

PREVIOUSLY SUCCESSFUL EB-5 PROGRAMS

Program A: KIMPTON VERO BEACH HOTEL & SPA

- **Focus:** Specializing in the design and construction of upscale waterfront properties, including hotels, private communities, and commercial centers.
- **Track Record:** Over 50 years of experience in Florida's development landscape, working closely with civic leaders and communities to ensure each project integrates seamlessly and bolsters the local economy.
- **EB-5 Highlights:** Job creation and robust economic growth driven by a commitment to superior quality and long-term viability.



Program B: SCRUB ISLAND RESORT, SPA & MARINA

- **Focus:** Operating multiple full-service hotels and resorts recognized for exceptional guest experiences.
- **Industry Recognition:** Recipient of numerous honors from major international hospitality brands, demonstrating consistent excellence in management, service delivery, and partnership.

- **EB-5 Highlights:** Strength in operational leadership, proven revenue performance, and reliable investor returns—critical elements for program success.



Program C: PORT ROYAL I5

- **Focus:** Creating innovative architectural designs that blend form, style, and structure—spanning residential, commercial, and hospitality sectors.
- **Global Reach:** A portfolio featuring projects throughout the United States, the Caribbean, Europe, and other international locales.
- **EB-5 Highlights:** Architectural ingenuity and meticulous attention to detail, ensuring developments resonate with regional aesthetics while meeting high construction and design standards.



Program D: RAIL STOP RESTAURANT & BAR

- **Focus:** Designing award-winning custom spaces for restaurants, hospitality, and entertainment venues worldwide.
- **Signature Approach:** Balancing memorable aesthetics with enduring quality, tailored to each project's locale and identity.
- **EB-5 Highlights:** Unique, high-end design that appeals to discerning clientele, supporting brand distinction, revenue growth, and strong investor confidence.



REAL ESTATE CASE

- a) Beachfront Luxury Bonefish Vacation Villa Complex in Key West, Florida



b) Oceanfront Maison Luxury Vacation Villa Complex in Key West, Florida



c) Oceanfront Tarpon Luxury Vacation Villa Complex on Hutchinson Island, Florida



d) Luxury Resort in Vero Beach, Florida



CURRENTLY OFFER

Marriott Ovalau Sea Lagoon Resort EB-5 Project

A newly approved EB-5 Immigrant Investor Program (USCIS 2025 Approved) featuring a luxurious Caribbean-style five-star resort managed by Marriott International. Situated on 50

acres along Florida's prime coastline, the property is uniquely positioned between the Atlantic Ocean and an inland lake—offering one-of-a-kind oceanfront access on both Florida's east and west coasts.

Key Highlights

- **Location Advantage:** Near Palm Beach, Florida's wealthiest area, and well-connected to the broader Miami and south mid-Atlantic coast. The project benefits from the region's strong population and GDP growth, as well as robust demand for upscale resorts, conferences, and weddings.
- **Flexible Investment Options:**
 - TEA (Underdeveloped/Economically Depressed Areas): Minimum investment of \$800,000 (25 available slots).
 - Non-TEA: Minimum investment of \$1,005,000 (35 available slots).
- **Project Strengths:**
 - Backed by Marriott International's proven hotel development and operations teams.
 - Supported by a leading Florida Regional Center with a 100% USCIS approval rate.
 - Audited by a top U.S. accounting and auditing firm to ensure transparent fund usage.
 - Offers a balanced financing structure with equity, debt, and EB-5 capital.
 - Built on a strong business model, featuring pre-sold resort villas and high-end memberships.
- **Fast Track to a U.S. Green Card:** Up to 25 reserved green card slots (TEA) with potential for expedited processing (approximately 2.5 years for conditional approval). Family members can also receive employment authorization alongside the principal investor.
- **Attractive Exit Strategy:** The quick return of capital is facilitated by a well-structured approach combining hotel operations, property ownership for resort members, and strong demand for premium leisure and business travel accommodations.

Short version

Prime Location: A unique 50-acre oceanfront site situated near Palm Beach, benefiting from Florida's robust GDP and population growth.

Flexible Investment: TEA option at \$800,000 (25 slots) or Non-TEA at \$1,005,000 (35 slots).

