

Terra Ceia Multifamily (Equity) – \$800K Regional Center Project

I-956F approved multifamily development with a 5.0% preferred annual return and a 3.5-year target repayment

EB-5 Investment Highlights

Above-market 5.0% annual preferred return

Target 3.5-year EB-5 investment repayment

Property expected to be managed by industry leader Greystar

Since 1997, Kolter has successfully repaid billions of dollars of debt and has never failed to repay a loan or complete a project



30+ EB-5 projects by EB5AN and the Kolter Group with 100% financial success and USCIS project approval

Twin Lakes Georgia



Saltaire Phase II



Water Club



Hyatt Boca Raton



VUE Sarasota



Saltaire Phase I



Project Summary

- Multifamily apartment community with 276 market-rate apartment units.
- Developed by Kolter, one of the largest private developers in the U.S. with expected value of \$37B+ on 180+ projects, including 1,000+ completed and in-process multifamily apartment units.
- The project is expected to be operated by Greystar, a leader in property management with 25,000+ team members and 900,000+ total units under management.
- The location benefits from Manatee county's record-setting \$2.9 billion budget for infrastructure and community enhancements.
- The area within a 3-mile radius of the property is projected to experience 77% population growth by 2028.
- Urban TEA status means access to set-aside visas (available for all countries, meaning no visa backlog) and concurrent filing for EAD.
- I-526E approval refund guaranty & PRXY as third-party fund administrator.



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

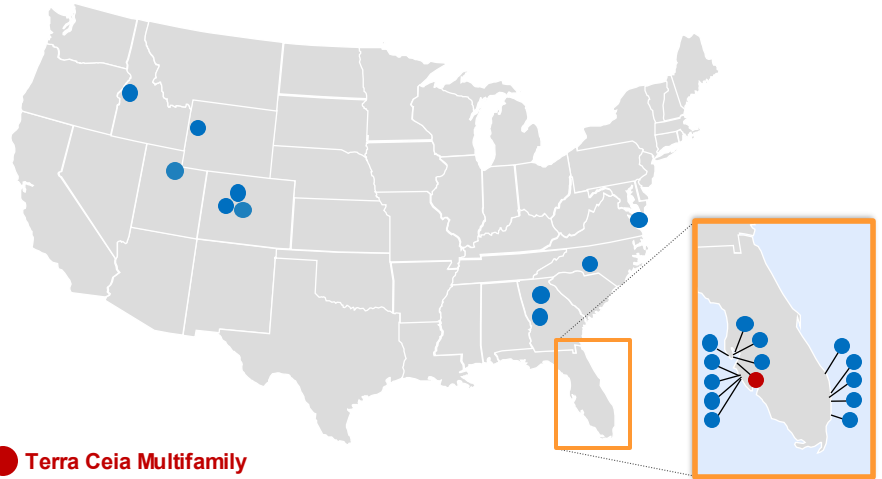


EB5AN is a USCIS-authorized regional center operator, EB-5 consulting firm, and global investment fund manager. EB5AN helps foreign investors obtain U.S. permanent residency (Green Cards) through investments in U.S. projects within the guidelines of the EB-5 Immigrant Investor Program. More than 2,700 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	\$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	2.5x



● Terra Ceia Multifamily

● EB5AN Regional Center Projects:
25 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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