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CHRISTIAN TYLER PROPERTIES, LLC

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# EB-5 DIRECT

*THE PREDICTABLE PATH TO U.S. PERMANENT RESIDENCY*



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As you may know, the EB-5 Regional Center Program requires long-term authorization through congressional legislation action. Because of this, our team at Christian Tyler Properties ("CTP") has intently listened to the growing number of families requesting a simpler and more direct path to permanent residency in the United States.

While we are confident that our government recognizes the EB-5 Regional Center Program as a powerful job-creating tool, we also understand that some families may prefer a different EB-5 process to accomplish their immigration goals. Whether you are immigrating to the U.S for yourself or your children, we know that aspiring investors place large amounts of their hard-earned capital at risk, file copious amounts of EB-5 paperwork, wait months for their cases to process, and follow industry updates as they wait for their dream to become a reality. The inherent uncertainty surrounding the EB-5 Regional Center Program can represent additional stress for investors as they go through their immigration process.

It is for these reasons that we have decided to develop our new EB-5 Direct Platform. We hope that offering this additional pathway gives our investors a greater sense of control, security, and peace of mind regarding their investment and immigration aspirations.

Our objective is to ensure that your experience is outstanding and that we exceed all of your expectations. We look forward to providing whatever assistance might be required as the journey begins on your path to this wonderful country. Congratulations on your decision to immigrate, and welcome to the United States of America!

Sincerely,

A handwritten signature in black ink, appearing to read "Kirk D. Eicholtz", written in a cursive style.

**Kirk D. Eicholtz**  
*President & CEO*  
*Christian Tyler Properties, LLC*



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## WHY EB-5 DIRECT IS MORE SECURE

The EB-5 Program is composed of two different pathways. The first pathway, known today as "EB-5 Direct", was created in 1990 through the Immigration Act of 1990 (IMMACT90), which is a permanent part of the Immigration and Nationality Act (INA). Because of how it was created, EB-5 Direct does not have an expiration date and it does not require any congressional action to keep the program running.

In 1992, Congress created the Immigrant Investor Pilot Program to increase interest in the EB-5 visa program. This new pilot program established the second pathway, through EB-5 Regional Centers. Since its creation, the program has never been made permanent but been reauthorized 32 times. It has historically been reauthorized in one-year increments, as part of annual government budgetary resolutions. In 2021, Congress took the unusual step of decoupling the program extensions from appropriations legislation, which usually secured the program's reauthorization. To date, an agreement on a permanent EB-5 Regional Center Program bill has not been made and the program is currently suspended until Congress takes the necessary steps for reauthorization.

### JULY 2021 VISA BULLETIN FINAL ACTION DATES

Employment-based	All Chargeability Areas Except Those Listed	CHINA-mainland born	EL SALVADOR GUATEMALA HONDURAS	INDIA	MEXICO	PHILIPPINES	VIETNAM
1st	C	C	C	C	C	C	C
2nd	C	01DEC17	C	01JUN11	C	C	C
3rd	C	01JAN19	C	01JAN13	C	C	C
Other Workers	C	01DEC09	C	01JAN13	C	C	C
4th	C	C	01DEC18	C	01FEB20	C	C
Certain Religious Workers	C	C	01DEC18	C	01FEB20	C	C
5th Non-Regional Center (C5 and T5)	C	08NOV15	C	C	C	C	01APR20
5th Regional Center (I5 and R5)	U	U	U	U	U	U	U

### CURRENT ("C") - VS - UNAUTHORIZED ("U")

Investors in the 5th Regional Center category (red) face delays and uncertainty in receiving their green card when waiting for the program to reauthorize, whereas direct investors (Non-Regional Center; green) continue without interruption when visas are available.





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## DIRECT VS. REGIONAL CENTER INVESTMENT

### DIRECT EB-5

Does not expire

All jobs are required to be on-site, direct jobs, proven by W-2s, etc.

