

The Source for Information on EB-5 Visa Investments.  
“Inform your clients, protect your practice.”

JULY 2019

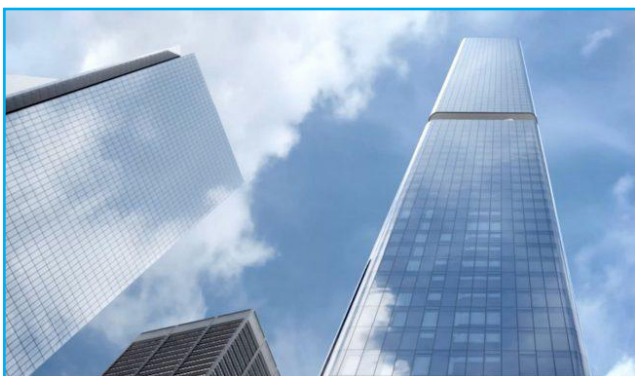


**IT'S YOUR LAST CHANCE  
TO IMMIGRATE TO THE  
USA WITH A \$500 000  
MINIMUM INVESTMENT**

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**BILL TO SCRAP PER-  
COUNTRY GREEN CARD  
CAP PASSES HOUSE WITH  
BIPARTISAN SUPPORT**

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**FLORIDA DEVELOPER  
TAKES OVER  
DEFAULTED DEBT ON  
125 GREENWICH**

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**EB-5 FUNDED  
HOLLYWOOD CIRCLE  
TOWER GETS \$125  
MILLION END LOAN**

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## EB-5 Project Database: Knowledge-Based Investing

[www.EB5Projects.com](http://www.EB5Projects.com)

- ➔ Search and compare to find the best Regional Center and Direct (Franchise) Investments
- ➔ Background, credit and suitability reports on the Projects, Regional Centers, Developers and Operators
- ➔ Independent research, due diligence and risk analysis reports on the investments and principals
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## CanAm Enterprises Achieves New Industry-Leading Milestone – \$1.25 Billion in EB-5 Projects Repaid



CanAm Enterprises has further established its leading position within the EB-5 industry with repayment in full of a \$175 million loan that had been provided to the Southeastern Pennsylvania Transportation Authority (SEPTA) – bringing the total repaid capital by CanAm's EB-5 investments to \$1.25 billion.

CanAm Enterprises ("CanAm") is pleased to announce that another of its EB-5 project loans has been repaid in full, marking \$1.25 billion of EB-5 capital fully repaid to 2,500 EB-5 investors in 38 CanAm-sponsored EB-5 projects. ([Read more](#))

Related Story: [CanAm Enterprises Announces its 56th EB-5 Project Loan Closing: Westin Hotel at Texas Medical Center](#)

## It's Your Last Chance to Immigrate To the USA with A \$500 000 Minimum Investment

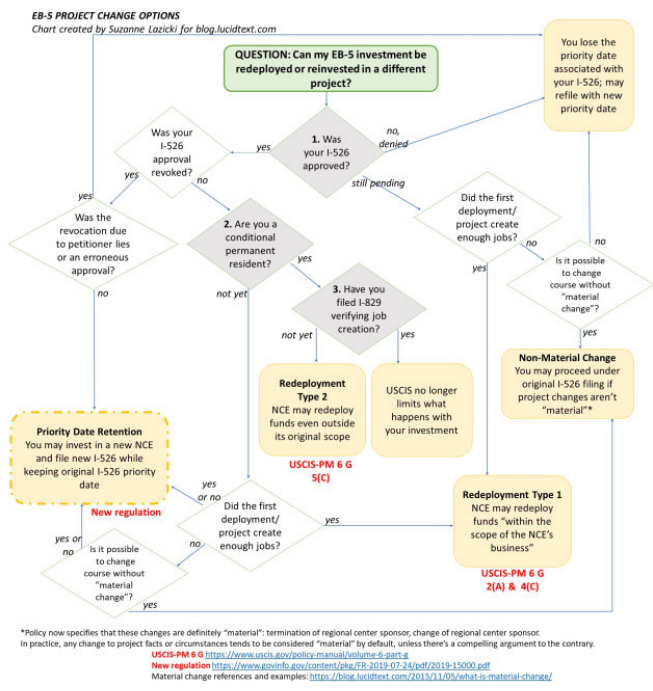


The minimum investment is set to increase to \$900,000.00 and \$1.8m on November 21, 2019, for those looking to immigrate to the USA. Now's the time if you want to take advantage of the lower minimum investment price.

