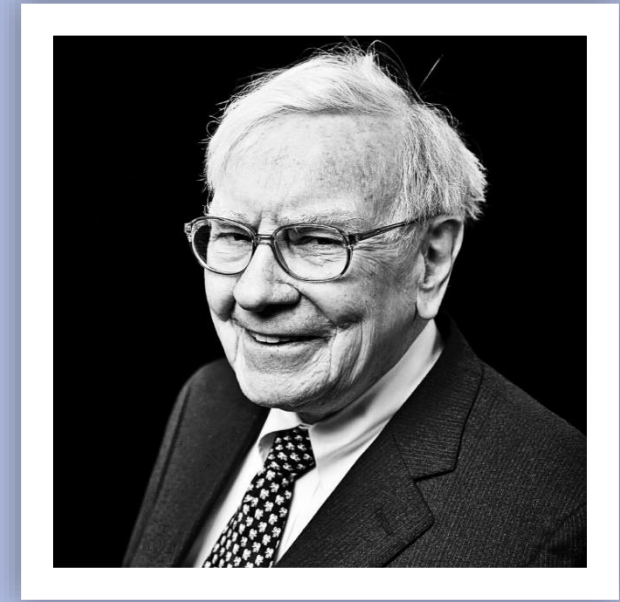
Residential Condominiums

Immigrant investors should consider a project's location and local economy, its industry, and market demand. Projects that sell units before commencing or completing construction have a high probability of success.

The S&P 500 Is in a Downward Trend



Now is the time to invest in a low-risk real estate development project.



Only when the tide goes out do you discover who's been swimming naked.

– Warren Buffet



EB-5 Investor Due Diligence Framework

Questions Investors Should Ask (1 of 2)

1 EB-5 Fund Manager's Qualifications

How many projects has the fund manager raised capital for?
How many investors has the fund manager subscribed?

2 EB-5 Fund Manager's Independence

What is the fund manager's relationship with the project?
Do any potential conflicts of interest exist?

3 Reporting and Transparency

What financial information will be provided and how often?

4 Representation Options

Can investors choose their own attorneys?
Can investors' attorneys review all offering documents?

5 Developer's Experience

How many projects has the company successfully developed?
How do previous projects compare to the current project?

Questions Investors Should Ask (2 of 2)

6 Regional Center Qualifications

What is the regional center's experience and reputation? Does it have a strong record of compliance? Is it independent of the developer?

7 Project Capitalization

What are the non-EB-5 sources of capital? Have these been secured? Is the project dependent on money from EB-5 investors?

8 Exit Strategy

When will the EB-5 capital be repaid to the immigrant investors? How will it be repaid (i.e., cash flow, refinancing, etc.)?

