

Become a United States Permanent Resident

Immigration through investment



NEXO

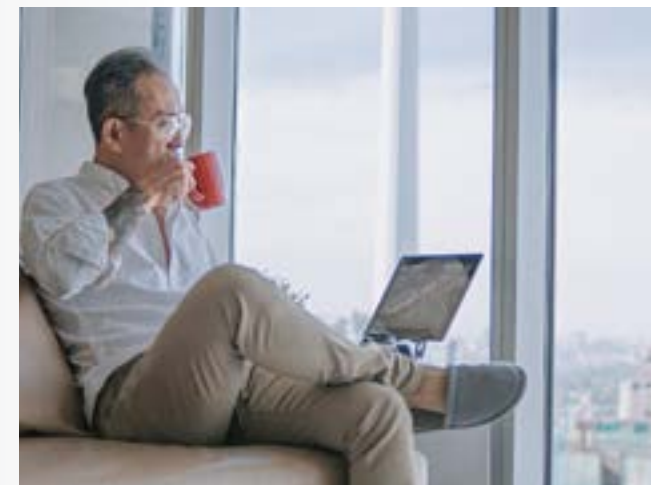
RESIDENCES
NORTH MIAMI BEACH

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.



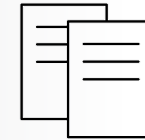
Nexo Residences, North Miami Beach

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.



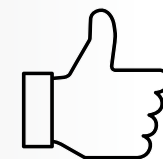
STEP 2: Prepare I-526 form with your attorney and submit to USCIS (Estimated 4-8 weeks)

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

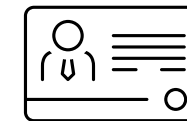
B. Review of legal source of funds by your attorney

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.



Kitchen, Dining & Living Space

LOCATION
13899 Biscayne Blvd.
North Miami Beach, FL 33181

DEVELOPERS
Fortune International Group
& Blue Road

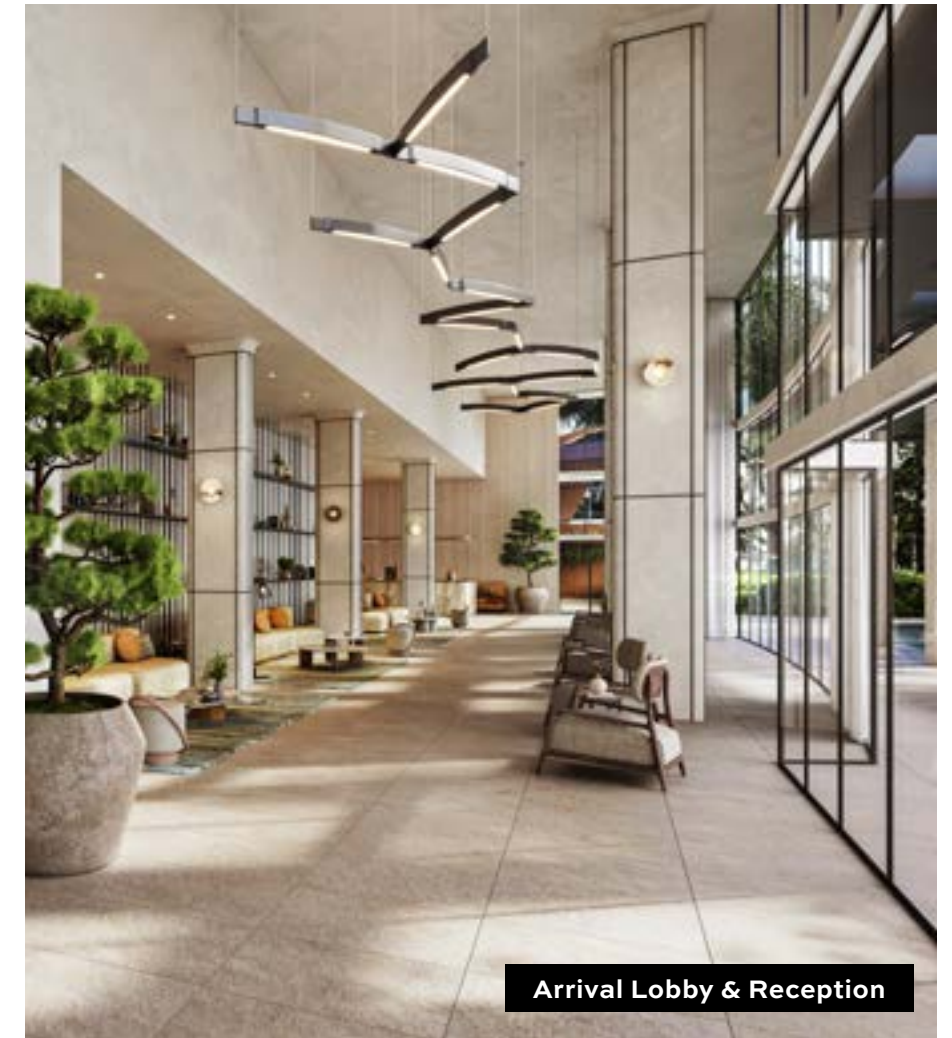
CONSTRUCTION STATUS
Estimated Completion 2025