It's undeniable that more South Africans are taking advantage of the EB-5 (employment-based, fifth preference) immigrant investor program, which provides an investor's entire family with the United States green cards based on the creation of jobs for U.S. workers. ([Read more](#))

### Related Stories:

- [EB-5 Regulation Published](#)
- [USCIS: New EB5 regs effective late 2019](#)
- [Did you know? Minimum Investments going up, Targeted Employment Area Designations being redefined](#)
- [Big changes are coming to the EB-5 program](#)
- [New Rule Raises U.S. Immigrant Investor Requirement To \\$ 900,000](#)
- [New Rulemaking Brings Significant Changes to EB-5 Program](#)
- [Upcoming Changes to EB-5 Visa Regulations for Foreign Investors](#)
- [Higher Investment Requirements and Stricter Regional Centre Rules Coming as DHS Approves New EB-5 Visa Rules](#)
- [A Look at the More Stringent EB-5 Foreign Investment Visa Rules](#)
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- [Changes to U.S.'s EB-5 Program Could Shift Money to Rural Areas](#)
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- [Real Estate Developers' Plea to Trump: Don't Roll Out New EB-5 Regulation](#)
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- [Foreign Investor Immigration Stampede Expected As U.S. EB5 Investment Requirements Rise](#)
- [Trump shouldn't go through with Obama-era rollback of EB-5 investment visas](#)
- [CMB's Thoughts on OMB Finalizing Their Review of EB-5 Modernization Regulation, Changes to Come](#)
- [EB-5 reg nears publication](#)
- [Foreign investors seeking green cards to pay far more under new EB-5 visa rule](#)
- [Sen. Chuck Grassley Denounces 'EB-5' Giveaway to China Hidden in India Outsourcing Bill](#)



# Priority date retention and redeployment, with flow chart

Among other changes, the new final rule for EB-5 Immigrant Investor Program Modernization "provides priority date retention to certain EB-5 investors." This post (1) discusses the context for this change, (2) summarizes the content of the change, and (3) provides a flow chart to illustrate the various options for changing course with an EB-5 investment.

## Context Summary

Priority date retention is one small fix toward a major problem in EB-5: the mismatch between policy and reality when it comes to EB-5 timing. ([Read more](#))

Related Story: [USCIS Publishes EB-5 Modernization Rule: The Impact on the EB-5 Program](#)

## 20 Kenyans Express Interest in \$500,000 US EB-5 Visa

Private Equity Company has divulged. Atlantic American Partners through its Managing Director Daniel Ryan said it received applications worth more than Sh1 billion from the group of Kenyans who are seeking to migrate to the US, Capital FM reported. EB-5 Visa is issued to applicants who invest at least Sh50 million in American businesses or a real estate project that can generate at least 10 permanent jobs. ([Read more](#))



## What's Ahead For The Fraud-Tainted U.S. EB-5 Visa Program?

The fraud-tainted U.S. EB-5 visa program is set to expire at the end of next month. For all of its faults, it has allowed thousands of Chinese to gain U.S. permanent residency. What's ahead? To learn more, I recently exchanged with Steve D. Albert, JD. Steve is a graduate of the University of Wisconsin, and managing director of East West Path, a U.S. immigration consulting firm.

