

EB-5

CONSULTING
GROUP



**EB-5 IS THE SPECIAL VISA CATEGORY THAT
GRANTS PERMANENT RESIDENCY TO
FOREIGN INVESTORS**

EB-5

1. ABOUT THE EB-5 PROGRAM

WHAT IS EB-5?

IMMIGRATION PROGRAM FOR FOREIGN INVESTORS

In 1990, the United States Congress enacted the Category of Special EB-5 Visa to encourage foreign investment in projects located in certain areas of the country, in order to create jobs for its citizens.

Through this program, today administered by USCIS (United States Citizenship & Immigration Services), the investor, his/her spouse and their unmarried children under the age of 21, can obtain Permanent Residency in the United States (Green Card) by investing US\$900,000 in a qualified project that generates a minimum of 10 full-time jobs, for a period of two years, per investor.

For 30 years straight, thousands of investors from around the world and their families have benefited from this Federal Program, and today they are American Residents or Citizens.

Through a clearly established 5-phase process, the investor and his/her family can obtain Permanent Residency in the U.S.



BASIC REQUIREMENTS TO APPLY:

- Investment of USD\$900,000 in an approved EB-5 project / business in the U.S.
- Have no criminal record or immigration violations.
- Investment capital duly documented.

EB-5 ADVANTAGES

For people interested in living legally in the United States, some paths towards Permanent Residency and eventually Citizenship, can be tedious, extensive and very expensive. Some visas require an employer or a sponsor; unlike the EB-5 Visa Program, which has a clear course of action and a series of benefits exclusive to this program for the investor and his/her family:



A clear, fast and safer way to Permanent Residency and eventually to Citizenship for the investor, his/her spouse, and their unmarried children under 21 years of age.



Does not require a Sponsor for the Visa. Does not require assembly of a company in the USA.



Does not require administrative management of the investment by the Investor. EB-5 Consulting Group and its team of Experts will take care of the whole process while you wait for your Permanent Residency, freeing up your time and mind to attend to other matters.



Return on investment over the duration of the immigration process.



Return of Initial Capital invested.



Freedom to live, work and study anywhere in the USA.



Full Access to the Benefits of any Legal American Resident.



THE PROCESS IN 5 PHASES

THE ROAD TO PERMANENT RESIDENCY IN THE UNITED STATES IN THE HANDS OF

EB-5 CONSULTING GROUP

START - WEEK 1

PRESENTATION OF FEDERAL EB-5 PROGRAM

PHASE 1 MONTH 1

1. Investor chooses an EB-5 Project
2. Interview with the EB-5 Immigration Lawyer to determine the viability of the case

PHASE 2 MONTH 2

3. Verification of the Origin of funds
4. Transfer of funds to the Escrow Account
5. Submit application for American Residency (form I-526) to USCIS

PHASE 3 MONTH 18 TO 24

6. Green Card approval for the investor and his/her family (Conditional Permanent Residency)

PHASE 4 MONTH 24 TO 48

7. Preparation and filing of the I-829 petition with USCIS to remove the Green Card conditions and obtain Unconditional Permanent

PHASE 5 MONTH 60 +

8. Return of initial capital Invested



2. ABOUT EB-5 CONSULTING GROUP

We are a Consulting Group specialized in advising Foreign Investors, interested in obtaining Permanent Residency in the United States through the EB-5 Program.

We provide advice and support from start to finish, until the investor and his/her family receive the Permanent Residency in the United States, through an investment in any of our projects approved and duly audited, for strict compliance with the requirements of the Federal EB-5 Program.

The key to our success lies in the fact that we have a group of Experts in each of the areas of the process, willing to support the investor and his/her family through every step, until obtaining the Green Card. In addition, we offer solid projects with clear advantages for investors.

In the last six years, we have submitted more than 300 applications for Investors from Latin America, Europe and Asia, with 100% approval.



A TEAM OF EXPERTS AT YOUR SERVICE

By starting your EB-5 process with the accompaniment of EB-5 Consulting Group, you have the support of prestigious National and International companies with extensive experience in Auditing, Accounting, Immigration and Fund Administration, guaranteeing support and transparency through all stages of the process.

Each of the associated companies have a long history and a record of success in EB-5 processes.



