

USA Immigration Program



EB-5 INVESTOR VISA

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What is an EB5 Investor Visa?

The U.S. Immigrant Investor Program - known as "EB-5" - is one of the most efficient ways for people from around the world to obtain a green card and live in the United States of America. After the successful completion of the program, investors and their family members (spouse and unmarried children under the age of 21) are given a conditional resident status in the United States, which can be converted into a permanent residency with a path to citizenship.



How it Works

Since its introduction in 1990 by the U.S. Immigration Act, the EB-5 program provides a special category of immigration visa for the high-net-worth international investor. To qualify for the program, the applicant must invest \$500,000 in a business or project located in an area of the United States with a high unemployment rate, or \$1 million in a business or project if located within a metropolis. The applicant's investment must create 10 full-time jobs within a two-year period.

After the approval of the initial application, which is focused primarily on establishing the legal source of the investment (known as an I-526 Petition), the applicant and his or her immediate family (spouse and unmarried children under the age of 21) are eligible for a conditional resident status in the United States. Once the applicant establishes that the investment was made in the selected project and the 10 full-time jobs were created within the required period (or will be created within a reasonable time period), the condition attached to the visa is removed and the applicant and family receive permanent resident status in the United States.



Basic Requirements

- Investment of \$1 Million
- Proof of legal source of said investment via the I-526 Petition
- Each investment must create 10 full-time jobs for U.S. qualified workers



Program Benefits

- Unlike other U.S. visa programs, there are no requirements for age, education level or prior business experience
- The applicant and his or her family (spouse and unmarried children under the age of 21 at the time of visa appointment) will be awarded green cards and will be able to settle anywhere in the United States
- The Applicant is not required to speak English
- The Applicant can apply for citizenship 5 years after becoming a resident



The Project

LOCATION:

This is a project in Herndon - in the Hunter Mill District of Fairfax County Virginia, which was ranked in Forbes in July 2017 as the 3rd richest county in the united states, with Loudon County to the west ranked 1st and Falls Church to the east ranked 2nd.

There are 80,000 homes with median household income over \$150,000, 38 schools and 48,000 children within the 5 mile radius who can access the academy Monday thru' Friday, and over 200,000 children in 4 cities to the west till Ashburn and 4 cities to the east till Tysons Corner who can access over the weekend in less than 20 minutes, with the academy located right off of VA-267 Dulles Corridor. This area is expected to grow many folds with exploding real estate and metro rail developments.

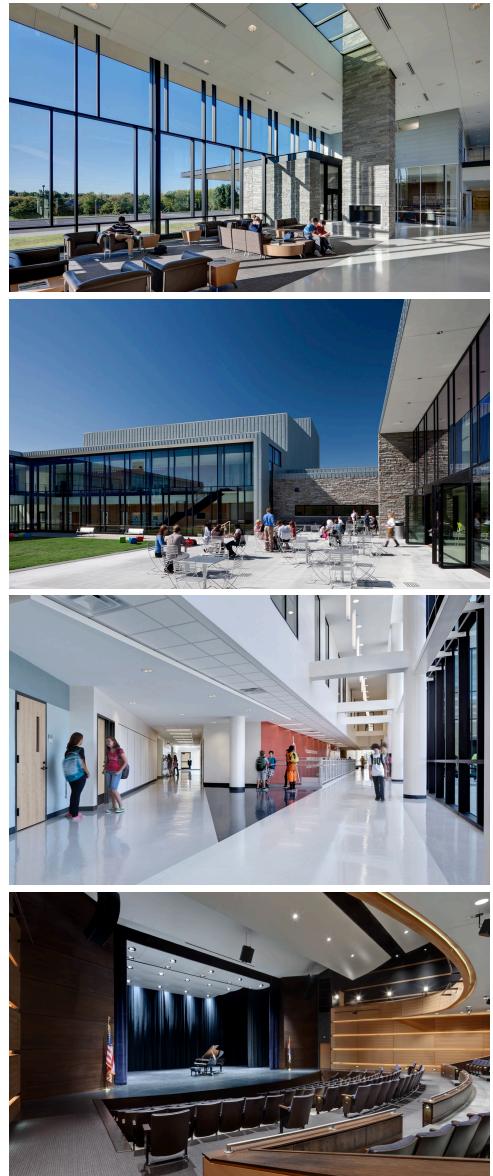
It is also a home for several intelligence agencies including CIA, NGIA, NRO, NCC, and the Office of the Director of National Intelligence. The economy revolves around professional service and technology with the majority of the employees working with the government, and has some of the biggest employers including Volkswagen Group of America, SAIC, Northrop Grumman, Capital One, and SRA International. The county also headquarters to seven of the Fortune 500 Companies.

