

Become a United States Permanent Resident

Immigration through investment



ORA
BY
Casa  Tua

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 \$1,050,000 in the ORA by Casa Tua 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: \$12,160

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



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 ORA by Casa Tua 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

- Consulate Processing
- Consulate Interview



If Applicant is Inside the US

- 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.

ORA by Casa Tua

Introducing Miami’s first-of-its-kind destination, imagined for an evolving new world – ORA by Casa Tua is a collection of residences centered in nature and infused with the simple elegance and sincere charm of the renowned Casa Tua brand. A combination of soulful dining and vibrant entertainment for both residents and the extended community, ORA is the city’s greatest amenity. Set in the heart of the coveted Brickell neighborhood, it is a destination, retreat, and a lifestyle, enriched and defined by its meaningful moments and by the people who live them.

ORA by Casa Tua offers fully furnished and impeccably finished studios to four-bedroom residences with the freedom of flexible ownership. Owner’s and their guests will enjoy exceptional services without leaving home as well as two new restaurant concepts. a gourmet market, and a rooftop lounge with resort-style, features including a rooftop, all curated by the renowned Casa Tua brand. Additionally, owners and their guests will be immersed in nature in every space along with a one-of-a-kind sky park in the center of the building.

LOCATION

1210 Brickell Avenue
Miami, FL 33131

DEVELOPER

Fortune International Group

CONSTRUCTION STATUS

Estimated Completion
Late 2028

INVESTMENT REQUIREMENT

\$1,050,000

ADMIN FEE

\$70,000

REGIONAL CENTER

FLORIDA EB5
INVESTMENTS LLC

TARGET CAPITAL RETURN

0.25%



Frequently Asked Questions

HOW AND WHEN IS THE \$1,050,000 INVESTMENT PAID? CAN I PAY IN INSTALLMENTS?

The \$1,050,000 is paid via wire transfer to the project's escrow account ORA 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 \$1,050,000 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 ORA by Casa Tua Sales Lounge 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 \$1,050,000 INVESTMENT REPAYED?

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.

WHAT ATTORNEY IS ORA BY CASA TUA WORKING WITH?

Greenberg Traurig, LLP

1210 Brickell Avenue Miami, FL, 33131

Developed By
FORTUNE
INTERNATIONAL
— GROUP —



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