



# U.S. EB-5

## INVESTOR IMMIGRATION PROGRAM

Investing in Education  
EB-5 Charter School Projects



## Immigrate to the U.S. through Investment

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 successful completion of the program, investors and their family members (spouse and child under the age of 21 years old) are given a conditional resident status in the United States, which can be converted into permanent residency after two years and citizenship after five years.



# 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 high-net-worth international investors. To qualify for the program, the applicant must invest \$500,000 in a business project located in an area of the United States with high unemployment rates. 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 of \$500,000 (known as an I-526 Petition), the applicant and his or her immediate family are eligible for a conditional resident status in the United States. Once the applicant establishes that the investment of \$500,000 was made in the selected project and the 10 full-time jobs were created within the two-year period (or will be created within a reasonable time period), the condition attached to the visa is removed and the applicant and family receive unconditional resident status in the United States.



## Basic Requirements

### Investment of \$500,000

and proof of legal source of said investment (via the I-526 Petition).

Applicant and his or her **“immediate family members”** (spouse and child under the age of 21 years old) will be awarded green cards.

The investor must have **a net worth of \$1 million or earn at least \$200,000 annual personal income** (or \$300,000 in combined annual income with a spouse).

Each investment must **create 10 full-time jobs** for U.S. workers.

## Program Benefits

Unlike other U.S. visa programs, there are **no requirements for age, education level or prior business experience.**

Applicants are **not required to speak English.**

Successful applicants and their families can **settle anywhere** they choose in the United States.







# The Project Offer: Invest in the Development of New Charter Schools

## What is a Charter School?

Charter Schools are kindergarten, elementary and secondary schools built and managed by the private sector, but funded and overseen by the government. The first charter school was established in the United States in 1991. The idea was to leverage the efficiencies of the private sector, balanced by the oversight and funding of the government, to create a high-functioning education model for the communities that need good new schools.

All charter schools are tuition-free and open to any student living in the county. Although they are managed privately, charter schools are publicly funded by local, state and federal tax dollars based on enrollment, like public schools. There are also held accountable to state and federal academic standards.

Thanks to the success of various charter school programs, demand for charter schools among American students and their families is growing rapidly in many areas of the United States.

## Charter School Facts

As of 2012, 5,600 U.S. charter schools enrolled **over 2 million students**.

**Over 500** new charter schools opened in 2011-2012.

Charter schools saw a **13% growth** in enrollment in just one year.

There are more than **600,000 students** waiting to enroll in charter schools.

**59%** of charter schools had waiting list of interested student last year.





# Project Location: Florida

A warm-weather peninsula in the southeast of the United States, Florida is the country’s fourth largest state with 19.3 million residents and an economy the size of South Korea.

Known as “The Sunshine State,” Florida enjoys a warm weather climate and is famous for its beaches and tourist attractions, including world-famous Disney World.

In 2011, Florida was voted the most popular state in America for tourism. Healthcare research, banking, aerospace and defense industries, education, agriculture and construction also contribute significantly to Florida’s economy. The state is also renowned for its golf courses, tennis, car racing and water sports.

As the population of Florida continues to grow because of these many attractive features, demand for charter schools has been steadily on the rise.

Since 1996, the number of charter schools in Florida has grown to over 570, and charter school enrollment in the state now tops 200,000 students. The state’s leaders intend to double the number of children enrolled in charter schools in the next six years.

## Highlights

**United States’ fourth largest state** for its population (19.3 million)

The largest metropolitan area in the state as well as the entire southeastern United States is the Miami Metropolitan Area, with about **5.5 million people.**

**Longest coastline** in the Unites States, 1,350 miles (2,170 km)

Florida is one of the seven states that **do not impose a personal income tax.**





# What Charter School Projects Offer to Immigrant Investor

The EB-5 Charter School Project is a unique offer for foreign nationals interested in immigrating to the United States. By investing \$500,000 in the development and construction of new charter schools in the state of Florida, immigrant investors will be entitled to apply to the EB-5 program in order to obtain resident status, while contributing to the positive outcome of childhood education.

## Investment Safeguards

### Involvement of the Government

The local and state government fund 100% of the operational expenses of the charter school. The financial and academic performance of the charter school will be monitored by the government to provide long-term stability.

### Long-term Leaser

The school operator – with the financing of the government – will lease the school building, providing a steady flow of income. The school operator will be in charge of the day-to-day management of the charter school with the oversight of the government.

