EB-5 Investor Visa

Investor Immigration Program

14 RIVER DISTRICT
MIAMI

What is an EB-5 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 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 $1,050,000 in a business or project located in an area of the United States with a high unemployment rate. 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 $1,050,000 (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 $1,050,000 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 And Program Benefits

- Investment of $1,050,000
- 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
- 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 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

Situated in the vibrant Health District of Miami-Dade County, River District 14 is set to redefine luxury living in this area. With 16 floors reaching a height of 160 feet, this architectural marvel will offer 283 units of unparalleled sophistication and style. Boasting a total area of 204,700 square feet for residential space and approximately 20,000 square feet dedicated to amenities, residents can expect a lifestyle of comfort and convenience within this modern oasis.

- **PROJECT IS FULLY FINANCED**
- **LOW PERCENTAGE EB-5 CAPITAL**
- **PROJECT IS NEARLY 65% SOLD***

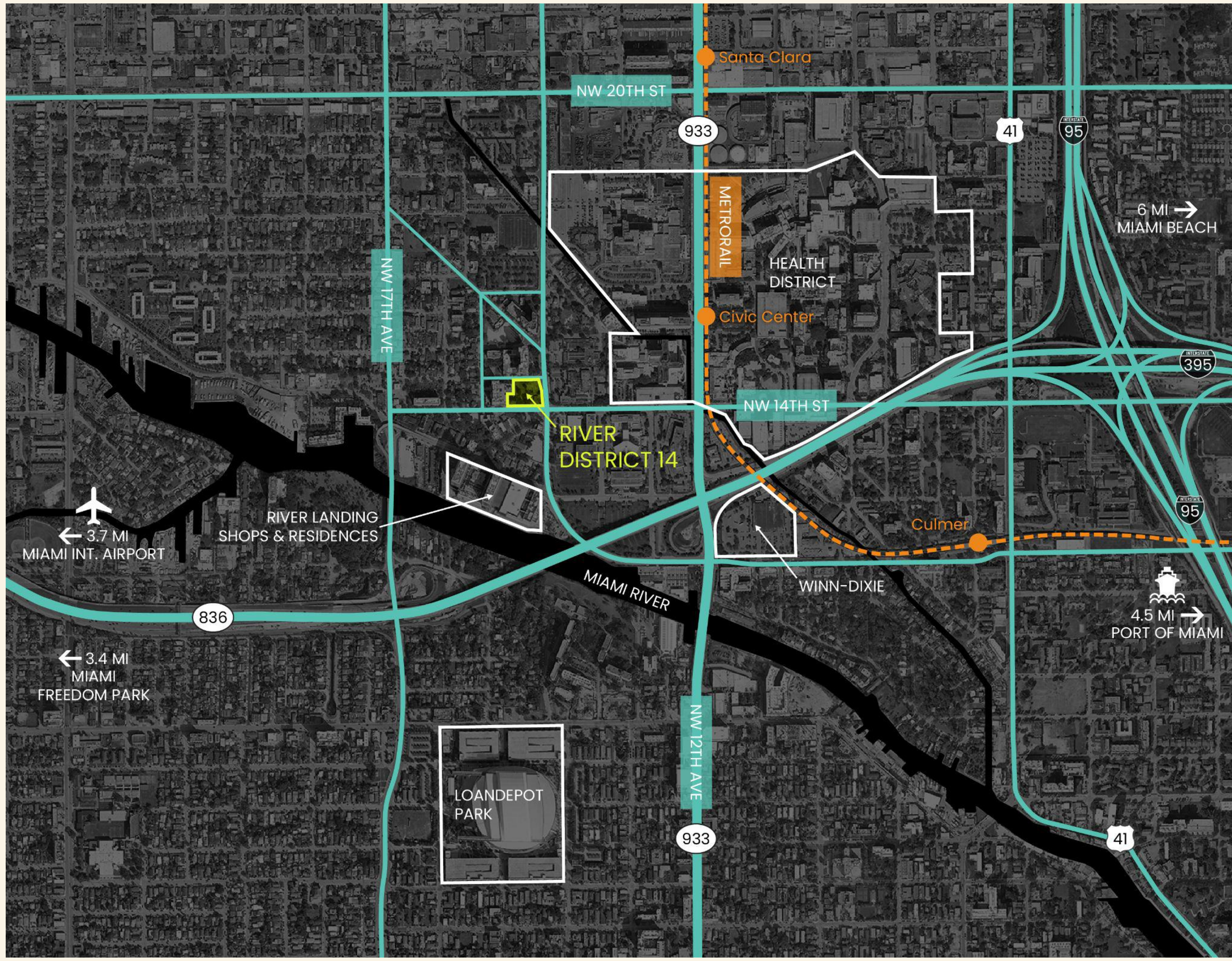
  *As of April 2024
- **OVER 4,300 JOBS CREATED**

Anticipated to commence construction in the summer of 2024 with an estimated completion date in the last quarter of 2026, the River District 14 condominium project is a collaboration between the esteemed Alta Development, JAXI Builders and the visionary Behar Font Architects. Offering a range of unit types including studios, 1-bedroom, and 2-bedroom layouts, this development promises to cater to a diverse array of lifestyles and preferences.