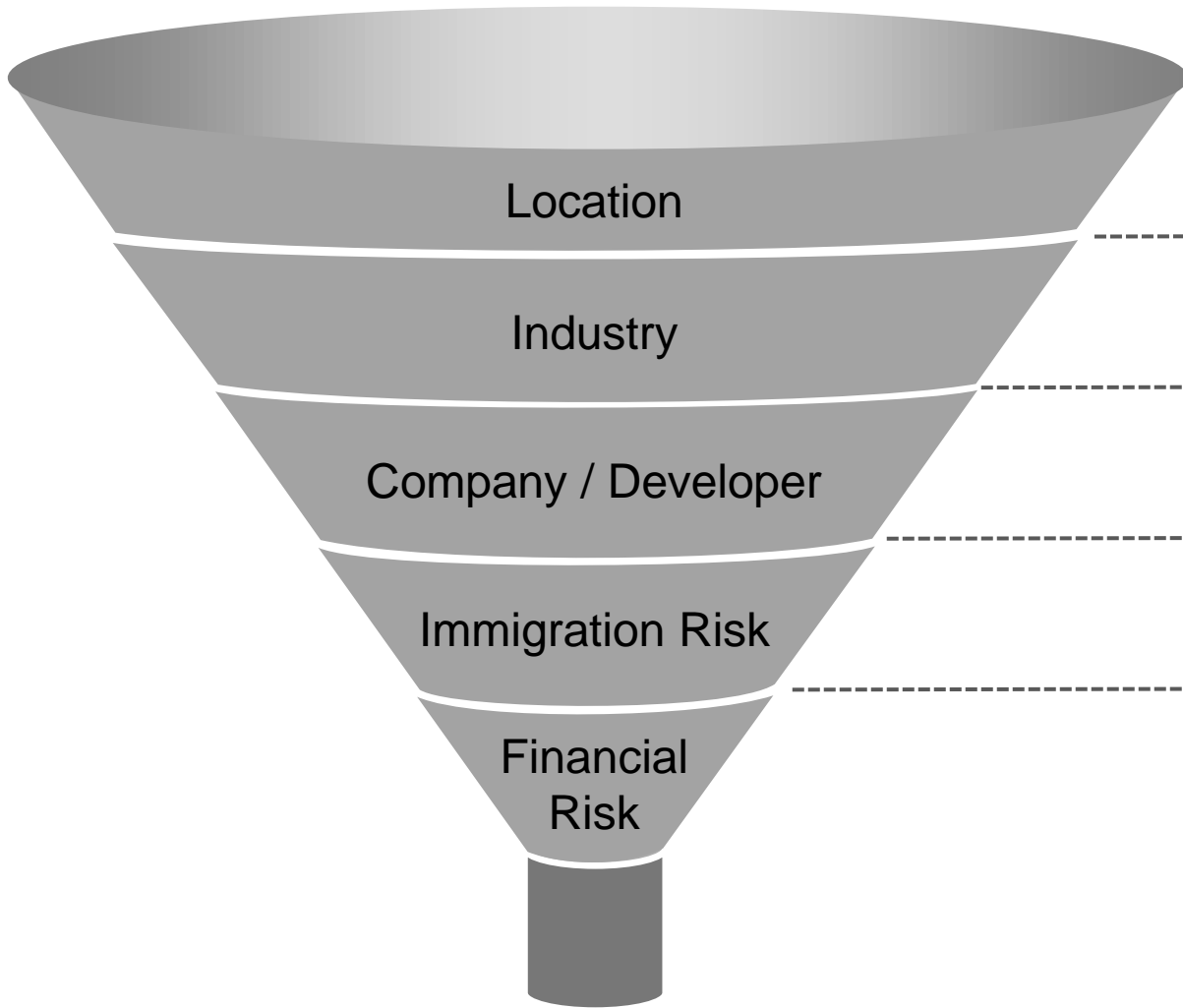
9 Job Creation

How many permanent jobs will be created per immigrant investor? How many jobs have already been created?

10 Geographic Area

How strong is the local economy? What demand exists for this project? Is the risk of failure higher due to local market forces?

Selecting an EB-5 Investment



| Target | Avoid |
|---|--|
| Low-cost, low-tax, business-friendly | California, New York, New Jersey |
| Residential real estate development | Hotels, high-end rentals, commercial real estate |
| Long project history, strong balance sheet | First project, no developer cash, inexperienced team |
| Jobs already created | Project not started |
| EB-5 is small % of capital, clear exit strategy | No other financing, dependent on EB-5 |



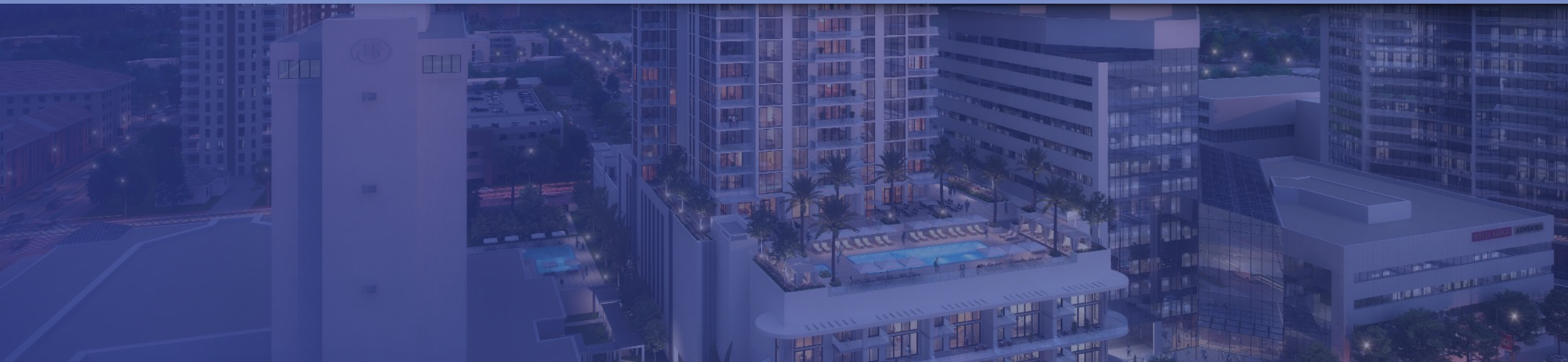
Low-Risk EB-5 Project Investment Opportunities with EB5AN





KOLTER

Saltaire St. Petersburg – Urban TEA (Loan)



Saltaire St. Petersburg: Luxury Condominiums and Retail Space

Qualifies as a high unemployment TEA under the current rules – \$800K investment

**192 residences
(levels 6–35)**

Penthouse units
(levels 34–35)

Standard units
(levels 6–33)

