



# USA EB5

## Residency by Investment



# Agenda

- About Holborn Assets/Holborn Pass
- Residency by Investment
- USA EB5 Residency by Investment Program
- Process & Benefits
- Investment Options



# About Holborn Assets/Holborn Pass

## Holborn Assets = Global Wealth Management Firm

- Established 1998
- British Family Firm
- 500+ Employees
- 23 International Offices (1 in USA)
- 20,000+ clients



## Holborn Pass = Investments with Global Mobility Benefits

- Investment Is the Priority → Exclusive Properties
- 150+ Portugal Golden Visas in 2022
- 10%+ of Global Portugal GV Market



Check out our **1,819** reviews



 Trustpilot



# Holborn Service

We offer a full service from the beginning to the end of the Golden Visa process.

- Prepare all residence permit applications
- Review and submit the residence permit applications
- Advise about real estate project opportunities
- Due Diligence on projects and developers
- Review the records of selected projects
- Prepare the subscription agreement between you and the developer
- Accompany you to submit finger prints and official photographs at government facilities





# Holborn Service

- Help you to open a USA bank account
- Get your residence permit approved
- Collect your Conditional Green Card and Deliver them to you
- Collect your Green Card and Deliver them to you
- Help to Submit your annual tax return
- Solve all your property problems
- Make sure you get your interest
- Renew your residence permit
- Obtain Social Security Number
- Submit the application for citizenship

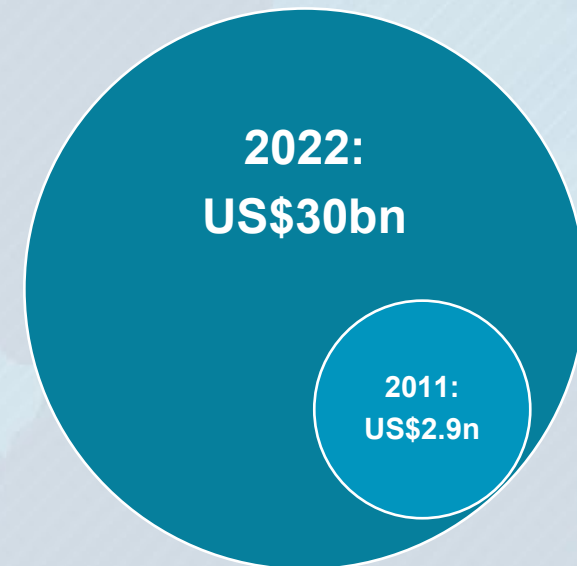




# Citizenship & Residency by Investment

- Investor contributes to foreign country economy:
- **Real Estate**
- **Donation**
- **Business**
- **Funds**
- **Bonds**
  
- **Residency by Investment** → In exchange for contribution, investor obtains a Residency permit to live and work in a particular country
  
- **Citizenship by Investment** → In exchange for contribution, investor becomes citizen with full rights