INVESTMENT MANAGEMENT AND
PROCESS AUDITORS

SAUL EWING
ARNSTEIN
& LEHR^{LLP}

LEGAL ADVISORS AND
INVESTMENT STRATEGISTS



ECONOMISTS

INVESTMENT ADMINISTRATION AND PROCESS AUDIT NES FINANCIAL

NES Financial is a leading organization in the Financial Industry which has the resources and experience for the efficient administration of funds and guarantee deposits, for investors interested in EB-5 projects. NES Financial services have been used in more than 450 EB-5 projects, worth more than USD\$20 Billion. Thousands of investors have obtained their Permanent Residency by investing in projects backed by this modern organization.

LEGAL ADVICE AND STRUCTURING OF THE INVESTMENT STRATEGY SAUL EWING ARNSTEIN & LEHR

Saul Ewing Arnstein & Lehr LLP is a prestigious law firm with the resources, the reach and experience of a large company, and local connections and service personalized from a Boutique firm. This firm with extensive experience in EB-5 Processes, has offices in 16 States and serves national and international clients.

ECONOMIC ANALYSIS BAKER TILLY INTERNATIONAL

One of the most important Accounting and Business Management firms in the United States is also a national leader in EB-5 Processes. With a Global turnover of USD\$3.9 Billion and presence in 147 countries, it is one of the world's largest companies in its category.

SECURITY AND TRANSPARENCY WITH THE SUPPORT OF NES FINANCIAL

NES FinancialSM

Investments in EB-5 Projects involve perfect coordination of multiple financial and immigration aspects intertwined through the process. Each action must be registered and reported in an adequate and timely manner to the corresponding entity. That is why our projects are supported by NES Financial, an entity specialized in investment management and auditing EB-5 funds, with the highest standards of precision, transparency and regulatory compliance, reducing the risk of fraud and guaranteeing maximum security for investors.

NES Financial services have been used in more than 450 EB-5 projects, worth more than USD\$20 billion. Thousands of investors have obtained their Permanent Residency by investing in projects supported by this modern organization.

NES Financial is a leading organization in the Financial Industry which has the resources and experience for the efficient administration of funds and guarantee deposits, for investors interested in EB-5 projects, meticulously monitoring all the necessary steps during the investment life cycle, until the investor and their family obtain the American Residency.

The NES Financial suite for EB-5 investment management provides all the integrated services for the management of your investment: from the initial deposit and management of the funds, up to the audits and reports required by the different regulatory and government entities, developers, and of course, investors. NES Financial provides the EB-5 Issuing Bodies with the necessary information with regards to job creation and immigration application dates so that they are met on time, all the actions required during the process, and thus increase the success for each investor.

NOTE: EB-5 investors are not required to provide any type of guarantee on construction loans.

BENEFITS OF INVESTING IN EB-5 PROJECTS WITH THE SUPPORT OF NES FINANCIAL

- Accurate and efficient accounting of the flow of funds.
- Current information in real time. The investor can access their account 24/7 on any device, and view the management of their funds and the performance of their investment.
- Modern tools and cutting-edge technology for added security and convenience.
- Transparent and excellent operation that simplifies the complexities of a process of this nature.
- Timely obtaining the documentation required by the USCIS, the SEC and other government entities, ensuring compliance with their regulations, for the protection of issuers and investors.
- Immigration documentation filed in one place, ensuring that it complies with the USCIS rules and SEC regulations.
- Announcement of the availability of the funds once the investor has received their Permanent Residency, and therefore, the process has concluded.

www.nesfinancial.com



3. OUR PROJECTS APPROVED FOR EB-5

EAST RIVER LIVING. MIAMI.

PROJECT ALREADY BUILT AND WILL BEGIN OPERATION IN SEPTEMBER 2020



A modern apartment building located just minutes from Brickell, the second Financial Center in Miami and Latin America. An area with high demand for rental housing.

East River Living is an 8-story, 34-unit boutique multi-family rental building, located in a friendly and residential area with many resources at hand: restaurants, banks, churches, shops and the burgeoning nightlife of the Miami River District. A strategic location that offers easy access in a few minutes to Downtown Miami, Brickell and the beaches of Miami Beach; Ideal for families and professionals who want to live close to their jobs and enjoy a quiet environment.

The building has studio apartments and apartments of one and two bedrooms, with private parking, pool and incredible views towards Downtown Miami, Brickell and the Miami River.

This neighborhood called East Little Havana already has several rental buildings with close to 100% occupancy. East River Living will be the newest residential building in the area, designed to meet the high demand for rentals in this area.