### Collateralized Assets

Once the EB-5 investment is released in the project in the form of a mortgage loan, each EB-5 investor – through their limited partnership – will hold a first-rate mortgage position on a high-quality education facility (building and land). CBRE Richard Ellis, the world’s largest real estate appraisal firm, is mandated to prepare a clear and independent assessment of the value of the collateralized assets.

### High Job Creation

Dr. Micheal Evans, a respected American economist, is mandated to prepare the economic reports that analyze the job creation of each project with the methodology RIMS-II. The EB-5 Charter School Projects always provide a robust excess of job creation in order to reach the immigration requirements.

### Positive Expert Review

Standard and Poor’s, Moody’s and Fitch Ratings’ reviewed the financial structure of charter schools and concluded that there is “historical high demand, and strong financial and operating performance.”



## Investment Exit Strategy

Structured as a standard loan, the immigrants’ investment is planned to be returned at the expiration of the loan term. The plan for reimbursement is strengthen by three factors:

- The school’s strong source of income, from the government financing, and long-term lease by school operator
- Bank refinancing supported by the high-value educational facility occupied by the school operator
- Immigrants’ investment secured by a first rank mortgage and assignment of leasing income







## Parties Involved in the Project



---

### State of Florida

The state of Florida sponsors 100% of the operational expenses of the school, through a subsidy paid by students. The subsidy amount depends on the location of the school and its curriculum.

[www.floridaschoolchoice.org/Information/charter\\_schools](http://www.floridaschoolchoice.org/Information/charter_schools)



---

### Florida Overseas Investment Center

The Regional Center is designated by the U.S Citizenship and Immigration Services (USCIS) to supervise the EB5 project and make sure that it fulfills the U.S. immigration requirements. In April 2012, Florida Overseas Investment Center was chosen by the USCIS as one of eight regional centers (out of over 200) to act as a model for successful centers.

[www.eb5florida.com](http://www.eb5florida.com)

---

Each Charter School EB-5 Project is also being supported by a number of significant and reputable collaborators whose contribution adds substantial value to our projects. Those collaborators include major players such as real estate and private equity companies, law and engineering firms, econometric professionals, real estate appraisers and business consultants. For more details about our collaborators, please refer to the insert of the project, enclosed with this brochure.



# Completion Success of Phase 1



Our first EB5 Charter School Project - know as Phase 1 (Cooper City, Florida) - was successfully completed in August 2012.

Using the funds entrusted to the project by EB5 immigrant investors, the construction of the school was finished on time and the project cost came in according to the planned budget.