## Industry Size







# Holborn Pass Country Index

## 2023

Holborn Assets is rated

Excellent



Trustpilot

**HOLBORN**

CITIZENSHIP & RESIDENCY

	CITIZENSHIP PROGRAMMES								RESIDENCY PROGRAMMES					
	ANTIGUA	ST LUCIA	DOMINICA	GRENADA	ST KITTS	VANUATU	MALTA	TURKEY	MALTA	PORTUGAL	GREECE	USA	SPAIN	UAE
Time to Citizenship	4 Months	4 Months	4 Months	4 Months	4 Months	2 Months	14 Months	4 Months	-	5 Years	7 Years	5 Years	10 Years	-
Non-Refundable Donation (Single)	\$130k	\$100k	\$100k	\$150k	\$125k	\$130k	€760k	-	€130k	-	-	-	-	-
Donation Option (Family of 4)	\$130k	\$150k	\$175k	\$200k	\$170k	\$180k	€760k	-	€130k	-	-	-	-	-
Minimum Investment Option	\$200k	\$200k	\$200k	\$220k	\$200k	-	-	\$400k	-	€280k - €500k	€250k - €500k	\$800k - \$1m	€500k	\$545,000
Investment Period	5 Years	5 Years	5 Years	5 Years	5-7 Years	-	5 Years	3 Years	5 Years	5 Years	-	5-8 Years	-	-
Physical Stay Time for Citizenship	1 Week	No	No	No	No	No	3 Weeks	No	No	5 Weeks per 5 years	6 Months per year	3 Years per 5 Years	6 Months per year	-
Children up to the Age of	26	30	30	30	30	30	25	18	No age limit	21	21	21	18	No age limit
Adding Dependent Parents if	Over 65	Over 55	Over 55	Over 55	Over 55	Over 55	55+	No	No age limit	Yes	Yes	No	65	Yes
Include Unmarried Siblings	No	Yes	Yes	Yes	Yes	No	No	No	No	No	No	No	No	No
Time to Residency	-	-	-	-	-	-	3 Weeks	-	6-9 Months	12 Months	2 Months	1-2 Years	2 Months	1 Month
No. of Visa-Free Countries	150	146	139	142	154	130	183	111	-	187	184	185	187	-
Is it Visa-Free to UK/Schengen?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Schengen only	Yes	Yes	Yes	Yes	No
Global Ranking of Passport	28th	31st	35th	32nd	24th	40th	7th	55th	7th	5th	6th	7th	5th	14th
Language Citizenship Test	No	No	No	No	No	No	No	No	No	Yes	Yes	No	Yes	No
Tax on Global Income/Assets	No	No	No	No	No	No	No	No	No	No	No	Yes	No	No
Free Education for Children	No	No	No	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No
Employment Opportunities	No	No	No	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Free or Subsidised Health Care	No	No	No	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
International Banking Services	No	No	No	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Any Visits Required?	1 Visit	None	None	None	None	None	3 Visits	1 Visit	1 Visit	1	1	1 Visit	1 Visit	1 Visit



# What is EB-5?

The EB-5 Immigrant Investor Visa Program (“EB-5 Visa Program”) is a residency-by investment program that offers a direct path to U.S. permanent residency (i.e., a Green Card) for the investor, their spouse and minor-aged children.

The EB-5 Regional Center program has proven wildly popular over the last 15 years, attracting tens of thousands of Green Card investors.

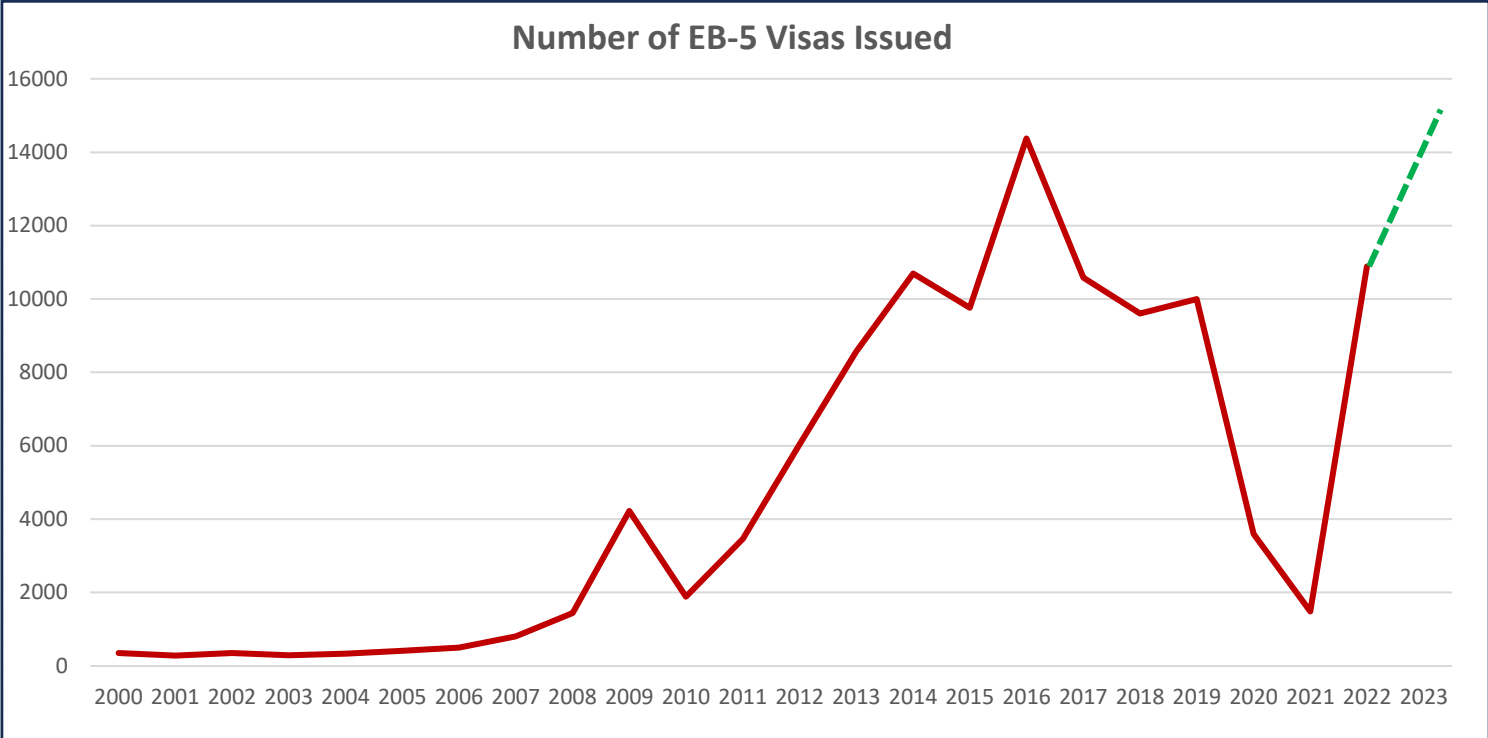
The EB-5 Regional Center Program was revised on March 15, 2022, and offers improvements for investors that are likely to make it more attractive than ever.