THE NEED:

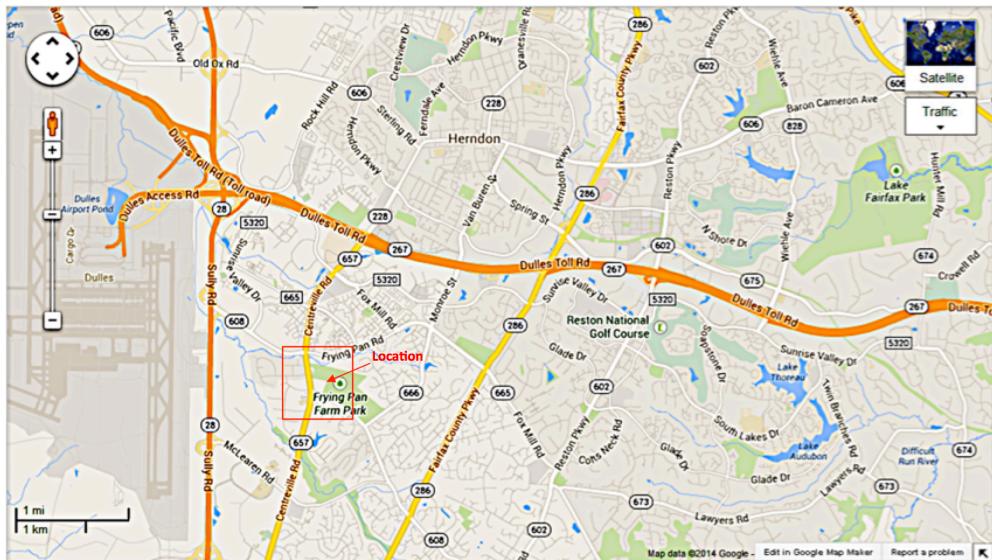
While Schools provide regular academics, Recreation Centers provide sports related activities, what's missing is a nice academy like facility for Fine Arts & Music that has the space, ambience and environment that's inspiring for the teachers to teach and for students to learn.

OBJECTIVE:

Build a state-of-the-art, and a next generation academy for Arts and Music offering 25 programs all under one roof for children from ages 4 through 18, taking into consideration – (a) what a child will need during these development years, and (b) demography of the location & neighboring areas/cities.