With its prime location and meticulously planned design, the River District 14 condo development project is poised to become a coveted residential destination in the vibrant landscape of the Miami Health District.

Concept

- Alta Development has chosen the Miami Health District area as the project's location because it an area that is experiencing a lot of change. Previously, the area was primarily a healthcare business district. Today, the area has a sense of community with families, young professionals, and tourists. We envision River District 14 to be designed for investors who want the flexibility of hosting their residence on any home share platform, such as AirBnB. The project will feature luxury hospitality in a contemporary, technology-enabled, and sustainable environment
- **The location:** The project site will be built on an approximately 1.25 acre parcel of land, which extends from NW 14th Avenue to NW 14th Terrace and 14th Street. With many transportation options, the project is easily accessible from Florida State Road 836 as well as Miami's Metrorail.
- **Culture:** The project is surrounded by a lot of culture. Many cultural attractions such as the Perez Art Museum and the Adrienne Arsht Center are just minutes away by car or public transportation from the project. In addition, the project will feature luxury amenities and services following the current housing trend.




Biscayne Bay
Downtown
Wynwood
BRIGHTLINE
Adrienne Arsht Center
FROST SCIENCE
395
95
HISTORIC OVERTOWN / LYRIC THEATRE STATION
GOVERNMENT CENTER STATION
THE WHARF MIAMI
GARCIAS
Seaspice
KIKI
Little Havana
NW 14TH ST
NW 17TH ST
NW 20TH ST
CULMER STATION
836
14 RIVER DISTRICT MIAMI
loanDepot park
NW 7TH ST
UHealth UNIVERSITY OF MIAMI HEALTH SYSTEM
Jackson MEMORIAL HOSPITAL Jackson Health System
CIVIC CENTER STATION
NW 14TH ST
NW 12TH ST
Miami River
Health District
NW 12TH AVE
SANTA CLARA STATION
METRORAIL
NW 20TH ST
NW 14TH AVE
River Landing
Publix
TJ·maxx
ULTA BEAUTY
Pet Supermarket
CHASE
planet fitness
Häagen-Dazs

EB-5 Visa Flow Chart

Select Regional Center

- Document Lawful Source Of Funds
- Invest Funds Into New Commercial Enterprise
- File Form I-526 (EB-5) Petition with USCIS

EB-5 Petition Is Reviewed

- EB-5 Petition is Reviewed by USCIS And Approved
- Processing time: 8-12 Months
- Inside the United States Investors will file form I-485 to Adjust Status (4-6 months)
- Outside the United States Investors will file Form DS-260 with National Visa Center

EB-5 Petition Is Reviewed

- Green Card is Valid For 2 Years (Estimate: 21-24 Months Later)
- File Form I-829 to Remove Conditions on Residence (Estimate: 3-9 Months Later)
- Receive Permanent Green Card (5 Years After Conditional Green Card)

File Application For Naturalization

- Estimate: 6-8 Months Later

Acquire U.S. Citizenship

Fee Schedule For The EB-5 Visa

Capital Commitment	$1,050,000
Regional Center Fee	$70,000
Legal Fees*	$30,000
USCIS Fees* I-526 Conditional	$11,160
Green Card Form I-485 Petition	$1,440
Filing Fee*** I-829 Permanent	$ 9,525
Green Card***	

*Estimate. The legal fees include all of the legal work for the two EB-5 petitions or conditional and permanent green card as well as client support during consular processing. If the client chooses to adjust status while living in the U.S., that will require additional legal fees and USCIS fees based on the number of individuals in the family.

**United States Citizenship & Immigration Services

***Biometric fee is $85, where applicable

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 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 $1,050,000 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.

- **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.

Frequently Asked Questions

- **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 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 the $1,050,000?**

  Once the Regional Center establishes that the investor fulfilled the basic admissibility requirements, they are invited to wire their investment of $1,050,000 into the project. The amount will be kept in escrow until the I-526 application has been submitted to the USCIS.

Frequently Asked Questions

- **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 $1,050,000 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.

- **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 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

Frequently Asked Questions

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.

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.

- **When is my $1,050,000 investment repaid?**

The investment continues separately to the immigration application and will be repaid per its own terms. Typically work with an approximately five-year term but each project is different. The investment must be at-risk per USCIS requirements, and no guarantee can be made as to its return of or return on investment.