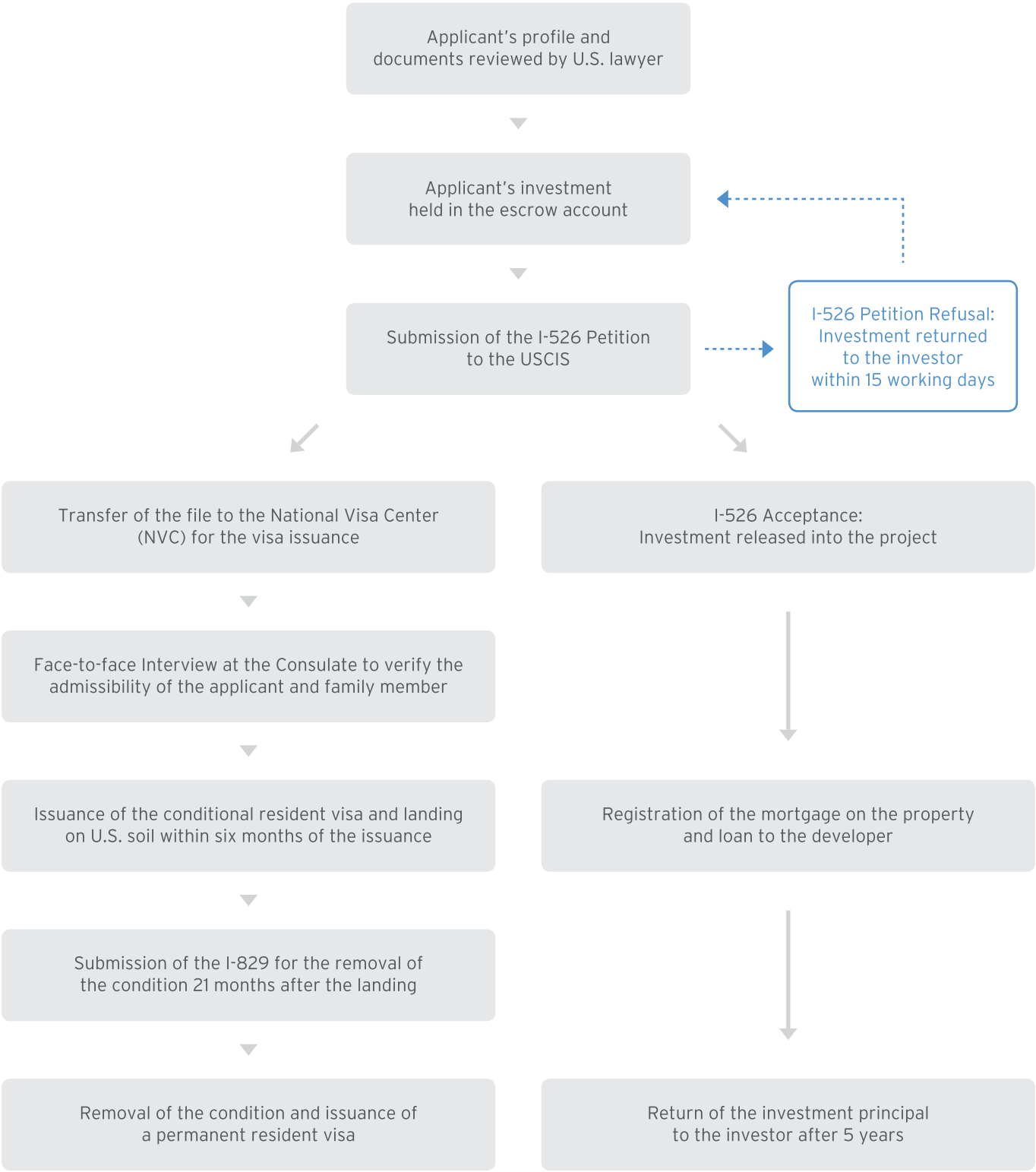
The school is now fully operational, welcoming its first students for the school year 2012-2013 and several hundred children are on a waiting list.

With all the teachers being hired, the project is expected to create 360 jobs, exceeding the EB5 job creation requirement by a factor of 80%.





# EB-5 Investor Application Procedure



# 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 21 years of age. They will all get a resident visa once the application is approved. If one of your 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.
- 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 (such as the EB5 Charter School Projects), the calculation of indirect and induced jobs based on an approved economic methodology is accepted, making the criteria much easier to meet.

EB5 Charter School Projects mandated an independent analyst to estimate the job creation required to remove the condition attached to his Green Card (report available).
- How do I certify the legal source of my \$500,000 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.
- I would like to visit the project and persons involved in the U.S. Is this possible?**

You are welcome to visit the projects that are already completed and the projects in construction. Our team in Florida will be happy to introduce you to the key partners of the project. Should you wish to visit us, give your tentative visit date to your immigration consultant and we will arrange your visit.
- When do I need to invest the \$500,000?**

Once the Regional Center establishes that the investor fulfilled the basic admissibility requirements, they are invited to wire their investment of \$500,000 into the escrow account of the project. The amount will be kept in escrow until the approval of the I-526 petition by 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 of \$500,000 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.



- **When I invest in a Regional Center project, do I need to live in the Regional Center area after I receive the green card?**

No. After getting the green card you can live anywhere in the United States you choose, without any restrictions. The geographical scope of the regional center is related to the investment behavior of the center, but it has nothing to do with the investors.

- **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.

- **What kind of benefits and conveniences does a U.S. green card provided?**

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 the same rights as other U.S. citizens. The green card also gives you, your spouse and 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 post-graduate 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.

American citizens are entitled to many social rights and goods, such as public schooling, health and medical assistance, social security for retirement and more. As a permanent green card holder, you will be granted these same basic entitlements.

Permanent residents do not need to update and reapply for work or residence status in the U.S. Other U.S. non-immigrant visa categories, such as E-2 and H, are often not granted permanent residency. These visa categories usually have time limits, which require you to resubmit additional materials to the Department of Immigration or external departments for visa renewal. And there is always the chance that your renewal will not be approved. Permanent residency with an unrestricted green card means your status never needs to be renewed.