EAST RIVER LIVING

LOCATION: 39 NW 7TH AVE. MIAMI, FL 33128 - WEST BRICKELL
34-UNIT MULTI-FAMILY BUILDING LOCATED ON THE WEST SIDE OF THE MIAMI RIVER.



THE EB-5 OPPORTUNITY WITH EAST RIVER LIVING

East River Living offers foreign investors the opportunity to obtain Permanent Residency in the United States through investment in a reliable asset with low risk, because the project has already achieved job creation* and it will be finished and ready for occupancy in September 2020.

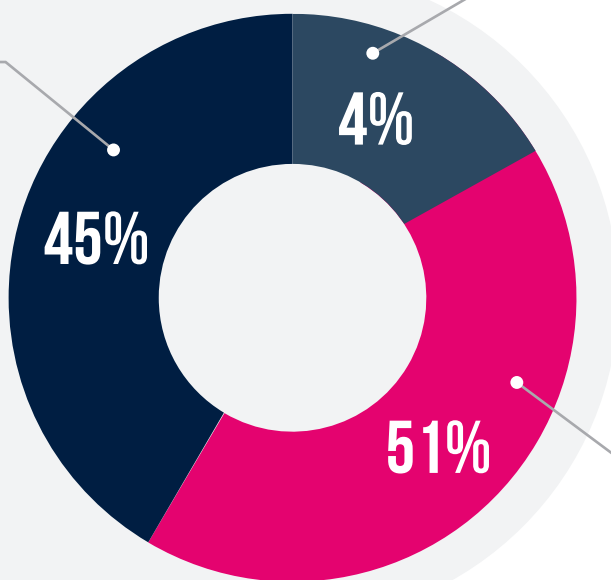
* Jobs Generated by East River Living: 91. Jobs required to meet the EB-5 Visa requirements of all our investors: 70. This important requirement has already been met!

- INVESTMENT REQUIRED: USD\$900,000 per investor, including immediate family.
- ANNUAL RETURN: 2.5%
- ADMINISTRATIVE FEES: \$60,000

Regional Center • NES Financial Auditor • Marketing

SHAREHOLDING STRUCTURE FOR EAST RIVER LIVING*

BANK LOAN
USD\$5,500,000



PRIVATE EQUITY
USD\$503,371

EB-5 CAPITAL (7 INVESTORS)
USD\$6,300,000

TOTAL PROJECT COST
USD\$12,303,371

*The details of each project are contained in a PPM (Private Placement Memorandum or Memorandum of Private Placement), aimed exclusively at foreigners and does not constitute an offer of "securities" within the United States of America.

NOTE: EB-5 investors are not required to provide any personal guarantee on construction loans.

WHY INVEST IN MIAMI?



Miami is a vibrant city, full of opportunities, economic growth, culture and one of the destinations most attractive in the world. Long known as an exceptional vacation spot, the city has become the second largest foreign banking center in the U.S., with great influence in South and Central America, the Caribbean and many other countries around the world. Today Miami is an International center for business, commerce, finance, technology, education, healthcare, entertainment, sports, fashion, arts and real estate.

A city with a unique lifestyle. Beautiful beaches, clean air, crystal clear waters, stunning natural landscapes, tropical climate throughout the year, designer shops, art, world-class education, and an unparalleled nightlife, converge in a unique blend found only in Miami.

For all the above, Miami is recognized as one of the 10 most attractive cities for people with high net worth.

THE SURROUNDINGS OF EAST RIVER LIVING

LITTLE HAVANA - WEST BRICKELL

Little Havana is a sample of the happy Cuban heart in Miami. A residential neighborhood surrounded by art galleries, restaurants, cafes and all the comforts to live a safe and pleasant life.

BRICKELL

Brickell is the undisputed location for business, high-end hotels, restaurants and luxury condominiums.

DOWNTOWN & DESIGN DISTRICT

In this vibrant area we find Art, Design and Fashion stores of recognized international brands; Also prestigious Museums like the Art Perez, the Frost Science Museum, the American Airlines Arena and the Adrienne Arsht Center, where the most recognized international shows are featured.

PORT OF MIAMI

North America's # 1 Cruise Port and Busiest of the world.

MIAMI BEACH

World renowned for its beaches and nightlife. Miami Beach is home to Fisher Island, the island with the highest income per capita in the United States.



ABOUT THE DEVELOPER

HABITAT GROUP



An integrated real estate services company that offers innovative strategies in the real estate business. “We add value to our clients by offering them excellent opportunities to invest in real estate in South Florida.” Habitat Group has extensive knowledge and experience in the development of projects, commercial and residential, general contracting and commercial management.