LOCATION: HERNDON, VIRGINIA - 20171, USA



LOCATION: REAL ESTATE



LOCATION: DEMOGRAPHY

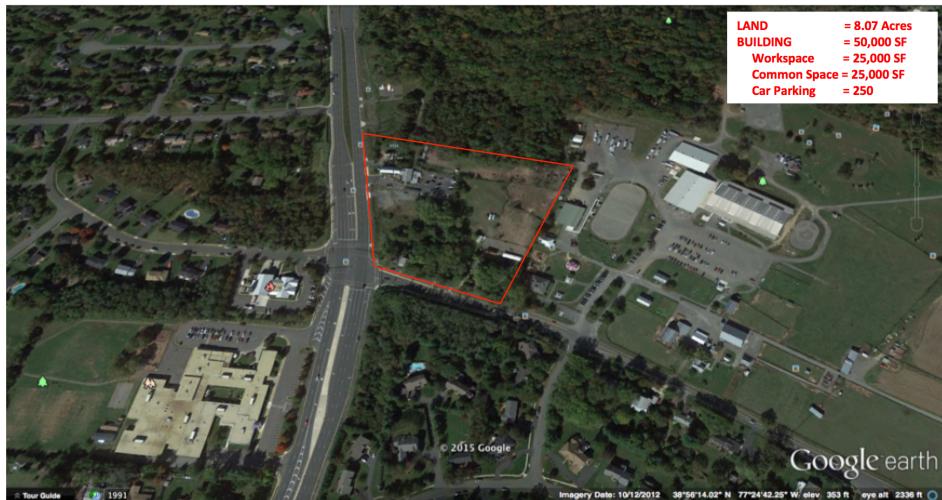
Population By Age Group	2016 Actual			2021 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Age 0 - 4	762	8,319	17,368	713	8,853	18,192
Age 5 - 14	2,663	15,195	30,585	2,389	15,580	31,256
Age 15 - 19	1,447	6,824	13,611	1,482	6,977	13,564
Age 20 - 24	661	5,734	12,811	924	5,791	12,105
Age 25 - 34	971	16,416	37,855	1,115	17,717	40,034
Age 35 - 44	1,968	16,911	36,929	1,792	18,911	40,719
Age 45 - 54	2,923	15,270	33,418	2,705	14,940	32,241
Age 55 - 64	2,259	11,687	27,111	2,565	13,045	29,394
Age 65 - 74	874	5,600	14,635	1,254	7,527	19,148
Age 75 - 84	179	1,662	4,877	274	2,306	6,600

Housing and Income	2016 Actual			2021 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Households	4,545	36,226	85,944	4,750	39,893	93,216
Owner Occupied	4,253	23,221	55,847	4,445	24,618	59,071
Renter Occupied	293	13,005	30,097	306	15,275	34,145
Average Household Income	\$212,459	\$159,533	\$154,015	\$232,979	\$176,279	\$171,525
Median Household Income	\$168,310	\$119,084	\$115,760	\$182,040	\$131,788	\$129,315

LOCATION: METRO RAIL



SITE PLAN: LAND



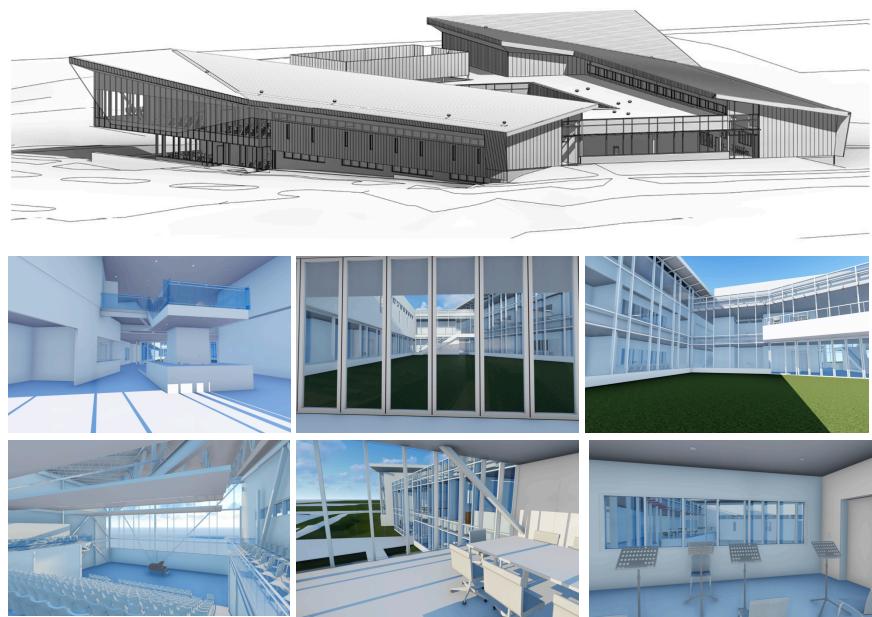
SITE PLAN: BUILDING DESIGN (RENDERING)