Amenities and
plaza units
(level 7)

Parking garage
(levels 2–6)

Retail space and lobby
(level 1)



Luxury Condominiums and Retail Space

**Secured
EB-5 loan
investment**

Phase II EB-5
\$49.5M, 22%
of total cost

Total project cost
\$227.4M

**EB-5 loan
repayment
guaranty**

**I-526 approval
refund
guaranty**

**100% of
Condos
Sold Out**

**10+ Jobs
Already
Created for
All Investors**

Senior loan
executed with
**Wells Fargo
Bank**

**Construction
already
underway**

July 2022 Construction Update

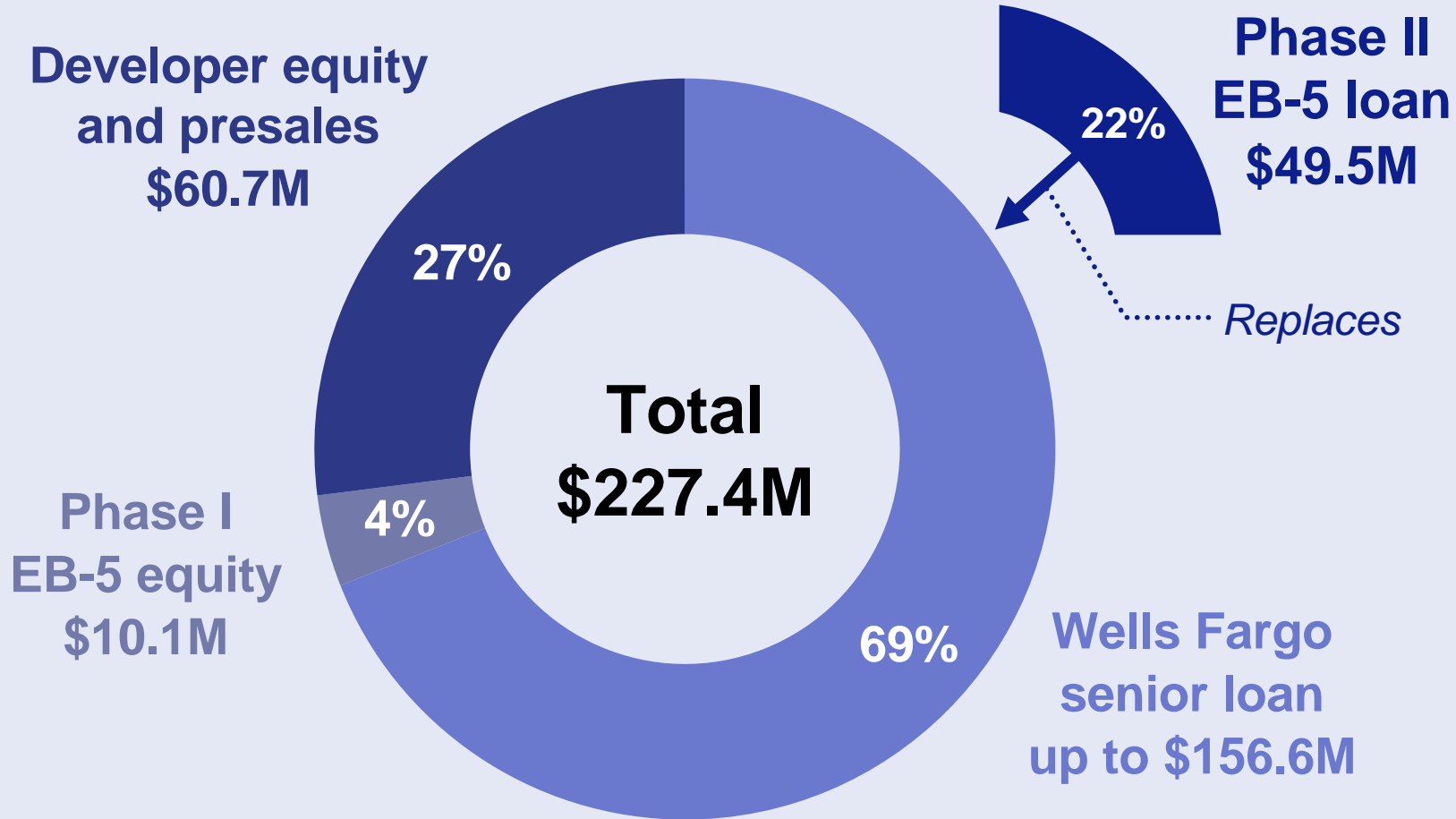
Vertical construction
has been completed.

Construction has
already reached the
top floor.



