



EB5 Capital (EB5C) is a Regional Center and a USCIS-designated company licensed to raise international funds from private investors who are seeking to attain permanent residency in the United States through the EB-5 Immigrant Investor Visa Program. The EB-5 Program was created by the U.S. Congress in 1990 to stimulate the economy through job creation and capital investment by foreign investors. Through the investment and creation of 10 U.S. jobs, the investor and their immediate family are eligible to receive permanent Green Cards. Citizens from any nationality are eligible to invest.

## COMPANY OVERVIEW

Founding Year	2008
EB-5 Funds Raised	\$750M+
Total Development	\$3.5B+
Total Investors	1,500+
Total Nationalities	65+
Total Jobs Created	35,000+

## INVESTMENT REQUIREMENTS

Investment Amount	\$900,000
EB5C Administrative Fee	\$70,000

*(Estimated legal fees not associated with EB5C \$20,000 - \$35,000)*

## EB5 CAPITAL PROJECT TRACK RECORD

I-924 Approval Rate	100%
Repayment of Projects at Term*	100%
Funds Returned to Eligible Investors**	100%

## EB5 CAPITAL INVESTOR TRACK RECORD

I-526 Approval Rate	99.5%
Denials Based on Source of Funds	0.5%
I-829 Approval Rate	100%

## PROCESSING TIMES

	Months
EB5C Average Processing Time for I-526	20
EB5C Average Processing Time for I-829	23

*Based on EB5 Capital I-526 and I-829 approvals received throughout all past projects. Past performance is not a guarantee of future performance.*

## TYPICAL CAPITAL STRUCTURE

	Avg.
Developer	15 - 20%
EB5C	20 - 25%
Bank	50 - 60%

## EB-5 PROCESS DURATION ESTIMATE

	0Y	2 - 3Y	5 - 6Y	7 - 8Y
Immigration Timeline Estimate***	Apply	I-526 Adjudication	Eligible to Apply for I-829	Eligible to Apply for US Citizenship
Investment Timeline Estimate	Invest		Eligible for Return of Capital	

## INVESTMENT OBJECTIVE

To support foreign investors and their immediate family members in the attainment of a permanent Green Card through the EB-5 Immigrant Investor Visa Program and to return the principal amount invested, and the nominal interest accrued, to the investors at the end of the investment term.

## INVESTMENT APPROACH

To select projects that satisfy our strict internal real estate underwriting and immigration criteria.

We work with developers who have a solid track record in delivering successful projects. All projects are projected to create more jobs per investor than are required by the Program, and are structured to include a clear exit strategy. **To date, all of our projects due for repayment have been repaid early or within the investment term.\***

## MANAGEMENT TEAM

		Joined Firm	Years Experience
Angelique Brunner	Founder, CEO	2008	20+
Brian Ostar	President	2011	10+
Daniel Shiff	Managing Director	2012	20+
Joseph Tilley	CFO	2012	35+
Jonathan Mullen	Senior VP, Investments	2012	15+
Lulu Gordon	Senior VP, General Counsel	2015	30+

## PORTFOLIO OVERVIEW

		ASSET TYPE		PROJECT LOCATION	
Total Projects	28	Hotel	44%	DC / MD	17
Pre-Development	0	Multifamily	36%	California	7
Under Construction	8	Mixed-Use	7%	New York	1
Operational	20	Office	7%	Tennessee	1
Repaid	12	Senior Housing	3%	Oregon	1
Repaid Early	7	Other	3%	Vermont	1

## TYPICAL INVESTMENT STRUCTURE

- Acquisition of passive interest with preferential rights
- Unit valued at \$900,000
- 5-Year initial investment term for preferred equity investments
- Exit takes place through sale or refinance of property

\* References to investment term include extension options.

\*\* As of October 2020. Includes investors who have requested to be repaid.

\*\*\* The processing times are determined by USCIS and are outside EB5 Capital's control. This is an estimate for non-backlogged countries.



## STEP-BY-STEP: THE EB-5 PROCESS

PHASE	RESIDENCE	PROCESS
PHASE 1 PRE-APPLICATION	ANY COUNTRY	<ol style="list-style-type: none"> <li>1. Have the intention or desire to immigrate to the United States</li> <li>2. Consult with an immigration attorney with EB-5 experience</li> <li>3. Consult a tax attorney and/or financial advisor (not required)</li> <li>4. With your attorney's assistance, begin documenting your source and path of funds that will finance the EB-5 investment with EB5 Capital</li> <li>5. Conduct due diligence on EB5 Capital's project offerings</li> <li>6. Subscribe to a project and transfer funds to project's escrow account (Investment Amount: USD \$900,000 + Administrative Fee: USD \$70,000)</li> <li>7. With the confirmation of your subscription, your attorney will prepare your I-526 Petition for a Conditional Green Card application to United States Citizenship and Immigration Services (USCIS)</li> </ol>
PHASE 2 I-526 APPLICATION (CONDITIONAL GREEN CARD)	ANY COUNTRY	<ol style="list-style-type: none"> <li>8. Evaluation of your I-526 Petition by USCIS. If you already have a United States visa, you will be able to enter and exit the country during this phase with that valid visa</li> </ol>
PHASE 3 I-526 APPROVAL (CONDITIONAL GREEN CARD)	ANY COUNTRY	<ol style="list-style-type: none"> <li>9. If your I-526 Petition is approved, you will receive a notification from USCIS</li> <li>10. If you already live in the United States, you will apply for a change of status</li> <li>11. If you live outside the United States, you will interview with the U.S. Consulate in your country of residence to receive the EB-5 visa (After the interview you will have 6 months to move to the United States)</li> <li>12. Move anywhere in the United States</li> </ol>
PHASE 4 I-829 APPLICATION & APPROVAL (PERMANENT GREEN CARD)	UNITED STATES	<ol style="list-style-type: none"> <li>13. After 21 months of residing in the United States, you will be eligible to file an I-829 Petition to receive a Permanent Green Card</li> <li>14. After your two-year conditional residency period, your capital is no longer required to be at-risk and you will be eligible for repayment</li> <li>15. Five years after receiving the Conditional Green Card, you will have the option to apply for U.S. Citizenship</li> </ol>