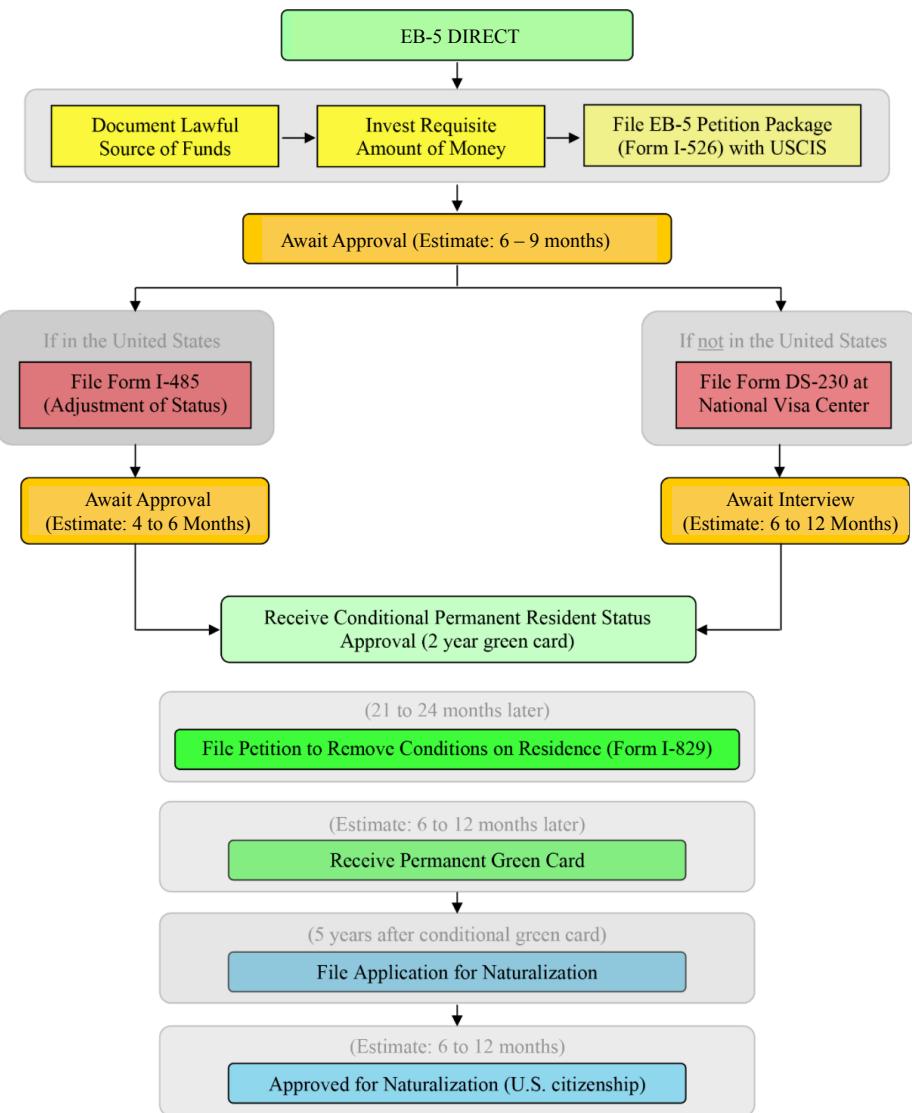
SITE PLAN: LAYOUT



SITE PLAN: BUILDING DESIGN (IN PROGRESS)