# History of EB-5

- 1990 – EB-5 Program Created
- 2008-2009- Financial crisis drives expansion of EB-5
- 2020-2021 – Uncertainty of the program expiration
- September 2021- Program sunset/expiration
- March 2022 – EB-5 program reauthorized until 2027





# EB-5 Visa – Key Requirements

1. **Minimum Investment:** US \$800,000 in rural areas and high unemployment areas
2. **Lawful Source of Funds:** The money invested must have a lawful, traceable origin
3. **Job Creation:** Each EB-5 investment must generate at least ten (10) new full-time jobs
4. **Investment At Risk:** The investor's investment must be at risk
5. **Must Invest in a U.S. New Commercial Enterprise:**  
The investor's capital is invested in a private company sponsored by the Regional Center





# New Era of EB-5

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- New Investment Amounts:
  - **\$800,000 & \$1,050,000 USD**
- Set Aside Categories
  - High Unemployment
  - Rural
  - Infrastructure  
*(Jump to the front of the line)*
- Concurrent Filing
- New Registration Requirements
- Vast Reporting Requirements
  - Disclosures
  - Funds Tracking
  - Oversight
  - RC Management
- USCIS, DHS & SEC Compliance & Oversight
  - spot checks & site visits
- High Regional Center Filing Fees



# EB-5 – Direct vs Regional Center

## Regional Centers

- Companies authorized by USCIS to group together many investors into an investment project.
- Only Regional Centers can use statistical methods to estimate job creation (instead of personnel audits)
- Limited involvement required

## Direct Investment EB-5 Options

- 1 investor per company
- 10 jobs: requires you to create the jobs yourself through your business
- NOT a passive investment
- Only about a 40% chance of getting approved





# EB-5 – Attractive Features

1. One investment covers investor, spouse & unmarried children under age 21
2. Does not require U.S. employer sponsorship
3. Anyone can apply
4. No waiting list for new investors: access to reserved visa system
5. Faster Processing - should be reduced to 12 months by the end of the year
6. Simultaneous filing of EB-5 Petition with I-485 Adjustment of Status – For persons in the U.S. lawfully, can file EB-5 I-526E with I-485 AOS and receive a work permit in 3 months
7. More supervision of Regional Centers by USCIS: better investor protection





# Why EB-5?

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- The U.S. is the world's largest economy by GDP and the U.S. dollar is by far the most-traded currency globally
- The U.S. has the best education & healthcare systems in the world
- Once becoming a U.S. resident, investors can get public education for free and also have a higher chance of attending an IVY league school. For a family of 3 you could save upwards of \$470,000 by obtaining an EB-5 visa
- There is no language requirements for this program
- More certainty in the legislation. Currently the law is valid until 2027 with no changes
- New immigrants gains access to many new U.S. business opportunities
- Your Investment is an approximately 5 year investment that is PAID BACK after the end of the loan term, unlike the other programs



