

Become a United States
Permanent Resident
Immigration through investment



NEXO

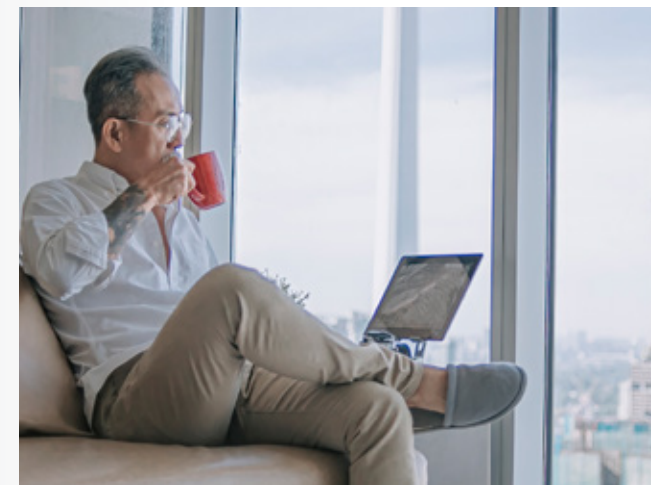
RESIDENCES
NORTH MIAMI BEACH

What is EB-5?

The EB-5 Immigrant Investor Program is a United States government program that encourages new investments in job creation projects. Congress created the EB-5 Program in 1990 to stimulate the U.S. economy through job creation and capital investment by foreign investors.

In 1992, Congress created the Immigrant Investor Program, also known as the Regional Center Program, which sets aside EB-5 visas for participants who invest in commercial enterprises associated with regional centers approved by the United States Citizenship and Immigration Services (USCIS) based on proposals for promoting economic growth.

The current investment amount as announced on March 15, 2022 is either \$800,000 or \$1,050,000 depending on the targeted employment area.



Who can apply under a single petition?

Through the EB-5 program, foreign investors and their immediate family members (spouses and unmarried children under the age of 21) have the opportunity to obtain resident status (i.e. a green card) by investing in a qualifying EB-5 project that creates at least 10 full-time jobs.



Advantages of obtaining an EB-5 Visa:

An EB-5 visa offers a series of benefits to immigrants, including:

- Legal status in the U.S.
- Direct path to permanent residency and ultimately US citizenship
- No visa sponsorship requirement
- Freedom to live and work anywhere in the U.S.
- Education and employment opportunities for children under the age of 21



Investment Requirements:

- Investment of \$800,000 in the Nexo EB-5 project.
- Investment capital must be from a legal source acquired directly or indirectly through lawful means
- The investment must be “at risk”

Required Fees*:

- Admin Fee: \$70,000
- Legal Fees: \$20,000-\$25,000
- USCIS I-526 Application Fee: \$3,675

*All fees listed should be discussed with your hired immigration attorney.



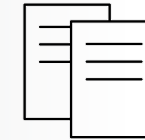
Nexo Residences, North Miami Beach

The Application Process

After approval of the initial application (I-526 Petition), the applicant, their spouse, and unmarried children under the age of 21.



STEP 1: Speak with a representative about the Nexo EB-5 project.



STEP 2: Prepare I-526 form with your attorney and submit to USCIS (Estimated 4-8 weeks)

A. Hire an Immigration Attorney to prepare their Immigration Petition (I-526)

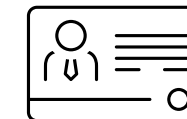
B. Review of legal source of funds by your attorney

C. Payment of investment and fees.

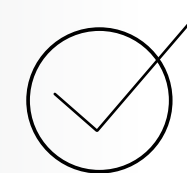
| If Applicant is Outside the US | If Applicant is Inside the US |
|---|---|
| <ul style="list-style-type: none"> • Consulate Processing • Consulate Interview | <ul style="list-style-type: none"> • Proceed with adjustment of status, including work authorization and travel permit |



STEP 3: Receive approval on I-526 Form from USCIS



STEP 4: Receive permanent Resident Green Card



STEP 5: File I-829 form within 2 years of receiving your permanent resident status



STEP 6: Return of at-risk investment capital

Consult with your attorney on estimated timeline.