Founded in 2005, Habitat Group has developed a successful real estate business model by providing investors with successful returns on their investments. “Our model is different from other private equity real estate firms because we seek consistent partners, not just unique offers. We help our investors grow their investment hand in hand with the Habitat Group brand. This is what we have done in each of our properties.”

HABITAT GROUP:

A SUCCESSFUL COMPANY WITH A WIDE TRAJECTORY

COMPLETED PROJECTS



HABITAT RESIDENCE 1

LOCATION: 1700 SW 2ND. AVE. MIAMI, FL 33130

DATE: 2006 - 2010

PROJECT VALUE: \$ 8,500,000

ANNUAL RETURN: 11.5%



HABITAT RESIDENCE 2

LOCATION: 1701 SW 2ND. AVE. MIAMI, FL 33130

DATE: 2010 - 2014

PROJECT VALUE: \$ 18,500.00

ANNUAL RETURN: 25% +



THE MIAMI RIVER HOTEL

LOCATION: 437 SW 2ND. AVE. MIAMI, FL 33130

DATE: 2013 - 2015

PROJECT VALUE: \$ 7,500,000

ANNUAL RETURN: 25% +



THE JEFFERSON HOTEL

LOCATION: 528 SW 9TH AVE, MIAMI, FL 33130

DATE: 2014 - 2018

PROJECT VALUE: \$ 8,500,000

ANNUAL RETURN: 22%

PROJECTS UNDER CONSTRUCTION



SMART BRICKELL

LOCATION: 239 SW 9TH ST MIAMI, FL 33130

SMART BRICKELL IS A PROJECT OF THREE TOWERS WITH 50 HOTEL ROOMS,
50 CONDOMINIUMS AND 97 MULTI-FAMILY UNITS.

DATE: 2017 – 2023

PROJECT VALUE:

SMART TOWER 1 - \$45,000,000

SMART TOWER 2 - \$48,000,000

SMART TOWER 3 - \$58,000,000



EAST RIVER LIVING - WEST BRICKELL

LOCATION: 39 NW 7TH AVE MIAMI, FL 33128

34-UNIT MULTI-FAMILY BUILDING LOCATED ON THE WEST SIDE OF THE MIAMI RIVER.

DATE: 2017 - 2020

PROJECT VALUE:

\$13,550,000



BRICKELL CITY VIEW

LOCATION: 143 SW 9TH ST MIAMI, FL 33130

39-UNIT MULTI-FAMILY BUILDING LOCATED IN BRICKELL,
JUST HALF A BLOCK FROM "BRICKELL CITY CENTER".

DATE: 2018 - 2020

NEXT PROJECTS



MILLUX HOTEL 1

LOCATION: 229 SW 12TH ST MIAMI, FL 33130
BOUTIQUE HOTEL WITH 57 ROOMS, ROOFTOP POOL AND BUSINESS CENTER.
DATE: 2018 - 2022

PROJECT VALUE:
\$22,800,000



MILLUX HOTEL 2

LOCATION: 250 SW 11TH ST MIAMI, FL 33130
HOTEL-BOUTIQUE PROJECT WITH 57 ROOMS,
ROOFTOP SWIMMING POOL AND BUSINESS CENTER.
DATE: 2018 - 2023

PROJECT VALUE:
\$23,800,000



BRICKELL LUX

LOCATION: 143 SW 9TH ST MIAMI, FL 33130
MIXED-USE PROJECT WITH 108 RESIDENTIAL UNITS, 60 HOTEL ROOMS AND COMMERCIAL
PREMISES. LOCATED JUST HALF A BLOCK FROM "BRICKELL CITY CENTER".
DATE: 2018 - 2025

PROJECT VALUE:
\$94,000,000



BRICKELL 12

LOCATION: 1200 SW 2 AVE MIAMI, FL 33130
A 96-ROOM HOTEL WITH A ROOFTOP POOL AND BUSINESS CENTER.
DATE: 2019 - 2024

PROJECT VALUE:
\$42,000,000

EB-5 CONSULTING
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**CONTACT US TO EVALUATE YOUR
CASE AT NO COST**

CLAUDIA SERNA

CEO

@ Claudia@eb5cg.com

C +1 (954) 993.1616

P +1 (305) 850.0990

Latin America • Europe • Asia

eb5cg.com