A SIMPLE GUIDE TO THE

# EB-5 VISA PROGRAM PROCESS

## STEP 1



FILL OUT FORMS WITH REGIONAL CENTER & HIRE AN IMMIGRATION LAWYER TO PREPARE SOURCE OF FUNDS DOCUMENTS

## STEP 2



IMMIGRATION LAWYER FILES FORM I-526E AND IF LIVING IN USA, FORM I-485 ADJUSTMENT OF STATUS

## STEP 3



~ 6 MONTHS TO 1 YEAR USCIS APPROVAL  
2-YEAR CONDITIONAL GREEN CARD ISSUED FOR INVESTOR & FAMILY

## STEP 4



IMMIGRATION LAWYER FILES I-829 REMOVAL OF CONDITIONS 90 DAYS PRIOR TO EXPIRATION OF 2-YEAR GREEN CARD

## STEP 5



~ 2 YEARS USCIS I-829 APPROVAL  
INVESTOR OBTAINS UNCONDITIONAL GREEN CARD STATUS

## STEP 6



INVESTOR & FAMILY ELIGIBLE TO FILE FOR U.S. CITIZENSHIP AFTER APPLICABLE U.S. RESIDENCY

## STEP 7



AFTER REQUIREMENTS HAVE BEEN SATISFIED, THE INVESTOR SHOULD ANTICIPATE REPAYMENT OF THEIR INVESTMENT



# USIF Track Record of Success

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## 50+ YEARS OF EXPERIENCE

IN REAL ESTATE DEVELOPMENT, FINANCE & BANKING

**5,000+**

INVESTORS

**14 BILLION**

IN DEVELOPMENT

**4,500+**

I-526 APPROVALS

**2.9 BILLION**

IN DEPLOYED CAPITAL

**750+**

I-829 APPROVALS

**750 MILLION**

IN CAPITAL REPAYED



# Experienced EB-5 Regional Center

88 | KUSHNER-KABR



101  
TRIBECA



701  
TSQ



VIA MIZNER



**88 KUSHNER-KABR**  
**CONSTRUCTION COMPLETE**  
**LOAN REPAID**  
  
100 INVESTORS  
\$50 MILLION FUNDED

**101 TRIBECA**  
**CONSTRUCTION COMPLETE**  
**LOAN REPAID**  
  
350 INVESTORS  
\$175 MILLION FUNDED

**701 TSQ**  
**CONSTRUCTION COMPLETE**  
**LOAN REPAID**  
  
400 INVESTORS  
\$200 MILLION FUNDED

**855 AVENUE OF THE AMERICAS**  
**CONSTRUCTION COMPLETE**  
**LOAN REPAID**  
  
160 INVESTORS  
\$80 MILLION FUNDED

**VIA MIZNER PHASE I**  
**CONSTRUCTION COMPLETE**  
**LOAN REPAID**  
  
118 INVESTORS  
\$59 MILLION FUNDED



# USIF Key Features

1. Experienced Team
2. World Class Development & Sponsorship Teams
3. 3<sup>rd</sup> Party Reporting & Construction Management
4. Proven Job Creation Methodology
5. 24/7 Customer Service
6. Technology & Reporting