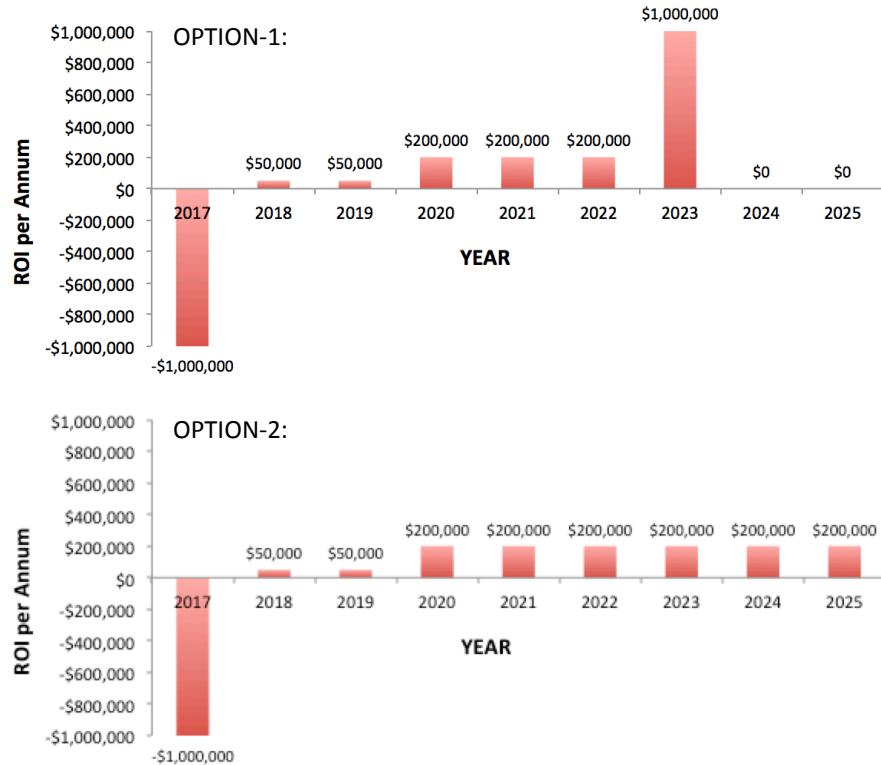
EB-5: PROCESS AND PROCESSING TIMELINES



EB-5: INVESTMENT/FEE REQUISITE

Capital Commitment	\$1,000,000
Processing Fee	\$ 50,000
Legal Fee	\$ 20,000
USCIS Fee Guideline	\$ 5,000
I-526 Conditional Greencard	
I-485 Adjustment of Status	
I-829 Permanent Greencard	
TOTAL	\$1,075,000

EB-5: ESTIMATED ROI/ANNUM



Frequently Asked Questions

Under the EB-5 Investor Immigration Program, if the investor has more than one child, are they all eligible for green cards?

The investor can include all unmarried children under the age of 21. If one of your unmarried children under the age of 21 is already studying in the U.S. at the time the application is approved, he or she will also be considered an immigrant by adjusting his or her status from student visa holder to resident visa holder.

How do I certify the legal source of my investment?

There are many sources that are accepted as legal: capital earned from a legitimate business, appreciation of real estate investments, inheritance, lottery winnings, and so on. For more details, enquire with your immigration consultant company and U.S. lawyers to evaluate your case and design a suitable solution.

Can a family member give me the required funds so that I qualify?

Yes. Gifts from a family member or other person can be used for investment immigration after a gift tax. However, you still must provide verifiable proof of a legitimate source for the gifted funds.

I would like to visit the project and persons involved in the U.S. Is this possible?

You are welcome to visit the project. Our team will be happy to introduce you to the key partners of the project. Should you wish to visit us, give us your tentative visit date and we will arrange your visit.

What kind of job creation is recognized by the USCIS?

Under the individual direct investment, the program requires the creation of 10 full-time jobs created directly by the project (excluding the indirect jobs calculated by economic modeling). Full-time means working 35 hours or more per week. The workers must be identified as U.S. qualified workers.

However, if the project is from a regional center, the calculation of indirect and induced jobs based on an approved economic methodology is accepted, making the criteria much easier to meet.

EB5 Projects mandate an independent analyst to estimate the job creation required to remove the condition attached to the Green Card.

When do I need to invest?

Once the Company or the Regional Center establishes that the investor fulfilled the basic admissibility requirements, they are invited to wire their investment. The amount will be kept in escrow until the I-526 application has been submitted to the USCIS.

When I apply for the removal of my green card's conditional status, what must be established?

USCIS will base their decision on a comparison between the investor's job creation forecast indicated in the I-526 petition and the actual job creation at the time of submission of the petition for the removal of the condition (I-829 petition).