Investors can utilize developers to "pool" investment with direct investors and have the developers produce all project documentation

Investors must have direct ownership of the job creating entity, from a pooled investment group or individually

Equity-based deal structure

### REGIONAL CENTER EB-5

Requires reauthorization by Congress

Jobs can be direct, indirect, or induced jobs

All required project documentation has already been completed and assembled by the regional center

Investors are not directly involved in daily operations or management, relying on the expertise of the regional center

Loan-based deal structure

### CTP'S NEW DIRECT EB-5 PLATFORM

**Direct Investors can take advantage of CTP's real estate development experience, professional relationships, and track record of EB-5 success rather than undertaking EB-5 Direct on their own.**

CTP carefully vets each potential project through its network of EB-5 due diligence professionals, such as UniSource Group, Saul Ewing Arnstein & Lehr, LLP, and others. As equity partners with CTP, direct investors benefit from these partnerships for the supply of everything from the development and review of EB-5 business plans, compliance and securities documents, economic impact analysis and job creation requirements, to operation and management services.



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## CTP'S DIRECT PLATFORM TEAM



### **Kirk Eicholtz | President & CEO**

As founder of CTP, Kirk D. Eicholtz has grown the company into a highly successful real estate enterprise based on the west coast of Central Florida, being a part of the development team of several million square feet of retail, office, and industrial space, as well as numerous large scale, multi-family residential communities, including a heavy emphasis on senior care facilities and student housing.

The CTP investment team includes, but is not limited to, MBAs, CFAs, transactional attorneys, and commercial real estate developers. CTP prides itself on utilizing the "A-Team" approach by assembling the best-of-the-best local third-party professionals for each and every project. Below is a sample list of the key 3rd party professionals who vet our projects. This list is not comprehensive.

### **UniSource Group: Supplies the Project's economic impact analysis to verify EB-5 project suitability by way of a Targeted Employment Area and ensures job creation requirements**

Incorporated in 1990 as a Florida Corporation, UniSource specializes in offering integrated economic, legal and financial supporting documentation for a broad range of Business and Economic projects. UniSource has researched, published, and filed documents in support of over 200 successful EB-5 Project and Regional Center applications and amendments. To date, hundreds of Investor I-526s have been approved with some projects at the final I-829 approval stages.

### **Saul Ewing Arnstein & Lehr, LLP: Reviews the EB-5 business plan for USCIS compliance and supplies all relevant securities documents**

Saul Ewing Arnstein & Lehr, LLP is a U.S.-based law firm with 16 offices and approximately 400 attorneys providing a broad range of legal services. Its offices are located along the East Coast from Boston to Miami and extend into the Midwest by way of Chicago.

### **Institutional Financial Services through commercial financial partners (available upon request)**

1. Financing of EB-5 Investment Amount
2. Housing Loans & Mortgages
3. Asset-based Lending
4. Financial Planning
5. Deposit Services
6. Tax and Estate Planning







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# PAST EB-5 PROJECTS

THROUGH CTP AND ITS PARTNERS IN THE FLORIDA EQUITY AND GROWTH FUND REGIONAL CENTER, LLC



**Promise Pointe at Tampa Oaks** is a 98,150 square foot Class "A" facility (ECC) licensed for 130 beds (60 assisted living apartments, 48 memory/dementia care apartments), that was constructed on a portion of an 8-acre parcel of land. Total capital expenditures for the construction and development for Promise Pointe at Tampa Oaks amounted to approximately \$21.3 million.



**The Landings of Mills River**, located at 4143 Haywood Road in Mills River, North Carolina, houses 65 residents in spacious, private suites and studios. Total capital expenditures for the construction and development of the Landings of Mills River amounted to approximately \$11.9 million.



**The Berkeley**, located at 330 Juniper Street in Morganton, North Carolina, is a 29,500 square foot Assisted Living and Memory Care facility featuring 63 beds, housed in 45 private and semi-private units. Total capital expenditures amount to approximately \$10.9 million.



**Cabarrus Senior Living**, located at 5480 Harrisburg Industrial Park Drive in Harrisburg, North Carolina, is comprised of 35,000 square feet and features 66 beds, housed in 58 private and semi-private units serving both Assisted Living and Memory Care residents. Total capital expenditures are \$11.0 million.



**The Landings of Cabarrus** is a 35,500 square foot Assisted Living and Memory Care facility featuring 67 beds, housed in 59 private and semi-private units and located in Kannapolis, North Carolina. The total capital expenditures for the construction and development amounted to approximately \$13.1 million.



**Sparta Senior Living** is a 37,936 square foot assisted living and independent living facility under construction featuring 72 beds, housed in 24 assisted living units (40 beds) and 32 independent living units (32 beds) in Sparta, North Carolina. Capital expenditures totaled approximately \$13.06 million.