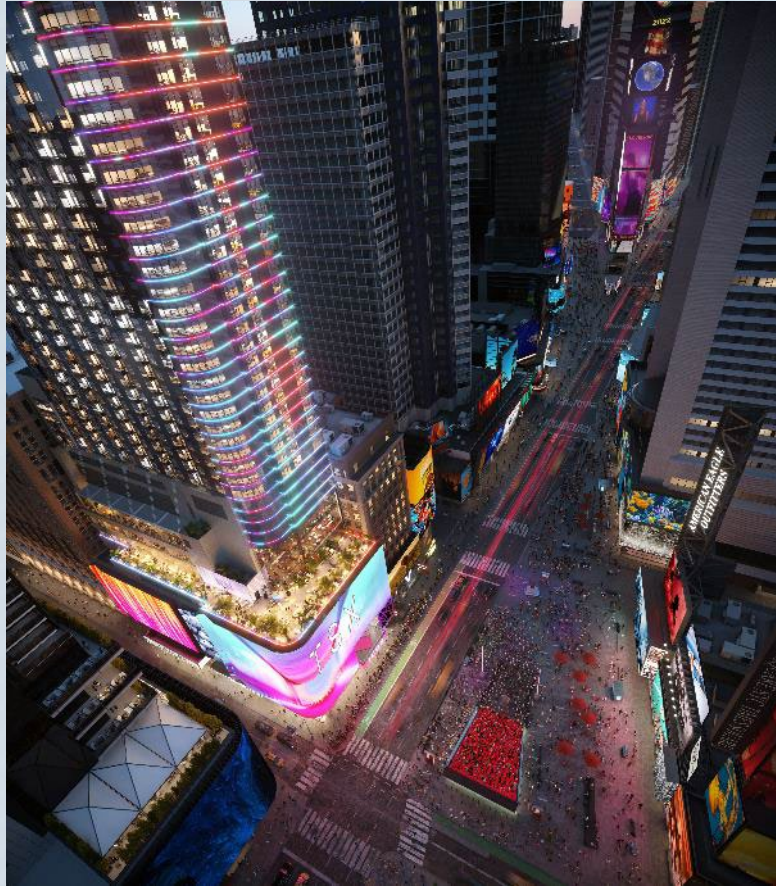




# Current Project Offerings

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## TSX Broadway



## Pier Village Phase V





# TSX 1568 Broadway

- Times Square Location
- Major Components
  - 660+ Key Hotel
  - Entertainment
  - Food and Beverage
  - Palace Theater





# TSX Hotel

- Tempo By Hilton
- 660+ Hotel Keys
- Mix of Suites & Single Rooms
- Feature Floor-to-Ceiling Windows Overlooking Times Square





# TSX Entertainment

- First Ever Folding Screen – Stage on Times Square
- Signage
- Times Square Takeover
- Recording Studio & Members Only Club
- Retail/Take Over Space
- Art Gallery & NFTs
- Historic Broadway Theater





# TSX Food & Beverage

- Two Floors of F&B
- Largest Outdoor Terrace in Times Square
- Supper Club (Dinner and a Show)

















# TSX Capital Structure

- Capitalized – 1 Billion developer’s cash equity and a full senior loan in place from **Goldman Sachs**
- World-class developer sponsorship- **Fortress Investment Group** and **L&L Holding Company**
- **Total Project Cost – approximately \$2.84 Billion**





# TSX One-Of-A-Kind

- TSX Broadway previously received I-924 project "exemplar" approval from USCIS prior to the updated 2022 legislation as well as 140 successful I-526 visa petitions for investors
- 100% of jobs needed have already been created

## USCIS Approved Project

### I-526 Approved Project

Department of Homeland Security  
U.S. Citizenship and Immigration Services  
Form I-526, Notice of Action

**THIS NOTICE DOES NOT GRANT ANY IMMIGRATION STATUS OR BENEFIT.**

**APPLICANT INFORMATION**

Applicant Name	XXXXXXXXXX
Applicant Address	XXXXXXXXXX
Applicant City/State/Zip	XXXXXXXXXX
Applicant Country of Birth	XXXXXXXXXX
Applicant Date of Birth	XXXXXXXXXX
Applicant Sex	XXXXXXXXXX
Applicant Marital Status	XXXXXXXXXX
Applicant Education	XXXXXXXXXX
Applicant Occupation	XXXXXXXXXX
Applicant Employer	XXXXXXXXXX
Applicant Employer Address	XXXXXXXXXX
Applicant Employer City/State/Zip	XXXXXXXXXX
Applicant Employer Country	XXXXXXXXXX
Applicant Employer Date of Establishment	XXXXXXXXXX
Applicant Employer EIN	XXXXXXXXXX
Applicant Employer NAICS Code	XXXXXXXXXX
Applicant Employer SIC Code	XXXXXXXXXX
Applicant Employer Industry	XXXXXXXXXX
Applicant Employer Description of Business	XXXXXXXXXX
Applicant Employer Description of Project	XXXXXXXXXX
Applicant Employer Description of Job Offer	XXXXXXXXXX
Applicant Employer Description of Job Duties	XXXXXXXXXX
Applicant Employer Description of Job Requirements	XXXXXXXXXX
Applicant Employer Description of Job Location	XXXXXXXXXX
Applicant Employer Description of Job Start Date	XXXXXXXXXX
Applicant Employer Description of Job End Date	XXXXXXXXXX
Applicant Employer Description of Job Duration	XXXXXXXXXX
Applicant Employer Description of Job Security	XXXXXXXXXX
Applicant Employer Description of Job Compensation	XXXXXXXXXX
Applicant Employer Description of Job Benefits	XXXXXXXXXX
Applicant Employer Description of Job Training	XXXXXXXXXX
Applicant Employer Description of Job Advancement	XXXXXXXXXX
Applicant Employer Description of Job Promotion	XXXXXXXXXX
Applicant Employer Description of Job Termination	XXXXXXXXXX
Applicant Employer Description of Job Resignation	XXXXXXXXXX
Applicant Employer Description of Job Retirement	XXXXXXXXXX
Applicant Employer Description of Job Disability	XXXXXXXXXX
Applicant Employer Description of Job Death	XXXXXXXXXX
Applicant Employer Description of Job Other	XXXXXXXXXX

