



civitas

# EB-5

CAPITAL





**civitas**

[siv-i-tas; *Latin* kee-wi-tahs]

**WHAT'S IN A NAME?**

- Civitas is Latin for both “city” and “citizenship,” reflecting the roots of our firm: serving our community by attracting investment from global citizens.
- In the past decade, Civitas’ investment footprint has evolved beyond our city to encompass the West Coast, the East Coast, and all markets in between. With our ever-deepening cultural competency and sense of global citizenship, we keep creating opportunities that enrich U.S. cities, communities, and investors at home and abroad.

The Margaret McDermott Bridge helps connect neighborhoods in Civitas’ hometown of Dallas, Texas. It’s a symbol of our firm’s purpose: to create opportunities that enrich our investors and communities alike.

“

The EB-5 Program: a permanent bridge across cultures for your family and generations to come.”

*This document does not constitute an offer, solicitation, or recommendation to sell or a solicitation of an offer to buy any securities, investment products, or investment advisory services. This presentation includes only summary information, and not all information necessary to make an investment decision. Any such offer may only be made to qualified investors by means of delivery of formal offering documents (e.g., a confidential private placement memorandum with accompanying subscription documentation) or other applicable materials that describe the material terms of the transaction.*





“

We are honored to have played a role in helping investors complete the immigration process and also fully realize their investment. We are grateful to each of these clients for their trust in Civitas.”

*Dan Healy*

CEO | Dan Healy

## ABOUT CIVITAS CAPITAL GROUP

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Civitas is a global alternative investment manager with a decade-long track record of leadership in EB-5. Because of the firm’s expertise in U.S. real estate and lodging, Civitas has helped investors from over 40 countries participate in the EB-5 Immigrant Investor Program on their path to living the American Dream.

To find investments that work for EB-5 investors, Civitas focuses on niche, differentiated investment strategies, operating a billion-dollar alternative investment platform that serves both institutional and qualified investors worldwide.

Civitas’ competitive advantage comes from its deep expertise in U.S. markets paired with its international cultural competency.



*Civitas is a global investment manager founded in 2009 by Daniel J. Healy and Rafael Anchia and headquartered in Dallas, Texas. Scan the QR code or access [bit.ly/CivitasStory](https://bit.ly/CivitasStory) to read our founding story: From a Coffee Shop to One Arts Plaza.*



# EB-5 PROGRAM OVERVIEW

The U.S. government’s EB-5 Immigrant Investor Program provides foreign nationals with an opportunity to obtain U.S. permanent residency (a “green card”) for themselves and their immediate family members by investing in American businesses that create new jobs. The “at risk” investment must lead to the creation of at least 10 American jobs per investor. In return, the investor, his or her spouse, and any unmarried children under 21 may become eligible to receive permanent U.S. green cards, allowing them to live and work anywhere in the United States.

*We make no representation or warranty regarding your satisfaction of the EB-5 Program requirements and have not provided and will not provide you with any legal advice regarding your immigration status or the tax consequences to you of an investment. Prior to participating, you must consult your personal immigration lawyer, as well as financial and tax advisors. This is not an offer or recommendation to sell or solicitation of an offer to buy and securities, investment products, or advisory services. Such an offer may only be made to qualified investors by means of delivery of a definitive confidential private placement memorandum or other similar materials that contain a description of the material terms. Information last updated December 2020.*



## GREEN CARD **BENEFITS**



### LOWER COLLEGE TUITION

Compared to foreign students



### WORK AUTHORIZATION

To get a job anywhere in the U.S.



### RESIDENCE FLEXIBILITY

To live anywhere in the U.S.