**Lake Lure Senior Living** is a 31,153 square foot Assisted Living and Memory Care facility in Lake Lure, North Carolina featuring 62 beds, housed in 44 private and semi-private units. Total capital expenditures total approximately \$11.8 million.



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**Reidsville Senior Living** is a 41,106 square foot Assisted and Independent Living facility located in Reidsville, North Carolina. The community features 75 beds, housed in 26 assisted living units and 32 independent living units with capital expenditures totaling \$13.9 million.



**Nine15** was a \$23.0 million investment from 46 EB-5 investors in a class “A” multifamily apartment building located in downtown Tampa, Florida. Nine15 features an outdoor pool terrace and patio on the eighth floor, a penthouse level fitness center, a penthouse level clubhouse and recreational space (Sky Club), a secure parking garage, breathtaking views of Tampa’s downtown skyline.



**The Harbour Island Apartments** was a \$19.0 million investment from 38 EB-5 investors in a class “A” multi-family apartment high-rise located on Harbour Island, a community adjacent to downtown Tampa, Florida. The property features 235 apartment units, housed in a single 21-story building.



**Le Meridien Tampa** was a \$12.0 million investment in an upscale, boutique hotel located in downtown Tampa, Florida, operating under Marriott International’s Le Méridien brand. The 105,030 square foot hotel offers 132 guest rooms.



**The Osprey Lodge** was a \$4.0 million investment in the development of an assisted living/memory care facility located in Tavares, Florida. The 124-bed facility offers 76 assisted living and 48 memory/dementia care units.



**The Market at Mills Park** was a \$4.5 million investment in the development of a grocery-anchored neighborhood shopping center located in Orlando, Florida. The 60,825 square foot shopping center includes tenants such as Fresh Market, First Watch, Brass Tap, and Chase Bank.



**Pearce at Pavilion** was a \$10.5 million investment in a 250-unit multifamily residential rental apartment community located in Riverview, Florida. Pearce at Pavilion offers one-, two- and three-bedroom units, priced in line with the current rental rates of the market area. The Project’s apartment units are housed in six, four-story garden-style buildings serviced by elevators.



**Haven 17** is an \$18.5 million equity investment in the development of a purpose-built student housing property located in Tallahassee, Florida, that will cater to students attending Florida State University, which has a total enrollment of nearly 42,000 students.





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**500 Ocean** was a \$13.0 million investment in a mixed-use property located in Boynton Beach, Florida, offering 341 multifamily residential rental apartments and 20,000 square feet of retail/office space.



**Marriott TownePlace Suites Orlando at SeaWorld** was an \$8.0 million investment in a 188-room extended-stay hotel located on Orlando's famous International Drive across the street from SeaWorld Orlando.



**Holiday Inn Express & Suites Orlando at SeaWorld** was an \$8.0 million investment in a 180-room extended-stay hotel located on Orlando's famous International Drive across the street from SeaWorld Orlando.



**Wyndham Garden Ft. Lauderdale Airport** was a \$5.0 million equity investment in Wyndham Garden Ft. Lauderdale Airport & Cruise Port, a 142-room limited-service hotel to be located in Dania Beach, Florida.



**Autograph Rocky Point** is a \$9.0 million investment from 18 EB-5 investors to develop the Current, a 180-room boutique hotel operating under Marriott International's Autograph Collection brand.



**Meres Crossing** is a \$12.5 million investment in Meres Crossing, a 236-unit garden-style apartment community in Tarpon Springs, Florida.



**Ecco on Orange** is a \$14.0 million investment in a 300-unit apartment community located just south of Orlando, Florida's downtown central business district. The project will consist of a single five-story building, wrapped around a 530-space parking garage.



**TRU by Hilton Ft. Lauderdale Airport** is a \$5.5 million investment in the TRU by Hilton Ft. Lauderdale Airport, a 115-room hotel to be located in Dania Beach, Florida.



**Delray Station** was a \$14.0 million investment in a 284 unit multifamily residential rental apartment community located in the beach community of Delray Beach, Florida.



**Bellamy Daytona** was a \$6.5 million equity investment in the development of Bellamy Daytona, a purpose-built student housing property located in Daytona Beach, Florida, that caters to students attending Embry-Riddle Aeronautical University and Daytona State College.