Marriott Expertise: A five-star resort managed by Marriott International, backed by a Florida Regional Center with a 100% USCIS approval rate.

Fast Track to U.S. Residency: Up to 25 TEA green card slots with expedited processing (about 2.5 years), including employment authorization for family members.

Attractive Returns: Balanced financing structure, pre-sold villas, and strong tourism demand drive potential for early capital payback.

BLOG

1)

Against the backdrop of constantly changing US immigration policies, President Trump's recent "Golden Card Immigration Plan" has attracted widespread attention.

The plan requires applicants to invest 5 million US dollars to obtain a US green card and potentially eventually become a US citizen. This move is seen as an alternative to the existing EB-5 investment immigration program. Compared with the current EB-5 program, the threshold for the Golden Card Immigration Plan has been significantly raised, but it provides a more direct path to naturalization for wealthy investors.

How will this proposal affect the existing EB-5 program? Let's analyze it together.

Background of the plan:

The \$5 million golden card immigration proposal

At a White House press conference on February 25, Trump announced, "We will launch a 'golden card' priced at \$5 million. Purchasers will receive a green card and this will also be a way to obtain US citizenship. The rich will be able to enter the US by purchasing this card."

US Secretary of Commerce Wilbur Ross said on the evening of the 25th that this measure **could replace the existing EB-5 visa program**. The current EB-5 visa requires investors to invest \$800,000 and create at least 10 jobs, while also providing investors with the opportunity to obtain a green card.

Some people believe that Trump's golden card immigration plan is seen as an alternative to the EB-5 visa, and although it has a higher threshold, it provides a more attractive path to citizenship. Trump himself also said that the details of the plan will be announced within two weeks.

Will the \$5 million golden card

mean the end of the EB-5 program?

According to the separation of powers principle in the US Constitution, Trump cannot unilaterally abolish or change legislative items passed by Congress. The current EB-5 investment immigration program was established under Section 203(b)(5) of the Immigration Act of 1990, and its legal validity is guaranteed by Section 203 of the Immigration and Nationality Act (INA).

In response to Trump's proposal for a “US\$5 million golden card immigration” program, here is some important legal analysis:

1. **Rigid restrictions on the legislative process:** Title 8, United States Code, Section 1153 stipulates that the establishment of any new visa category must be subject to dual review by the House of Representatives and the Senate Judiciary Committee, and ultimately signed into effect by the President. (In short, EB-5 is a program authorized by Congress, and Trump cannot unilaterally cancel it.)
2. **Grandfathering legal protection:** Section 103 of the “EB-5 Integrity Act of 2022” clearly states that applications submitted before the bill takes effect will be protected by permanent legal protection. (US laws usually establish grandfathering provisions based on fairness, so the existing EB-5 program can only automatically expire at most.)
3. **Limitations on administrative effectiveness:** The White House policy statement cannot change the legal effect of 8 CFR 204.6. The Integrity Act of 2022 clearly states that the President cannot unilaterally amend these provisions.

What impact will there be on EB-5 program investors?

The EB-5 program has been explicitly extended by Congress until September 30, 2027 (pursuant to Section 101 of H.R. 2617). Even if future policy changes are made, **existing applicants' rights will be fully protected under the Vested Rights Doctrine pursuant to Section 706 of the Administrative Procedure Act (APA).**

According to statistics from the US Citizenship and Immigration Services (USCIS), the number of EB-5 applications in January 2024 increased by 47% year-on-year, reflecting investors' high concern about policy stability. For those **interested in applying, it is recommended to seize the current policy window period.**

According to the USCIS's 2023 EB-5 Program Report, investors are advised to

1. **prioritize reserved visa categories:** there are currently no waiting periods for rural areas, high unemployment areas, and infrastructure projects.
2. **Use simultaneous filing strategy:** Eligible applicants can submit both Form I-526E and Form I-485.
3. **Avoid the risk of policy fluctuations:** Give priority to reputable projects, such as existing hotel renovation projects, which have a track record and are less risky. For example, the Hilton brand **existing hotel renovation project represented by “Home” only needs 5 years to break even, and there is only one last place left.**