Q. What so far has gone right and wrong with the U.S. EB-5 program for Chinese participants? ([Read more](#))

- Related Stories:
- [Chinese investment in US homes contracts by the most in nearly 10 years as trade war, capital controls bite](#)
  - [Chinese are big customers for schemes selling foreign residency](#)
  - [100 GOP Reps Back Fast-Track Citizenship for Chinese Investors](#)
  - [Chinese investors seeking green cards claim Silicon Valley businesswoman scammed more than \\$45 million](#)

## Lam Group Grabs \$68M Refi on FiDi Hotel

A Lower Manhattan hotel has locked in a \$67.5 million refinancing from Investors Bank, New York City property records show.

In a deal that closed earlier this week, Lam Group, led by investor John Lam, refinanced the outstanding debt on its Four Points by Sheraton New York Downtown, which opened in February 2016. The new deal includes \$1.3 million in fresh debt, as well as a refresh of the \$66.2 million of loans that are outstanding on the building. ([Read more](#))



## Free EB-5 visa consultations in South Africa this month



Meet with U.S. Immigration Fund EB-5 Experts and an Immigration Attorney.

U.S. Immigration Fund (USIF) and industry experts are

offering free consultations in various cities in South Africa, including Johannesburg and Cape Town.

Free consultations

A free consultation includes a meeting with an EB-5 representative from USIF, 3rd party EB-5 experts and immigration attorneys from I.A. Donoso and Associates. ([Read more](#))

Related Stories:

- [SA's super rich taking their wealth overseas ASAP - immigration expert](#)
- [Five Very Important Questions to Ask When Investing In an American Visa](#)

## EB-5 US Investor Green Card Program: Important update

Alarm bells are ringing within the US EB-5 Investor Visa community in the United States and around the world. The current EB-5 investment Green card program started in 1990 ends on September 30, 2019, but has been extended many times.

According to Dianne Stewart, President of Pathway USA, leading concierge relocation consultants with a trustworthy track record based in Charlotte, NC. ([Read more](#))



# Bill to scrap per-country green card cap passes House with bipartisan support



Bay Area Congresswoman's bill must still pass Senate

The paperwork Gautam Aggarwal has had to deal with concerning his green card in his home in Sunnyvale, Calif. on Wednesday, May 7, 2008. Aggarwal can't accept a promotion/raise or attend business school at Stanford because it would affect his status on his H-1B visa. His wife also cannot work because he applied for a green card.

Amid a backlog that sees some applicants waiting decades for green cards, 140 Republican members of Congress joined 224 Democrats and passed a bill Wednesday to end the per-country cap on green cards. ([Read more](#))

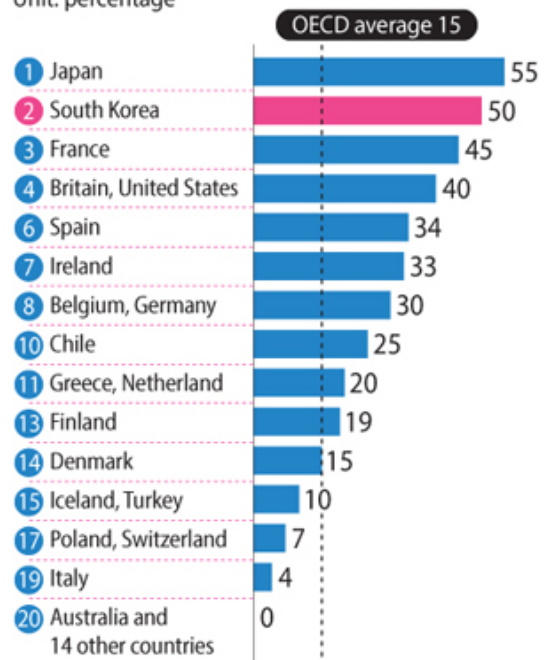
## Wealthy Koreans are heading out

Another good reason to consider CN Global insight with South Korean associates for EB-5 funded projects. Wait times are normal at 2.4 years. Demand is on the rise, as Korean people are trying to join in. Wealthy Koreans are migrating in increasing numbers to other countries because of the unstable economy and high tax rates at home.