Capital Stack Breakdown

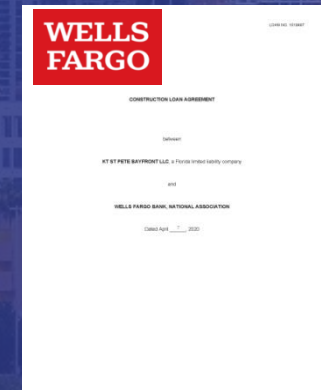
EB-5 Phase II loan up to 22% of stack; fully capitalized with no minimum raise; EB-5 loan replaces part of Wells Fargo senior loan



Kolter equity commitment letter



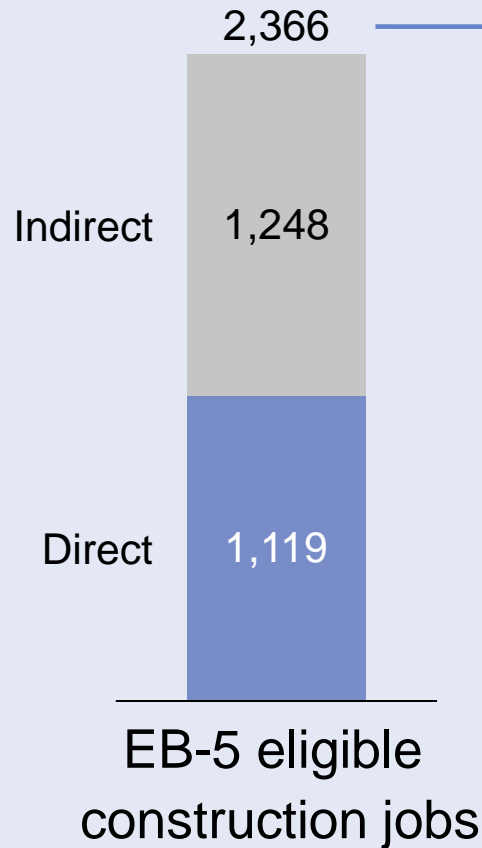
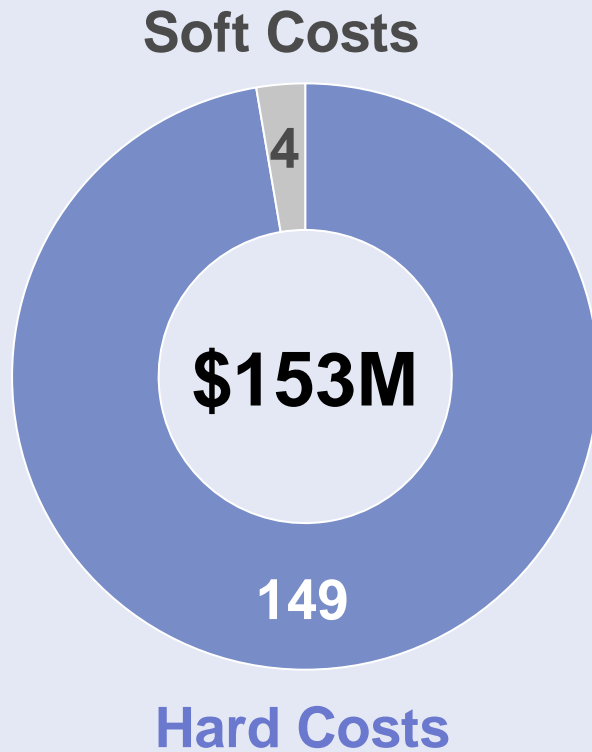
Wells Fargo senior loan agreement



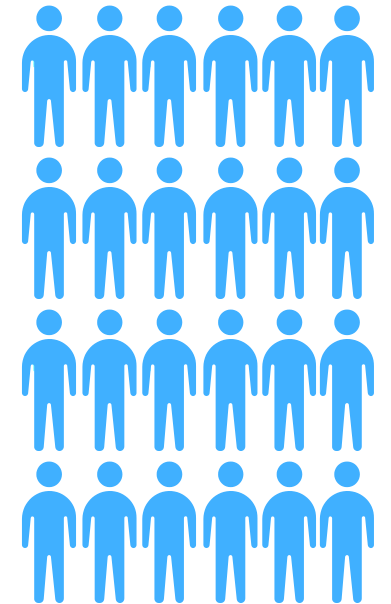
The Saltaire Project Creates 2,366 EB-5-Eligible Jobs

\$153M in EB-5 eligible costs out of a total project cost of \$227.4M result in the creation of 2,366 EB-5 eligible jobs

EB-5 eligible costs



2,366
EB-5 eligible construction jobs





Wohali Utah – Rural TEA (Loan)

Wohali Utah: Residential Community with Upscale Amenities

Qualifies as a rural TEA – \$800,000 investment with faster, priority processing and 20% visa set aside