Nexo Residences North Miami Beach

Nexo Residences offers a new, urban autonomy for independent homeowners with fully finished and beautifully furnished residences designed to live, own, or host. Residences range from studio to three-bedrooms and feature floor-to-ceiling windows, expansive balconies with glass railings, modern European-style kitchens, and a lockable owner's closet. Each residence is optimized to list on any short-term rental listing platform (AirBnB, Vrbo, etc.) for weekly, monthly, seasonal, or long-term stays. In addition to condominiums, Nexo offers a limited number of turnkey three- and four-bedroom townhomes available for long-term leasing capabilities.

Blending the necessities of remote work life with inspiration from South Florida as a year-round vacation destination, Nexo Residences' suite of amenities, including a two-story Tech Center featuring co-working spaces. The building is also family-friendly with amenities designed for entertaining, including a children's playground plaza, outdoor gaming areas, a resort-style pool with lounge chairs, outdoor lawn and theater, and intimate summer kitchens with fire pits and lounge areas, multipurpose clubroom, and a fitness center with a yoga studio. Additionally, Nexo's rooftop observatory level offers an intimate refuge with a summer kitchen and dining area, lounge areas and fire pits with panoramic views of Aventura, Sunny Isles, and North Miami. The project is ideally set along the main thoroughfare of Biscayne Boulevard, minutes from the Intracoastal, and is nearly equidistant to both Miami International Airport and Fort Lauderdale-Hollywood International Airport.



LOCATION
13899 Biscayne Blvd.
North Miami Beach, FL 33181

DEVELOPERS
Fortune International Group
& Blue Road

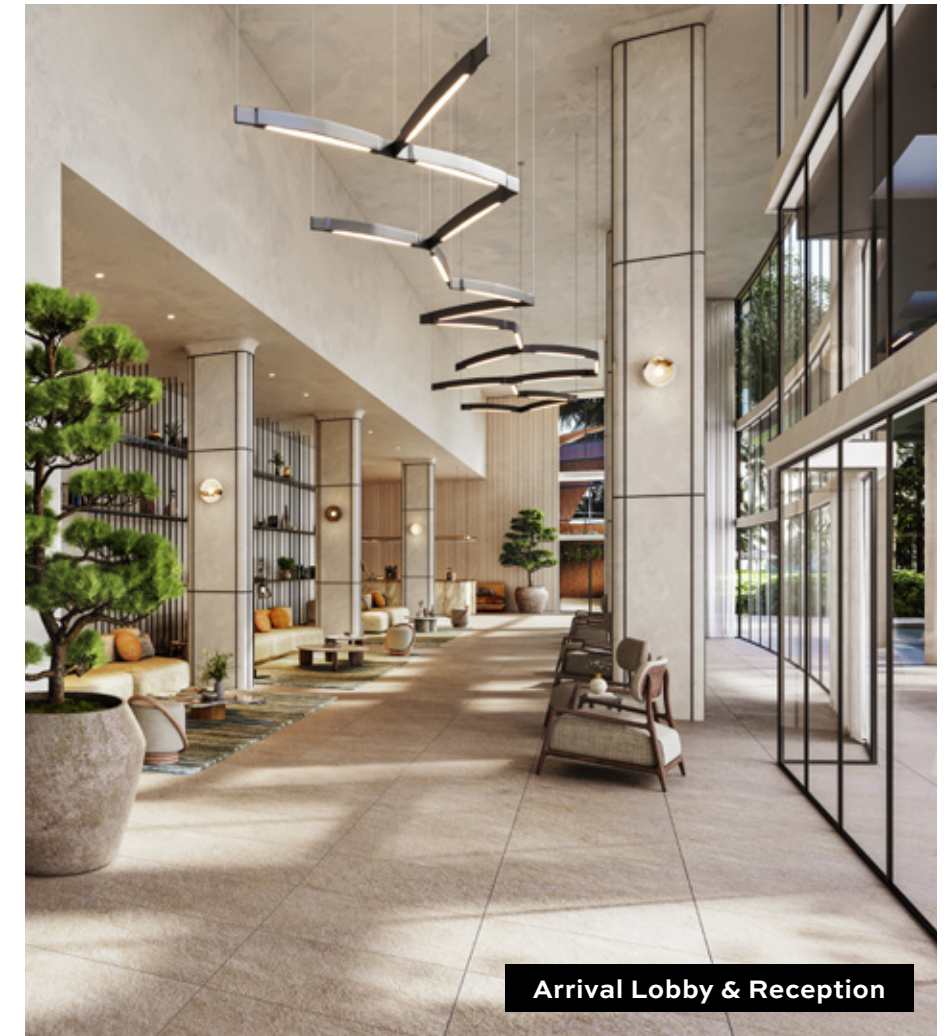
CONSTRUCTION STATUS
Estimated Completion 2025