Countries like the United States and Singapore are especially popular as immigration destinations because of their stable economies, lower tax rates and good education. ([Read more](#))

### Maximum inheritance tax rates in OECD countries

Unit: percentage



Source: High Potential Enterprises Research Institute



**FIND HUNDREDS OF EB-5 PROJECTS BY CENTER, LOCATION, CATEGORY.**

**DUE DILLIGENCE:** search documents, project news, videos, investor updates; download risk analysis reports, background checks, I-924A filings; obtain independent feasibility studies, offering document reviews, economic impact analysis verification reports.

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**EB-5 INVESTMENTS**  
THE EB-5 VISA INVESTMENT MARKETPLACE

## Quiros' house in Newport latest sale as receiver keeps moving Quiros' assets



The home owned by Ariel Quiros at 986 Lake Road in Newport is under contract for \$290,000.

The Vermont real estate holdings of the indicted former owner of Jay Peak continue to shrink as the person now overseeing those properties says he has a deal to sell one of them in Newport for nearly \$300,000.

The residential property at 986 Lake Road being sold is located

next to a site known as the former Bogner plant where Ariel Quiros and his fellow developers had proposed constructing a \$110 million biomedical research center, AnC Bio Vermont. ([Read more](#))

# Pam Golding partners with American Dream on EB-5 investment visas

Property giant Pam Golding and EB-5 investment visa specialists American Dream have combined forces to provide EB-5 investment visa expertise to SA investors looking to participate in the EB-5 Investment Programme, to gain permanent residency, and in due course, US citizenship.

Both organisations, being experts in their respective fields, will do their part to provide essential guidance and a complete service to applicants to enable them to invest in suitable commercial property ventures in the US. [\(Read more\)](#)



## Where CA Investments Are Going and Staying



Michael Halloran, founder and CEO of NES Financial, recently shared insights on opportunity zones.

More investment activity is starting from New York and Florida, however, that gap will close as California investors get added clarity about opportunity zone funds, leading to increased involvement.

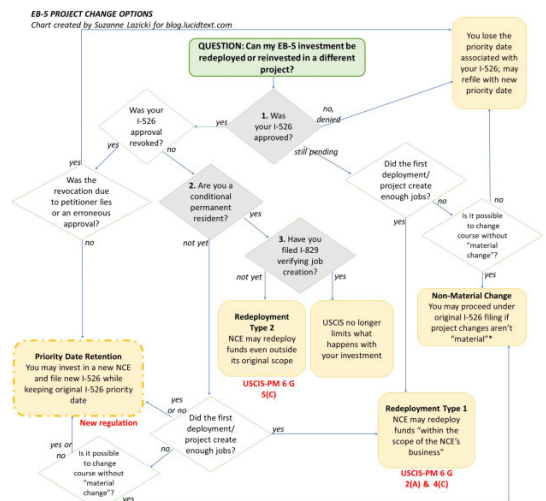
NES Financial has combined its expertise in administering tax-deferred investments and government-regulated investment programs. [\(Read more\)](#)

Related Story: [When it comes to Opportunity Zones, there are lessons to be learned from EB5](#)

## Country cap discussion (HR 1044)

How many EB-5 visas are available today to offer prospective investors?

If visas were simply allocated in order by priority date, then the answer would be 0, until about the year 2027. That's assuming 74,000+ EB-5 investors plus family already in line divided by 10,000 EB-5 visas available annually equals 7.4 years to clear the backlog and have visas available for new investors. If visas were simply allocated in FIFO order, then all past investors in the queue would be looking at a wait of less than 8 years, with timing graded by priority dates. [\(Read more\)](#)



\*Policy now specifies that these changes are definitely "material": termination of regional center sponsor; change of regional center sponsor. In practice, any change to project facts or circumstances tends to be considered "material" by default, unless there's a compelling argument to the contrary.  
USCIS-PM 6 G 2(A) <https://www.uscis.gov/policy-manual/volume-6-part-2>  
USCIS-PM 6 G 5(C) <https://www.uscis.gov/policy-manual/volume-6-part-5>  
New regulation <https://www.dhs.gov/immigration-travel/2018/12/24/pdf/2018-15000.pdf>  
Material change references and examples: <https://blog.lucicost.com/2018/11/05/what-is-material-change/>



## 5 Hotels under Construction in Houston



Houston is ranked fifth in the U.S. for most hotel product under construction.