WohaliUtah.com

Residential Community Development with Amenities

**Secured
EB-5 loan
investment**

EB-5 Capital
\$79.2M, ~19%
of total cost

Total project cost
\$427.5M

Rural TEA
provides priority
processing and
visa set asides
to avoid backlog

**I-526E approval
refund and
job creation
guaranties**

**\$50M senior
construction
loan in place**

**Rolling 5-year
loan term from
investment date**
(with a single 1-year
optional extension)

**Phase 1
nearly
sold out**

**Construction
underway with
300+ EB-5 jobs
already created**

**File I-526E today and adjust status
immediately with a partial investment**

**Start with less than \$800K and
fund the balance within 12 months**

**428 Residences with
World-Class Amenities**

August 2022 Construction and Sales Update

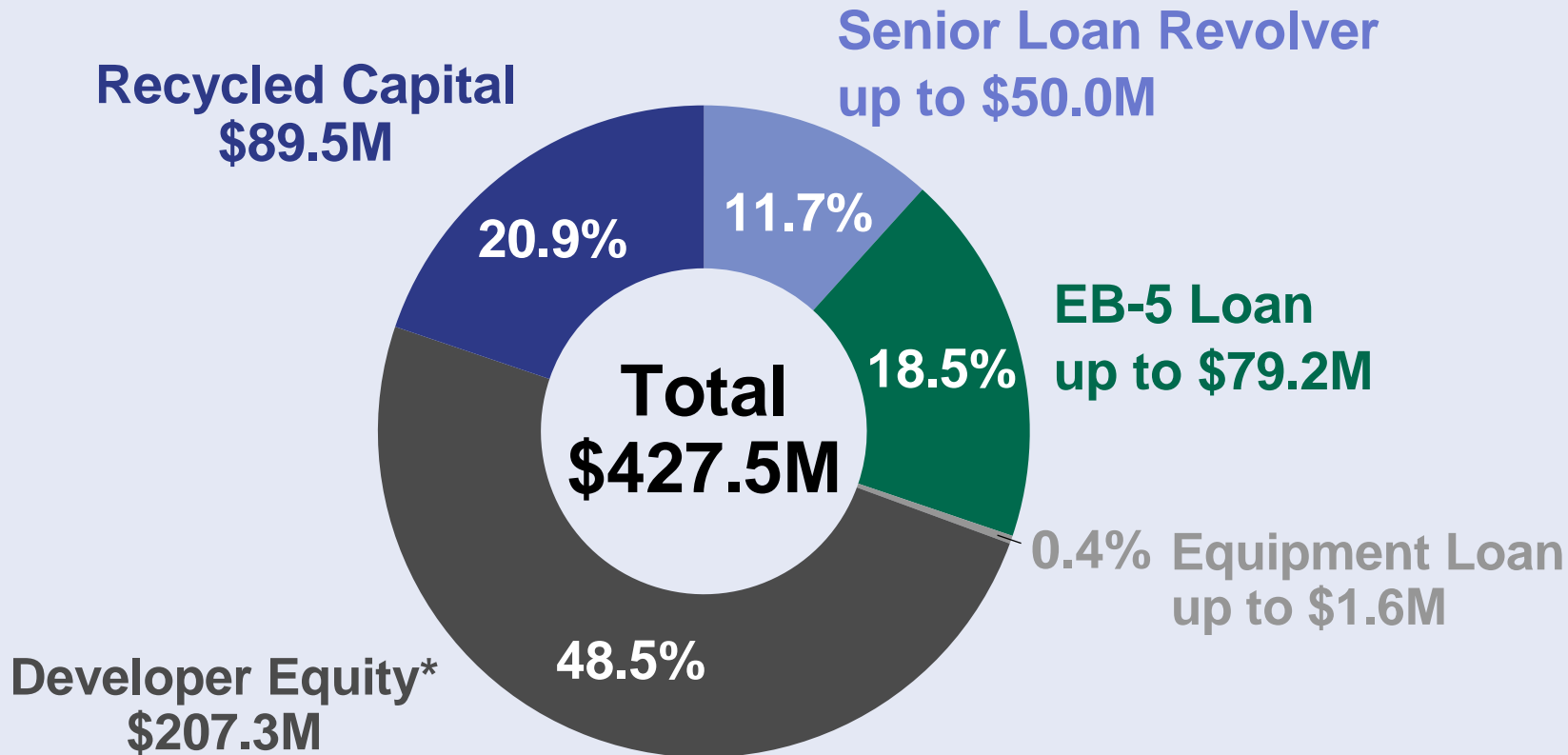
Phase 1 is nearly
sold out with only
six lots remaining.

Construction of the
golf course, clubhouse,
and community
infrastructure is
well underway.