INVESTMENT REQUIREMENT
\$800,000

ADMIN FEE
\$70,000

REGIONAL CENTER
Florida First Regional Center
(FFRC) wholly owned and
operated by American
Economic Growth Fund

TARGET CAPITAL RETURN
.5%



Frequently Asked Questions

HOW AND WHEN IS THE \$800,000 INVESTMENT PAID? CAN I PAY IN INSTALLMENTS?

The \$800,000 is paid via wire transfer to the project's escrow account (Nexo Residences EB5 LLLP). It is paid at the time the EB-5 petition is submitted to USCIS. It cannot be paid in installments.

HOW DO I CERTIFY THE LEGAL SOURCE OF MY \$800,000 INVESTMENT?

Many sources are accepted as legal: capital earned from salary and business earnings, appreciation of real estate or other investments, inheritance, gifts and so on. Your attorney will advise you on your specific circumstances.

CAN I USE A BANK LOAN TO APPLY FOR AN EB-5 VISA?

Yes, you can use a bank loan to apply for an EB-5 visa, but there are strict conditions and your attorney will review your specific circumstance.

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; however, you still must provide verifiable proof of a legitimate source for the gifted funds.

IS IT POSSIBLE TO VISIT THE PROJECT AND PERSONS INVOLVED IN THE U.S.?

We welcome all to visit the Nexo Residences Sales Gallery and meet with one of our knowledgeable colleagues. Please provide us with a tentative visit date and we will arrange your visit.

ARE THERE ANY ADDITIONAL FEES?

Yes, there is an administrative fee of \$70,000 that must be paid at the time the EB-5 petitions submitted to USCIS. The applicant must also pay their attorney's legal fees, which can range between \$20,000 - \$25,000.

WHAT DOES THE ADMIN \$70,000 COST INCLUDE?

It covers the administrative costs associated with the EB-5 project and the Regional Center.

WHAT IS A REGIONAL CENTER?

An EB-5 regional center is an economic unit, public or private, in the United States that is involved with promoting economic growth. Regional centers are designated by the USCIS for participation in the Immigrant Investor Program.

WHAT HAPPENS IF MY APPLICATION FOR EB-5 IS DENIED?

The project will return the initial capital investment to the applicant. The administrative & legal fees will not be reimbursed.

WHEN IS MY \$800,000 INVESTMENT REPAID?

The investment will be repaid per terms identified in the particular project offering documents. Most projects typically indicate a five-year term, but each project is different.

WHO IS YOUR ATTORNEY?

Greenberg Taurig, LLP



13899 BISCAYNE BLVD.
NORTH MIAMI BEACH, FL 33181



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THE DEVELOPER IS 13899 BISCAYNE ASSOCIATES, LLC, WHICH HAS A RIGHT TO USE THE TRADEMARK NAMES AND LOGOS OF FORTUNE INTERNATIONAL GROUP AND BLUE ROAD LLC. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, IN STATES WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE. ECUM QUIBUS. APE NOBIT VERE PLANT. ARCIISITAMUS NUS, EXCEPERUM CUSAE MILICIMUS ADI RESTECTIAM FUGIA AUT ACEA QUATIS ULPARUM CORERCI ENDAMEN DELLIT INULLABORUM. NAM REM ACILITAQUAE VOLUT AS INVELLUPTIO VOLESTIS UTEM ET ALICAERIBERI OMNIHIL ETUR AUT QUAM HARUPIENIS ET QUIS ACCUS EST, SIMAGNI TO INI DOLORPO RITIONS ERIAE. ITAS VOLOREPELIT AT ULPARUM, QUIS EAQUO QUAM QUAM ADIS DOLUPTAQUE PROVITAS ELIS EXPLAB ILLORE NUM ID MAGNIME INUMQUO MODI RE, QUIS QUI TE EVERIBUS ACCEPTATUR.