According to JLL's 2019 Construction Outlook Report, the Bayou City has 4,576 rooms underway — 3% of the national pipeline. Meanwhile, industry experts warn of market oversaturation.

At least 12 hotels are under construction in the Greater Houston area, according to data compiled by NAI Partners Houston. ([Read more](#))

## Significant Retrogression – August 2019 Visa Bulletin Update

The Department of State (DOS) August 2019 Visa Bulletin shows significant retrogression in employment-based (EB) categories.



In the EB-1 category, final action dates retrogress to July 1, 2016, for all countries of chargeability except for India. The cut-off date for India's EB-1 category remains on Jan. 1, 2015. The EB-2 category retrogresses to July 1, 2016, for all countries except China, advancing to Jan. 1, 2017, and India, advancing to May 2, 2009. ([Read more](#))

## OIRA Conclusion of EO 12866 Regulatory Review

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**OIRA Conclusion of EO 12866 Regulatory Review**

<p>RIN: <a href="#">1615-AC07</a>   <a href="#">View EO 12866 Meetings</a></p> <p>Title: EB-5 Immigrant Investor Program Modernization</p> <p>Agency/Subagency: DHS / USCIS</p> <p>Concluded Action: Consistent with Change</p> <p>Legal Deadline: None</p> <p>Publication Date:</p> <p>Major: No</p> <p>Regulatory Flexibility Analysis Required: Yes</p> <p>Federalism Implications: No</p> <p>International Impacts: No</p>	<p>Received Date: 02/22/2019</p> <p>Stage: Final Rule</p> <p>Concluded Date: 06/27/2019</p> <p>Economically Significant: No</p> <p>Unfunded Mandates: No</p> <p>Related To Homeland Security: No</p> <p>Small Entities Affected: Businesses</p> <p>Affordable Care Act [Pub. L. 111-148 &amp; 111-152]: No</p> <p>Dodd-Frank Wall Street Reform and Consumer Protection Act, [Pub. L. 111-203]: No</p>
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([Read more](#))

## Penn-Florida scores \$225M construction loan for Mandarin Oriental condos in Boca

Madison Realty Capital CEO Josh Zegen, Penn-Florida Companies CEO Mark Gensheimer, and the Mandarin Oriental in Boca Raton

The loan is in addition to nearly \$400M in financing the developer secured in 2017

Penn-Florida Companies secured a \$225 million construction loan for The Residences at Mandarin Oriental in Boca Raton from Madison Realty Capital. ([Read more](#))



## Indian applicants to be now on waitlist for EB-5 visa



The EB-5 visa issuances to Indian nationals passed the 700 mark for the first time this year.

Indian applications for the EB-5 “investor” visa have skyrocketed over the last couple of years, so much so that the State Department has now announced that Indian applicants will be placed on a waiting list. Yet even with a delay, the EB-5 visa remains one of the

fastest and route to Green Card for Indian nationals. ([Read more](#))



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- ➔ Independent research, due diligence and risk analysis reports on the investments and principals
- ➔ Invest directly: get higher quality investments at lower costs (no agents or finders)



## Florida developer takes over defaulted debt on 125 Greenwich



The move throws the project into further uncertainty, as it faces two foreclosure proceedings.