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%



Arrival Lobby & Reception



Observation Deck

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 Traurig, 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. DEVELOPER IS NOT RESPONSIBLE FOR, ASSOCIATED, OR IN ANY WAY CONNECTED WITH THE UNITED STATES CITIZENSHIP AND IMMIGRATION SERVICE OR EB-5 IMMIGRANT INVESTOR PROGRAM. PURCHASERS SHOULD CONSULT THEIR OWN EXPERIENCED FINANCIAL AND LEGAL CONSULTANTS FOR GUIDANCE AND ADVICE ON THE EB-5 APPLICATION PROCESS. THIS PRESENTATION IS THE PROPERTY OF 13899 BISCAYNE ASSOCIATES LLC (THE "COMPANY") AND IS STRICTLY CONFIDENTIAL. IT CONTAINS INFORMATION INTENDED ONLY FOR THE PERSON TO WHOM IT IS TRANSMITTED. WITH RECEIPT OF THIS INFORMATION, RECIPIENT ACKNOWLEDGES AND AGREES THAT: (I) THIS DOCUMENT WHICH IS NOT INTENDED TO BE DISTRIBUTED, AND IF DISTRIBUTED INADVERTENTLY, WILL BE RETURNED TO THE COMPANY UPON REQUEST AS SOON AS POSSIBLE; (II) THE RECIPIENT WILL NOT COPY, FAX, REPRODUCE, DIVULGE, OR DISTRIBUTE THIS CONFIDENTIAL INFORMATION, IN WHOLE OR IN PART, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE COMPANY; (III) ALL OF THE INFORMATION HEREIN WILL BE TREATED AS CONFIDENTIAL INFORMATION WITH NO LESS CARE THAN THAT AFFORDED TO ITS OWN CONFIDENTIAL MATERIAL. THIS PRESENTATION IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED FOR ANY OTHER USE. THIS PRESENTATION IS NOT AN OFFERING MEMORANDUM OR PROSPECTUS AND SHOULD NOT BE TREATED AS OFFERING MATERIAL OF ANY SORT. THE INFORMATION CONTAINED IN THIS PRESENTATION SHALL NOT CONSTITUTE AN OFFER TO SELL OR THE SOLICITATION OF AN OFFER TO BUY SECURITIES. THIS PRESENTATION IS INTENDED TO BE OF GENERAL INTEREST ONLY, AND DOES NOT CONSTITUTE OR SET FORTH PROFESSIONAL OPINIONS OR ADVICE. THE INFORMATION IN THIS DOCUMENT IS SPECULATIVE AND MAY OR MAY NOT BE ACCURATE. ACTUAL INFORMATION AND RESULTS MAY DIFFER MATERIALLY FROM THOSE STATED IN THIS DOCUMENT. THE COMPANY MAKES NO REPRESENTATIONS OR WARRANTIES WHICH RESPECT TO THE ACCURACY OF THE WHOLE OR ANY PART OF THIS PRESENTATION AND DISCLAIMS ALL SUCH REPRESENTATIONS AND