**EMPLOYER INFORMATION**

Employer Name	XXXXXXXXXX
Employer Address	XXXXXXXXXX
Employer City/State/Zip	XXXXXXXXXX
Employer Country	XXXXXXXXXX
Employer Date of Establishment	XXXXXXXXXX
Employer EIN	XXXXXXXXXX
Employer NAICS Code	XXXXXXXXXX
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**USCIS OFFICE ADDRESS**

Office Name	XXXXXXXXXX
Office Address	XXXXXXXXXX
Office City/State/Zip	XXXXXXXXXX
Office Country	XXXXXXXXXX

**USCIS OFFICE NUMBER**

Office Number	XXXXXXXXXX
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Please see the back of this notice for important information.

### I-924 Approved Project

Department of Homeland Security  
U.S. Citizenship and Immigration Services  
Form I-924, Notice of Action

**THIS NOTICE DOES NOT GRANT ANY IMMIGRATION STATUS OR BENEFIT.**

**APPLICANT INFORMATION**

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TSX

# Construction Progress



  
HOLBORN

The  
Michele Carby  
Practice



# Why TSX?

**1** One of One

**2** World Class Development & Sponsorship Team

**3** Construction Nearing Completion

**4** TEA Qualified for Faster Investor Processing

**5** 100% of Jobs Needed Already Created

**6** One-of-A-Kind Short Term Loan

**7** Capitalized

**8** Pre-Approved I-924 & I-526 Exemplar Project





# PIER VILLAGE

PHASE V

- Strong Location – Long Branch, New Jersey has outstanding accessibility to both New York (1.0 hours) and Philadelphia (1.3 hours)
- 492 Rental Units
- 243 Condominiums
- 170,000+ Square Feet of Retail
- 91 current hotel rooms
- 107 future hotel rooms
- 2.3 Million Visitors Per Year



# Pier Village Phase V

- THE LATEST PHASE
- Project Components
  - Hotel – 107 Keys
  - State-of-the-art Spa
  - Indoor Pool
  - Outdoor Pool, Terrace & Wet Bar
  - Lounge
  - Fitness Center
  - Exclusive Beach Access
  - Hotel Restaurant & Bar





# Sponsorship

- Capitalized – \$21 Million developer’s cash equity
- Kushner Companies - Real Estate Company
- 40+ Year Company
- Total Portfolio Worth \$15 Billion
- Past Successful EB-5 Experience with USIF