A senior lender who moved to foreclose on 125 Greenwich, the under-construction residential tower in the Financial District, has sold the debt to a real estate development firm. ([Read more](#))

Related Stories:

- [Manhattan Condo Slump Starting to Imperil City Developers](#)
- [Silverstein in Negotiations to Step in at 125 Greenwich Street](#)
- [USIF schedules foreclosure auction for 125 Greenwich debt](#)
- [Developers of Financial District Condo Skyscraper Facing Foreclosure](#)
- [Senior lender files to foreclose on 125 Greenwich](#)

## TradePoint Atlantic Bank of America TV Commercial / EB-5 Project

Birch Capital's exemplar approved project may be one of the only EB-5 investment opportunities that features a national TV commercial produced by a national lender - Bank of America. The link below provides access to the 60 second commercial.

<https://birchlogin.sharefile.com/d-s5d5f05ee69a4d118>

Project financing, leasing and construction risk has been reduced with 15-25 year signed leases with credit tenants - Amazon, FedEx, Volkswagen, Home Depot, Under Armour, Perdue and Floor & Decor. ([Read more](#))

## Lightstone Lands \$70M in EB-5 Funding for Manhattan Hotel

On track for a September opening, the property is the third Moxy-brand hotel in Manhattan developed by Lightstone in partnership with Marriott.

Lightstone has raised \$70 million for the development of Marriott Moxy East Village, a 286-key hotel project in Manhattan, in its sixth round of EB-5 investment funding. The third Moxy project of the Lightstone-Marriott partnership in New York City topped out last fall and is expected to open in September. ([Read more](#))



## Federal Appeals Court Rejects Fraud Suit against Green Car Company



Chinese investors lose bid to recover millions poured into failed electric car company after Fourth Circuit US Court of Appeals ruling.

A failed "green" car company run by the former governor of Virginia will not be held accountable for untrue statements made to lure Chinese investors. ([Read more](#))

## Nearly completed Le Jardin condo project files for bankruptcy



Verzasca Group president & co-founder Darius Kasparaitis and Le Jardin Residences

Le Jardin had \$27.5M in assets and \$7.1M in liabilities, according to its filing

Verzasca Group's Le Jardin Residences boutique condo project in Bay Harbor Islands is nearly complete with the majority of units presold. ([Read more](#))

## Convicted Palm Beach EB-5 Fraudster's Oceanfront Mansion Sells for \$30 Million

The mansion was sold in bankruptcy proceedings filed by Robert Matthews, who pleaded guilty to federal charges after he was accused of defrauding EB-5 visa investors in the Palm House Hotel.

An oceanfront Palm Beach mansion that belonged to an embattled developer and admitted EB-5 fraudster Robert Matthews sold for over \$30 million. ([Read more](#))

Related Story: [Exclusive: Palm Beach mansion lost by developer in bankruptcy sells for \\$30.275M](#)



## Bellyard at the Interlock Construction Update (July 2019)



Construction of the Interlock, West Midtown Atlanta's hottest development, is now underway. The Interlock will feature Technology Office space leased to Georgia Tech and WeWork, extensive retail and restaurant space, residential housing and the Bellyard, a Marriott-branded hotel. ([Read more](#))

## Residences at Dania Pointe Construction Update (July 2019)

Less than 5 EB-5 investor spaces available!

As of June 30, 2019, construction of the Residences at Dania Pointe (recently branded Avery Dania Pointe) was more than 50% complete. The building's exterior envelope is in place and installation of impact resistant windows and sliding glass doors is ongoing. Construction has moved to interior electrical, mechanical, plumbing and fleshing out residential units. ([Read more](#))



## Harbourside Place's foreign investors: Cranky or defrauded?



Nearly 200 investors poured \$99.5 million into the mixed-use project on Indiantown Road, through the federal EB-5 program that grants U.S. visas to investors.

Are dozens of Chinese investors suing Jupiter's Harbourside Place ripped-off victims — or cranky financiers?

A Harbourside court filing called the plaintiffs bringing a lawsuit for fraud against Harbourside "a disgruntled minority rump group of wealthy Chinese investors." ([Read more](#))

Related Story: [Mastroianni's Harbourside Place settles with Jupiter over code violations](#)

## EB-5-funded hotel in Miami Beach seeks to terminate mortgage

The owner of Hotel Astor, at 956 Washington Ave. in Miami Beach, filed Chapter 11 to stay an eviction lawsuit.