The immigration officer will assess whether the investment amount has indeed been invested in the manner indicated in the I-526 and has led to the creation of at least 10 full-time jobs and whether it is realistic to expect that the jobs created will be sustained for a reasonable period. If the answers to those questions are positive, the I-829 petition should be approved and the condition removed.

What kind of benefits and conveniences does a U.S. green card provide?

Everyone has their own motivations for resettling in the United States. Having a green card will greatly facilitate this plan and it will also bring many conveniences. People who have the permanent right to settle in the United States through the EB-5 Immigrant Investor Program are granted most of the rights of U.S. citizens. The green card also gives you, your spouse and unmarried children under 21 the right to settle anywhere in the United States and come and go as you please.

Green card holders can also freely start businesses and engage in sole proprietorship or corporate enterprises in the United States. Permanent residents no longer need a work visa to engage in work or business in the country.

The United States is home to many of the world's best international institutions for basic education and postgraduate study. As a U.S. resident, investors can pay relatively lower tuition fees at these elite schools. The cost of living in the United States is less than many other large, advanced countries. Consumer goods, services, and housing are also much cheaper than many countries.

I-526 Application Checklist

This is a list of necessary documents and declarations that you have to prepare in order to have a successful I-526 application. Please provide every item listed under part 1 of this letter, and select a category that fits you best under part 2 and 3, and provide all items listed under that category.

Applicant's Personal Information and General Financial Situation — Please Provide All of the Following Documents

Personal Information

- Resume of applicant and all dependents (describing job position, duty, length of employment, income)
- Licenses and diplomas of applicant and all dependents
- Passport of applicant and all dependents (including the photo page and all visa pages)
- Other foreign ID of applicant and all dependents
- Birth certificate of applicant and all dependents
- Marriage certificate
- Spousal joint asset declaration (if the income of the applicant is insufficient)
- Records of civil and criminal litigation against applicant in the past 15 years.

AND

Applicant's Personal Wealth and Tax Returns in the Most Recent Five Years

- Individual tax returns for the most recent five years.
- If applicant has no tax returns, explain why they cannot be provided, and then provide other evidence of applicant's income and economic well-being.
- If the income as shown on the tax returns is too low, then provide evidence of bank savings, investment, long term salary income, dividend and local living expense report to establish the personal wealth of applicant.

AND

Information about Companies that are owned by Applicant

- Company's registration
- Company's business license
- Articles of incorporation or other founding documents
- Shareholder chart
- News or awards about the company
- Photos of products or services of the company (the company name should appear in the photo).
- Marketing material
- Website screenshot

- Photos of the company's office or facility
- Name change certificate (if applicable)
- Company's balance sheet and profit and loss statement in the last fiscal year.
- Tax returns of the company for the past five years.
- If the company was in tax-exempt or tax-reduction status, provide the corporate tax counsel's declaration, and provide five years of financial report of the company.

Proof of Path of Funds — Please Provide All of the Following Documents

- Applicant bank account showing receipt of and subsequent disbursement of funds to escrow account, or wire receipt.
- Escrow account record showing receipt of the funds to the escrow account
- Any receipts or statements showing currency conversions

Source of Funds — Please choose one of the following categories that fits your situation, and provide all documents requested under that category.

Distributions or Dividends from self-owned company

- Company letter, certifying shares owned by applicant, position assumed in the company, length of such employment, income and its component (salary, bonus, or dividend).
- Tax returns of applicant for last 5 years
- Company bank account showing that the compensation was disbursed.
- Applicant bank account showing that the compensation was received.
- If the compensation consists of dividend, provide the board resolution approving such distribution, and documents establishing its legality.
- Financial reports showing the company's net asset and retained profit in recent years.

OR

Earned income (wages)

- Letter from each company the applicant has worked for, describing the period of employment, position, compensation and its composition (salary, bonus or dividend).
- Applicant bank account showing compensation was received, or pay check or slip.
- Bank savings and investment records over the years.
- Local living expense report, or individual living expense proof (if needed)
- Tax returns of applicant for last 5 years
- Employment related license, diploma or other certificate.
- If applicant is a sole proprietor, provide declarations from people who know applicant's business, describing applicant's business operation condition.