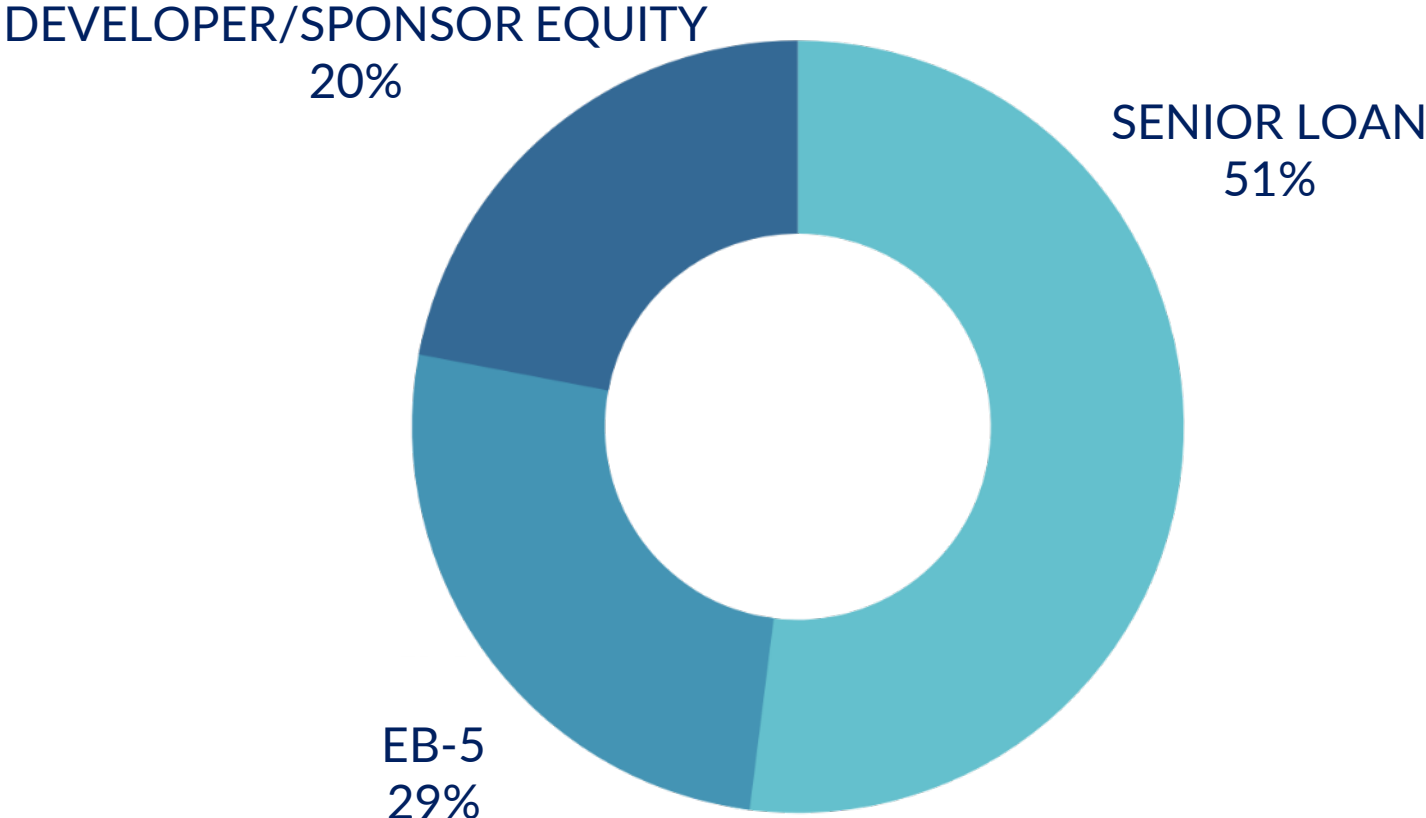


# Capital Stack

It is the expectation of the Lender that the Borrower will be able to repay the investment of \$30.4 million in full at on or before the maturity date.

Due to the stabilized valuation, the potential sources of repayment are from the sale and/or refinancing of all or a portion of the Property.

SENIOR LOAN.....	\$54,200,000
EB-5.....	\$30,400,000
DEVELOPER/SPONSOR.....	\$21,200,000
TOTAL.....	\$105,800,000





# Why Choose Pier Village Phase V?

**1**

**Additional Phase of a Successful Project**

**2**

**Strong Location**

**3**

**Personal Guarantee from Developer**

**4**

**Construction Completion Guarantee**

**5**

**EB-5 Investor Financing**



# EB-5 Investor Financing

- **Financing possible up to \$300,000 of the \$800,000 investment**

**Client Investment \$500,000**  
**Investment Financing \$300,000**  
**Total Investment \$800,000**

- **7% Interest**
- **Principal payment & Interest Paid Upon Successful Repayment of Project**







# USA EB5

## Residency by Investment