EB-5-funded hotel in Miami Beach seeks to terminate mortgage

The owner of the now-closed Hotel Astor in Miami Beach is seeking to terminate a \$4.5 million mortgage.

Astor EB-5 LLC filed a lawsuit in U.S. Bankruptcy Court for the Southern District of Florida against Astor EB-5 Funding, which provided it with a mortgage. The lawsuit calls the mortgage a "fraudulent transfer." ([Read more](#))



## What's The Plan For The 'Pit' In The Middle Of Newport?

This month on Brave Little State, we head to the Northeast Kingdom to answer a listener question about a stalled redevelopment project.

The "pit," as Jill calls it, is a block of demolished buildings in the center of Newport's downtown district.

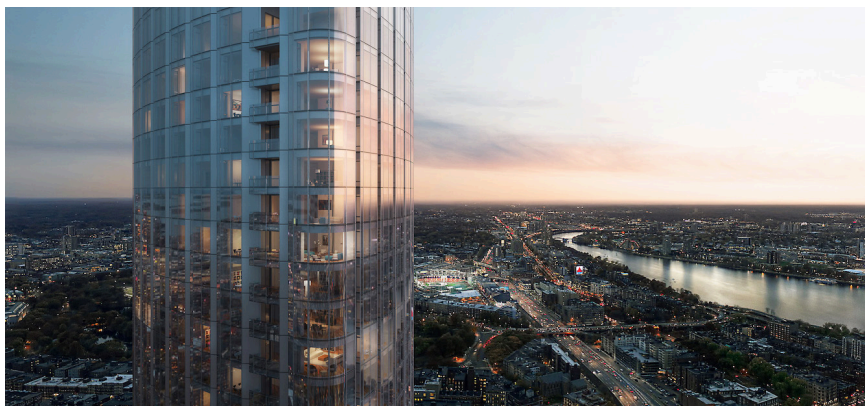
The backstory is complicated: The buildings here were razed in 2015 to make way for a mixed-use redevelopment project dubbed the Renaissance Block. ([Read more](#))



## LCR Capital Partners and HALL Group Receive First I-526 Approval for EB-5 Investors in Hall Arts II Fund LP

LCR Capital Partners announced today that the first I-526 approval has been received by investors in Hall Arts II Fund LP, an \$82.5 million EB-5 offering financing the construction of the HALL Arts Hotel and Residences, a new luxury boutique hotel and residential high-rise located in Dallas, Texas. Dallas was ranked by PwC as the #1 real estate investment city in the United States. ([Read more](#))

## Pathways Celebrates the Completion of One Dalton EB-5 Project in Boston



Encore presentation with Four Seasons in New Orleans.

Pathways EB-5, Inc., through its sister company, completed a \$159.5M EB-5 raise and loan for the Four Seasons Hotel and Residences, One Dalton located in Boston, Massachusetts. As contemplated in its documents, the EB-5 loan is now a first lien on the Four Season Hotel, One Dalton. ([Read more](#))

## EB-5 Funded Hollywood Circle Tower Gets \$125 Million End Loan

Chip Abele is the developer of Hollywood Circle and founding partner of Gold Coast Florida Regional Center.

More than half of the loan will be used as working capital by the development team.

The year-old Hollywood Circle apartment-hotel tower received \$125 million in fresh financing. After the construction loan has been paid off, the financing leaves the development team with \$65 million of working capital. ([Read more](#))



## Hotel Indigo Coachella Developers Looking to EB-5 for Construction Debt



Glenroy Coachella LLC, the development partnership that is constructing the HotelIndigo Coachella resort near the site of the Coachella Valley Music and Arts Festival, is looking to the EB-5 market for \$65 million in construction debt to help complete the project, Commercial Observer can exclusively report. ([Read more](#))



# EB-5 INVESTMENTS

THE EB-5 VISA INVESTMENT MARKETPLACE

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