### TRAVEL PRIVILEGES

So you can leave and enter the U.S. at will, without a visa



### PATH TO NATURALIZATION

For you to become a U.S. citizen



### NO NEED TO RENEW

As long as you apply to replace your green card every 10 years



### ACCESS TO SOCIAL SECURITY

So you may receive retirement benefits, such as a supplemental income, after contributing to the Social Security system



### ACCESS TO MEDICARE

So you can enjoy health insurance benefits from the U.S. government from the age of 65 after residing in the U.S. for five years



### PERMANENT STATUS

As long as you follow U.S. law

# MILESTONES

CDRC  
CITY OF DALLAS REGIONAL CENTER

Signed exclusive 10-year contract with the City of Dallas to manage the City of Dallas Regional Center



FIRST CIVITAS I-526 APPROVED BY USCIS



FIRST CIVITAS I-829 APPROVED BY USCIS



MULTIPLE INVESTMENT FUNDS HAVE REPAID CAPITAL TO INVESTORS

Multiple investment funds received I-829 APPROVALS



Returned **\$85MM+** EB-5 CAPITAL TO INVESTORS

IIUSA  
INVEST IN THE USA

2009-10

Civitas officially launched its  
**FIRST EB-5 FUND**

2011



2012-13

**FIRST CIVITAS EB-5 PROJECT WITH 100+ INVESTORS LAUNCHED**

Civitas chosen by three cities as exclusive EB-5 partner

2014



2015



Civitas appointed to manage a fund designed to jumpstart economic development in southern Dallas

Closed first California and New York Investments

Reached **\$500MM+** IN EB-5 CAPITAL

2016



2017

Crossed \$1B assets under management firmwide\*

Reached **\$600MM+** IN EB-5 CAPITAL

2018



2019

Reached **\$700MM+** EB-5 CAPITAL

Recipient of the IIUSA I-829 Award for the 6<sup>th</sup> time

\* AUM includes managed funds and advisory engagements.  
Past performance is not necessarily indicative of future results. Actual results may vary.



## Origin story behind NYLO Dallas SouthSide Hotel

In 2011, Civitas and 11 EB-5 investors provided \$5.5MM in capital to fund the transformation of a former casket factory built in 1911 into a modern boutique hotel. Civitas used a unique capital structure that included New Markets Tax Credits, Historic Tax Credits, and a bridge loan from a public pension to enhance risk-adjusted returns.



## CIVITAS TRACK RECORD

**100%** EB-5 PROJECT APPROVAL RATE | **100%** I-829 APPROVAL RATE

**60+** FUNDS FULLY CLOSED | **40+** COUNTRIES FROM WHICH INSTITUTIONS AND INVESTORS SERVED | **1,000+** I-526 APPROVALS

**MULTIPLE INVESTMENT FUNDS  
HAVE REPAID CAPITAL TO INVESTORS**

**MORE THAN \$700MM IN EB-5 INVESTMENTS**



Civitas recognized as #12, #71, and #57 "FASTEST GROWING COMPANY IN DALLAS" in 2014, 2015, and 2016



Civitas Capital Group wins 2017 and 2018 CONNECT DEVELOPER OF THE YEAR AWARD



D CEOs 2017 Financial Executives Awards Finalist for MOST INNOVATIVE FINANCE TEAM



























Civitas CEO Dan Healy currently serves on the **BOARD OF DIRECTORS** of **INVEST IN THE USA (IIUSA)**, the nonprofit EB-5 industry trade organization, and was previously Chairman of the **BEST PRACTICES COMMITTEE**

*"The 100% USCIS approval rate for Civitas-affiliated I-829 petitions referenced herein refers to petitions which USCIS has fully adjudicated as of the date hereof, and accordingly does not include petitions which (i) have not yet been adjudicated; (ii) were voluntarily withdrawn by the petitioner; or (iii) are in any stage of appeal from an initial adjudication. The success of Civitas-affiliated petitions adjudicated to date does not guarantee success in future cases. Past performance is not necessarily indicative of future results. Awards not necessarily specific to the EB-5 funds and are not indicative of project success. Data as of December 2020.*



