WARRANTIES. NEITHER THE COMPANY NOR ITS PRINCIPALS, EMPLOYEES, OR AGENTS SHALL BE LIABLE TO ANY USER OF THIS DOCUMENT OR TO ANY OTHER PERSON OR ENTITY FOR THE TRUTHFULNESS OR ACCURACY OF INFORMATION CONTAINED IN THIS PRESENTATION OR FOR ANY ERRORS OR OMISSIONS IN ITS CONTENT, REGARDLESS OF THE CAUSE OF SUCH INACCURACY, ERROR, OR OMISSION. FURTHERMORE, THE COMPANY, ITS PRINCIPALS, EMPLOYEES, OR AGENTS ACCEPT NO LIABILITY AND DISCLAIM ALL RESPONSIBILITY FOR THE CONSEQUENCES OF ANY USER OF THIS DOCUMENT OR ANYONE ELSE ACTING, OR REFRAINING TO ACT, IN RELIANCE ON THE INFORMATION CONTAINED IN THIS DOCUMENT OR FOR ANY DECISION BASED ON IT, OR FOR ANY ACTUAL, CONSEQUENTIAL, SPECIAL, INCIDENTAL, OR PUNITIVE DAMAGES TO ANY PERSON OR ENTITY FOR ANY MATTER RELATING TO THIS DOCUMENT EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. ANY AND ALL PROJECTIONS THAT MAY BE CONTAINED IN THIS DOCUMENT HAVE BEEN ESTIMATED BASED ON UNKNOWN VARIABLES WHICH MAY OR MAY NOT OCCUR IN THE FUTURE. THIS PRESENTATION CONTAINS FORWARD-LOOKING STATEMENTS WITHIN THE MEANING OF THE FEDERAL SECURITIES LAWS. FORWARD-LOOKING STATEMENTS EXPRESS THE COMPANY'S EXPECTATIONS OR PREDICTIONS OF FUTURE EVENTS OR RESULTS. THEY ARE NOT GUARANTEES AND ARE SUBJECT TO MANY RISKS AND UNCERTAINTIES. THERE ARE A NUMBER OF FACTORS BEYOND THE COMPANY'S CONTROL THAT COULD CAUSE ACTUAL EVENTS OR RESULTS TO BE SIGNIFICANTLY DIFFERENT FROM THOSE DESCRIBED IN THE FORWARD-LOOKING STATEMENTS. ANY OR ALL OF THE FORWARD-LOOKING STATEMENTS IN THIS DOCUMENT OR IN ANY OTHER STATEMENTS THE COMPANY MAKES MAY TURN OUT TO BE WRONG. EXCEPT AS REQUIRED BY APPLICABLE LAW, THE COMPANY DOES NOT INTEND TO PUBLICLY UPDATE OR REVISE ANY FORWARD-LOOKING STATEMENTS, WHETHER AS A RESULT OF NEW INFORMATION, FUTURE DEVELOPMENTS OR OTHERWISE. IN LIGHT OF THE SIGNIFICANT UNCERTAINTIES INHERENT IN THE FORWARD-LOOKING STATEMENTS MADE IN THIS DOCUMENT, THE INCLUSION OF THIS INFORMATION SHOULD NOT BE REGARDED AS A REPRESENTATION BY THE COMPANY OR ANY OTHER PERSON THAT ITS OBJECTIVES, FUTURE RESULTS, LEVELS OF ACTIVITY, PERFORMANCE OR PLANS WILL BE ACHIEVED.