

# EB5 Program Summary Guide



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## EB5 Financing Guide

EB5 financing was postponed and now has been released from the Home Land Security (USCIS) legal challenge that has seen delays for 2 ½ years. Recently a Federal Judge ruled in against USCIS which means there is a pent-up demand due to this 2 ½ year abatement.

- Up to 40% of the total cost of the project including marketing costs
- 4% - 6% - 5-year term interest only
- Payments made 1 year in arrears
- Possible 2-year extension
- No personal guarantees
- No lien against the asset
- Available to Qualified projects located in a TEA (Targeted Employment Area)
- 3% Management Fee
- 10% equity

## SanPete Financial Group would be happy to assist you in determining if your project qualifies

- Real Estate- Ground up Construction (including the purchase of the land)
- Business Interest- if operations are located in a TEA
- Software Development companies- if leased or owned office is located in a TEA
- TEAs are designated areas by Homeland Security in the Continental US and US owned Territories i.e. Puerto Rico and Guam (as examples).

What makes SanPete Financial Group different is that we can also provide financing for the remaining 60% upon success of the EB5 Financing, in addition to other options if you do not qualify for EB5 or do not raise the entire EB5 amount. As Project Sponsors we are involved in the process from inception to project completion.

For more information contact us:



## WHAT IS EB-5?

The EB-5 Immigrant Investor visa program is a job creation program in the United States designed to attract foreign investment. It offers an opportunity for foreign nationals to achieve permanent residence (a green card) in the United States if they make an investment of at least \$800,000 into U.S. businesses. In order to qualify for this immigration benefit, EB-5 petitioners must prove that their investment created at least 10 new full time jobs for American workers.

Unlike some U.S. Visa categories, once the EB-5 Visa is received, the applicant becomes a lawful permanent resident of the United States. Permanent residents are free to pursue educational opportunities, live, work and travel anywhere within the United States. There is no future requalification needed and EB-5 ultimately provides a path to U.S. citizenship.



# WHAT ARE THE REQUIREMENTS?

## 1. EB-5 40% investment

- Ground up Build out of Commercial Real Estate
- Build out of an Energy Company
- Build out of a Software Company
- Will not apply to acquisitions of EXISTING Real Estate or LEASE unless you are a Software Company.
- TEAs (Target Employment Areas in 50 US Continental States and US owner Territories. Puerto and Guam.

## 2. Real Estate

- **Any Ground up development will be applicable.**
- **The Costs associated with the acquisition of the land may add to the total capital need.**
- **There must be site control either by outright ownership or binding LOI for purchase of the land**
- **Up to 40% of the total costs may be raised**
- **It is best to forecast the entire capital needs for 5 years to determine what the capital request should be to maximize the 40% that can be raised.**
- **No maximum**

## 3. Energy Company

- **Costs associated with the building of the Energy Development (Solar Farm, Wind Farm etc) is acceptable.**
- **Rental or Acquisition of a building (EB5 location) housing the majority of the employed personnel is acceptable and required.**
- **Up to 40% of the Capital required is applicable.**
- **It is best to forecast the entire capital needs for 5 years to determine what the capital request should be to maximize the 40% that can be raised.**
- **No maximum**

## 4. Software Company

- **Costs associated with the building of a Software Development is acceptable.**
- **Rental or Acquisition of a building (EB5 location) housing the majority of the employed personnel is acceptable and required.**
- **Up to 40% of the Capital required is applicable.**
- **It is best to forecast the entire capital needs for 5 years to determine what the capital request should be to maximize the 40% that can be raised.**
- **No maximum**

## 5. Fees

- **\$375,000 Legal Fee [Non-refundable Attorney Fees] (for up front for deliverables including PPM, Operating LLCs, Regional Center and submission to Agents and Investors with presentations by Attorney.**
- **3% Management Fee (from each \$800,000 investment received)**
- **10% Equity to RAM and its affiliates. should be to maximize the 40% that can be raised.**
- **No maximum**

## TOP 3 FAQS

### **FAQ 1. Do I automatically qualify for the 60% additional bank funding?**

Once your EB5 Investment is approved we will send notification to the bank that you will be filling an application within 90 days. The bank will process your application through its normal underwriting process of 90 days. Once approved the bank may offer you standard financing or an invitation to participate in their Private Banking Trade Platform.

### **FAQ 2. Can I create a Joint Venture with other companies to qualify for the EB5 Program?**

Yes, you can Joint Venture with other companies to raise funds for initial fees and to qualify for the full 40% EB5 Program.

### **FAQ 3. What does the Project Sponsor do?**

SanPete Financial Group as a Project Sponsor is responsible for quarterbacking development deals and operational businesses, we are also a part of the Equity Sponsorship group. After our initial vetting of projects, we present project and project owner to the Equity Sponsor for final vetting and then the project is passed to the Attorney for creation of project deliverables including PPM, Operating LLCs, Regional Center requirements and submission to Agents and Investors with presentations by Attorney. SanPete Financial Group is in the process from inception through implementation of completed project.

# EB5 PROGRAM USEFUL LINKS

- 1) EB5 Definition:  
[https://en.wikipedia.org/wiki/EB-5\\_visa#2022](https://en.wikipedia.org/wiki/EB-5_visa#2022)
- 2) EB5 Parameters: <https://www.uscis.gov/working-in-the-united-states/permanent-workers/employment-based-immigration-fifth-preference-eb-5/about-the-eb-5-visa-classification>
- 3) TEAs Targeted Employment Areas mapping tool:  
[https://iiousa.org/eb5\\_tea\\_mapping\\_tool/](https://iiousa.org/eb5_tea_mapping_tool/)
- 4) EB5 Sample Projects:  
<https://visaeb-5.com/project/nassau-coliseum/>





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## ABOUT

### SANPETE FINANCIAL GROUP, INC.,

SanPete Financial Group is a Venture Capital consultancy and funder with 40+ years of success in Venture Capital Funding. The EB-5 Program is a U.S. Homeland Security Immigration Program that helps families internationally get Permanent Residency (Green Card) by investing in quality EB-5 projects.

SanPete Financial Group, as a Project Sponsor, works directly with Project Owners to assure their projects meet the EB-5 Program qualifications in business planning, financial pro forma development, and implementation as specified by the EB-5 Program directives. We are involved in projects from inception to completion.

Our company works every day to take great care in the trust of our investor families: With the primary goal of creating new American jobs. However, we won't stop here. We will continue to fulfill our mission of introducing quality EB-5 projects to help EB-5 investor families from around the world obtain a permanent green card.

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