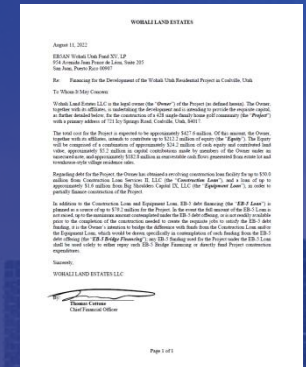
Capital Stack Breakdown

EB-5 loan is up to 18.5% of stack; fully capitalized with no minimum raise; EB-5 loan will not reduce or replace developer equity

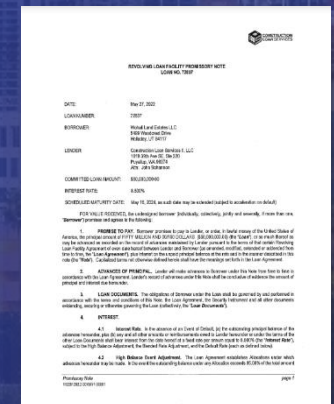


* Includes Cash Equity, Unsecured Notes from Equity Investors, and Reinvestable Cash Flow.

Wohali Partners bridge financing letter

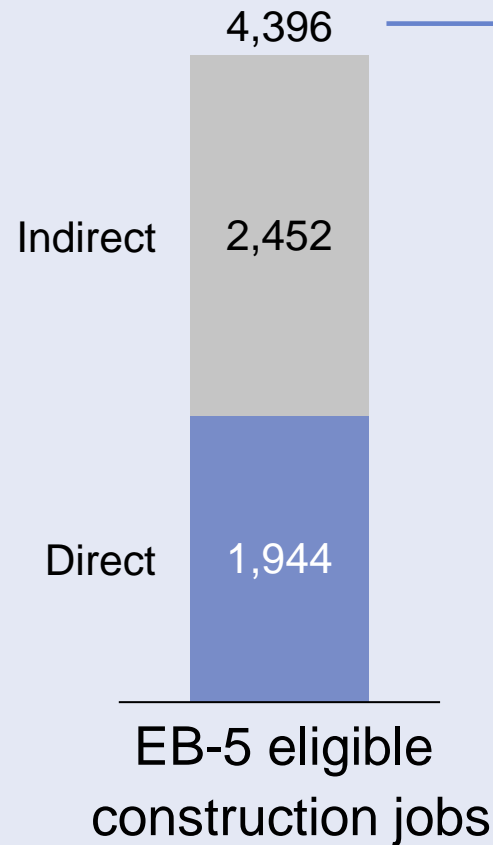
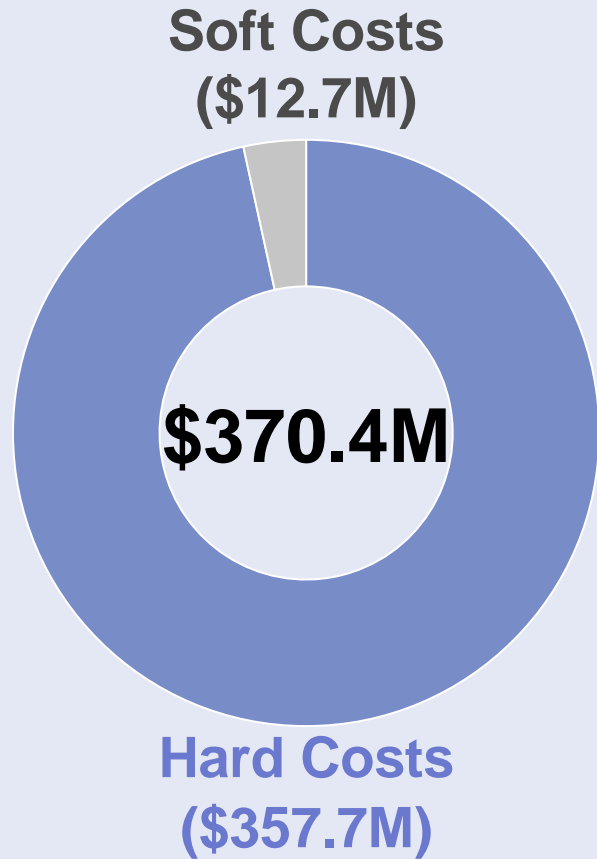