I-526 Application Checklist

OR

Income from sale of assets/real estate

- Sale contract
- Certificate of ownership of the asset
- Transaction tax document
- Applicant bank account showing receipt of the sale price.
- Asset value appraisal report, and/or photos of the asset
- Qualification of the evaluating institute.
- Documents related to the initial acquisition of the assets and the source of money used to acquire it. (If the asset was acquired more than seven years before, the investor needs only to provide declarations).
- If the asset sold is a company, provide the shareholder chart of the company, and the financial reports, photos and websites of the company.

OR

Secured Loan from bank

- Applicant declaration about the circumstances around the loan (time, bank, value of collateral, time of fund receipt, purpose of loan).
- Certificate of ownership of the collateral
- Value appraisal report of the collateral.
- Qualification of the evaluating institute.
- Documents related to the initial acquisition of the assets and the source of money used to acquire it. (If the asset was acquired more than seven years before, the investor needs only to provide declarations).
- Loan agreement
- Promissory note evidencing the receipt of the funds
- Applicant bank account showing receipt of the funds
- Documentary proof or declaration that applicant could use lawful money to repay the loan.

OR

Secured Loan from related company or individual

- Applicant declaration about the circumstances around the loan (time, bank, value of collateral, time of fund receipt, purpose of loan).
- Lender's background and its relationship with applicant.
- Certificate of ownership of the collateral.
- Value appraisal report of the collateral.
- Qualification of the evaluating institute.
- Documents related to the initial acquisition of the assets and the source of money used to acquire it. (If the asset was acquired more than seven years before, the investor needs only to provide declarations).

- Loan agreement
- Promissory note evidencing the receipt of the funds
- Applicant bank account showing receipt of the funds
- Documentary proof or declaration that applicant could use lawful money to repay the loan.
- If the lender is an individual, provide the tax returns of the individual and the tax payment record of his company, or explain his source of income.
- If the lender is a company, provide the financial reports of the company, showing the net assets and retained profit of the company.
- If the lender is a company, provide the board resolution approving the loan.

OR

Loan from related individual or company without collateral (applicant must have large lawful assets and have a close relationship with the lender)

- Applicant declaration about the circumstances around the loan (time, bank, value of collateral, time of fund receipt, purpose of loan).
- Lender's background and its relationship with applicant
- Loan agreement (if no written agreement, provide declaration from both parties about the terms of the loan)
- Declaration from both parties stating the loan is not secured.
- Promissory note evidencing the receipt of the funds
- Applicant bank account showing receipt of the funds
- Lender's bank account showing disbursing of the funds
- Establishing applicant's lawful assets are large enough to repay the debt (providing bank savings record, investment and other ownership of real estates.)
- If the lender is an individual, provide the tax returns of the individual and the tax payment record of his company, or explain his source of income.
- If the lender is a company, provide the financial reports of the company, showing the net assets and retained profit of the company.
- If the lender is a company, provide the board resolution approving the loan.

OR

Gifts

- Applicant declaration about the circumstances around the gift
- Donor's background and its relationship with applicant
- Donor's tax returns and the tax payment record of his company, or explain the source of the funds.
- Documents or declaration proving the means the donor obtained the gift initially.
- Donor declaration that he does not expect repayment.
- If the gift is money, provide bank account information or wire receipt showing the funds were disbursed and received.

I-526 Application Checklist

- If the gift is assets other than money, provide notary certificate about the transfer.
- Gift tax proof.

OR

Inheritance

- Proof of the parties' relationship
- Death certificate
- Will or court order for distribution (if the documents are missing because a long time has elapsed, provide witness declarations)

- Donor's background and proof that he acquired the asset through lawful funds. (If the gift was acquired long ago, provide witness declaration)
- If the inheritance is money, provide bank account information or wire receipt showing the funds were disbursed and received (if the documents are missing because a long time has elapsed, provide witness declarations)
- If the gift is assets other than money, provide notary certificate about the transfer (if the documents are missing because a long time has elapsed, provide witness declarations)
- Inheritance tax record

Notes