Builders Capital senior loan agreement

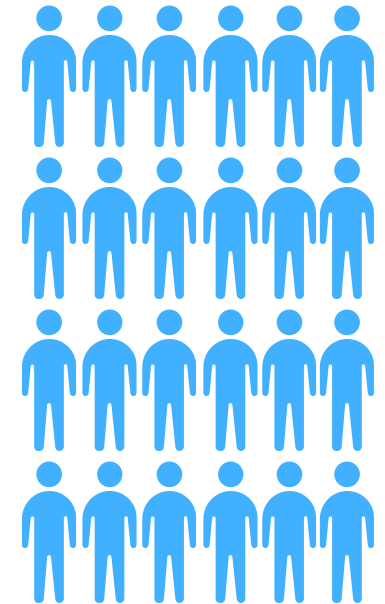


The Wohali Utah Project Creates 4,396 EB-5-Eligible Jobs

\$370.4M in EB-5 eligible costs out of a total project cost of \$427.5M result in the creation of 4,396 EB-5 eligible jobs



4,396
EB-5 eligible construction jobs



The background image is a photograph of a large, two-story white house with a grey roof and a dormer window. The house has a large garage with a grey door featuring a white X-pattern. In the foreground, there is a well-maintained lawn and a garden bed with various plants and a sign that reads "CRESSWIND Fir".

Twin Lakes Georgia – Rural TEA (Preferred Equity)

Twin Lakes Georgia: Single-Family Home Community with Amenities

This rural TEA project qualifies for an \$800,000 investment with priority processing and a 20% visa set aside.

KolterHomes.com



Single-Family Home Community with Amenities

Kolter has
built **20,000+**
single family
homes

EB-5 Capital
\$40M, ~6%
of total cost

Total project cost
\$666.8M

Construction
already
underway

Rural TEA
provides priority
processing and
visa set asides
to avoid backlog

Senior loan with
**Wells Fargo
Bank**

Total EB-5
job creation
6,944+ jobs

24+ jobs
already created for
each \$800K
investor

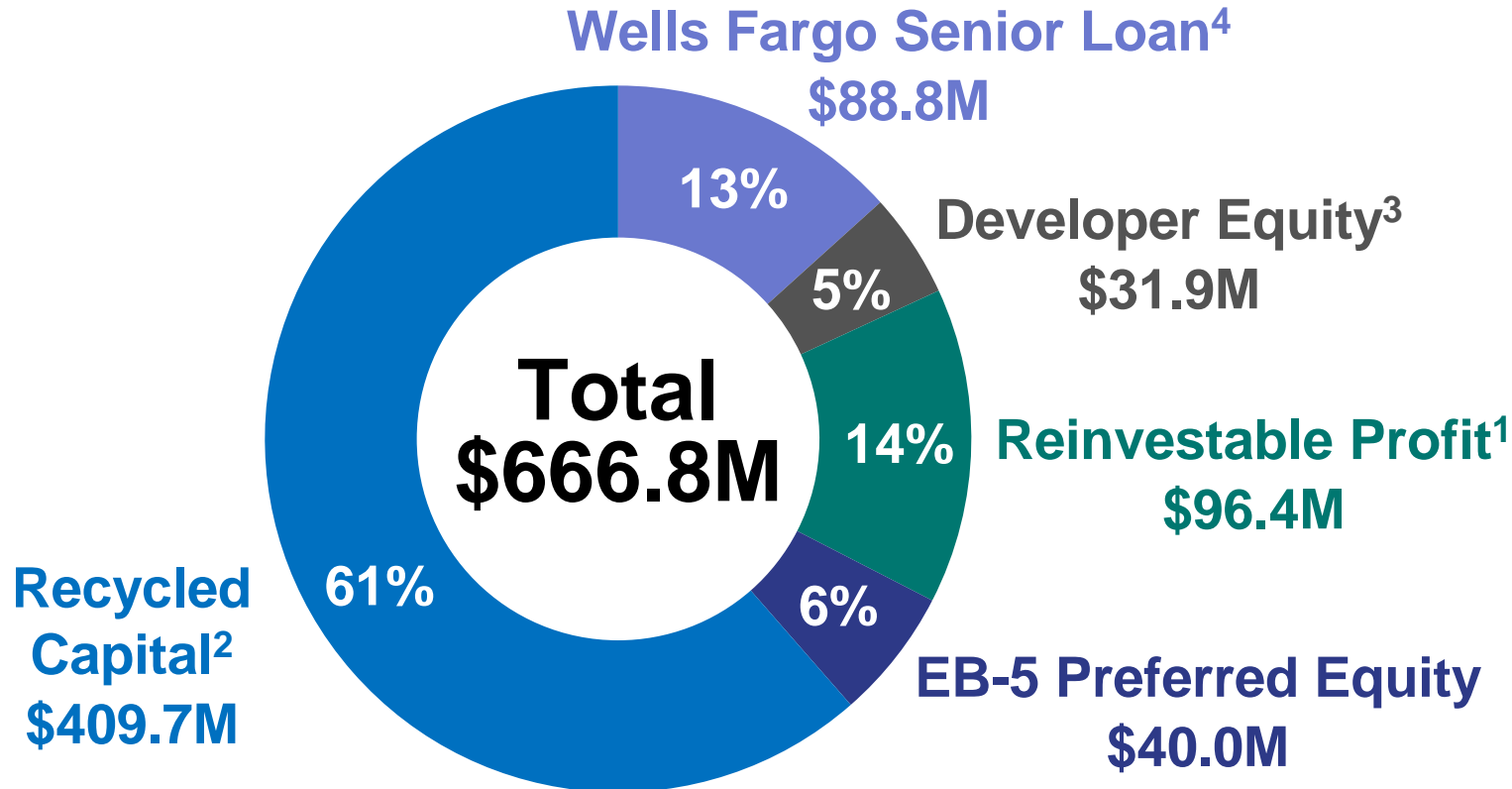
1,220+ jobs
already created as
of June 2022

Construction Progress Photographs



Capital Stack Breakdown

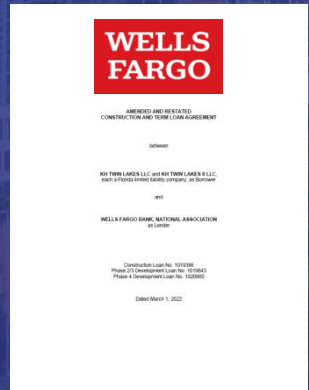
Twin Lakes Georgia is fully capitalized with no minimum EB-5 raise; EB-5 preferred equity is only ~6% of total project cost



EB-5 preferred equity investment agreement



Wells Fargo Bank senior loan agreement



¹ Reinvestable profit is total anticipated unlevered cash flows. This figure is dependent on home sales performance. 100% of profits may not be available to finance project costs.

² Recycled capital is funds that are reused on a rolling basis as homes are continuously built and sold.

³ Developer equity is comprised of (i) peak Kolter cash equity; (ii) an intercompany note provided by members of Kolter; and (iii) \$900,000 of EB-5 equity from a closed offering.

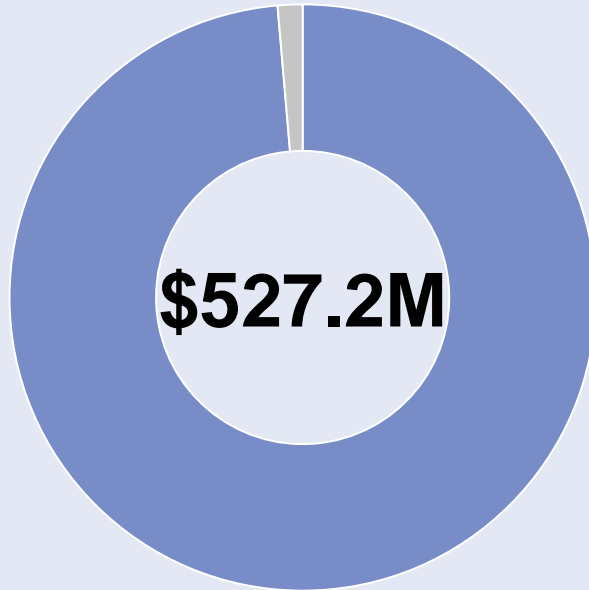
⁴ The senior loan facility is comprised of (i) acquisition and development (A&D) loans for phases 2, 3, & 4 of up to \$38.7 million; (b) future phase A&D loans of \$30.1 million; and (c) a revolving \$20.0 million line of credit.

Twin Lakes Georgia Creates 6,945 EB-5-Eligible Jobs

\$527.2 million in EB-5 eligible costs out of the \$666.8 million total project cost will create 6,945 EB-5 eligible jobs

EB-5 Eligible Costs

Soft Costs (\$7.2M)



Hard Costs (\$519.9M)



Direct

6,945

3,135

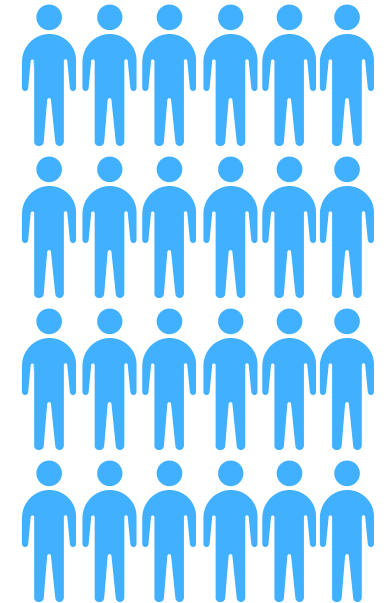
Indirect

3,810

EB-5 eligible
construction jobs

6,945

Total EB-5 eligible
construction jobs





Thank you for attending.
Please call or write to us if you have
any questions.



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