# CLOSED EB-5 TRANSACTIONS

<p><b>ENCORE</b></p>  <p><b>\$15,000,000</b>   30 debt investors</p> <p>Call center and associated portfolio of real estate investments in Dallas, Texas</p> <p> 2010</p>	<p><b>EL FENIX</b></p>  <p><b>\$8,500,000</b>   17 debt investors</p> <p>Restaurants expansion and renovation in Dallas, Texas</p> <p> 2010</p>	<p><b>CANVAS HOTEL DALLAS</b></p>  <p><b>\$5,500,000</b>   11 equity investors</p> <p>76-room boutique hotel redevelopment in Dallas, Texas</p> <p> 2011</p>	<p><b>ALTA MAPLE STATION</b></p>  <p><b>\$11,500,000</b>   23 equity investors</p> <p>249-unit Class A multifamily community in Dallas, Texas</p> <p> 2013</p>	<p><b>THE ALEXAN</b></p>  <p><b>\$53,500,000</b>   107 debt investors</p> <p>388-unit multifamily community and restaurant space in Dallas, Texas</p> <p> 2013</p>	<p><b>OAKS TRINITY</b></p>  <p><b>\$5,000,000</b>   10 equity investors</p> <p>167-unit Class A multifamily community in Dallas, Texas</p> <p> 2013</p>
<p><b>ZANG TRIANGLE</b></p>  <p><b>\$8,000,000</b>   16 debt investors</p> <p>260-unit multifamily community in Dallas, Texas</p> <p> 2011</p>	<p><b>3700M</b></p>  <p><b>\$64,000,000</b>   128 debt investors</p> <p>387-unit mixed-use development in Dallas, Texas</p> <p> 2012</p>	<p><b>KPMG PLAZA</b></p>  <p><b>\$65,000,000</b>   130 debt investors</p> <p>18-story LEED-certified office building in Dallas, Texas</p> <p> 2013</p>	<p><b>RIVERA ON BROADWAY</b></p>  <p><b>\$11,000,000</b>   22 equity investors</p> <p>290-unit Class A multifamily community in San Antonio, Texas</p> <p> 2014</p>	<p><b>ALTA YORKTOWN</b></p>  <p><b>\$9,000,000</b>   18 debt investors</p> <p>226-unit Class A multifamily community in Dallas, Texas</p> <p> 2014</p>	<p><b>FAIRFIELD INN &amp; SUITES BY MARRIOTT IN SOUTH TEXAS</b></p>  <p><b>\$5,000,000</b>   10 equity investors</p> <p>Three Fairfield Inn &amp; Suites Marriott in Eagle Ford Shale Region, Texas</p> <p> 2014</p>

The transactions described are closed for investment. Past performance is not necessarily indicative of future results. Awards not necessarily specific to the EB-5 funds and are not indicative of project success. All transactions as of February 2020.















# CLOSED EB-5 TRANSACTIONS

<b>PASÉA HOTEL &amp; SPA</b>  <b>\$14,500,000</b>   29 debt investors 250-room luxury hotel in Huntington Beach, California  2014	<b>HARVEST LOFTS</b>  <b>\$10,000,000</b>   20 debt investors 242-unit multifamily community and retail space in Dallas, Texas  2014	<b>LAKEWEST &amp; SIMPSON PLACE</b>  <b>\$10,000,000</b>   20 debt investors Two affordable assisted living facilities in Dallas, Texas  2014	<b>ALOFT &amp; ELEMENT DALLAS LOVE FIELD BY MARRIOTT</b>  <b>\$11,500,000</b>   23 debt investors 224-room dual-branded Starwood hotel in Dallas, Texas  2015	<b>FAIRFIELD INN &amp; SUITES BY MARRIOTT IN WEST TEXAS</b>  <b>\$6,500,000</b>   13 debt investors Two Fairfield Inn & Suites by Marriott in Permian Basin Region, Texas  2015	<b>28TWENTYEIGHT</b>  <b>\$3,000,000</b>   6 debt investors 94-unit Class A multifamily community in Dallas, Texas  2015
<b>THE TRADITION AT LOVERS LANE</b>  <b>\$26,500,000</b>   53 debt investors 312-unit luxury senior living community in Dallas, Texas  2014	<b>RESIDENCE INN DALLAS CANYONS HOTEL</b>  <b>\$5,000,000</b>   10 debt investors 103-room upscale all-suite extended-stay Marriott hotel in Dallas, Texas  2015	<b>HUDSON EXCHANGE</b>  <b>\$33,000,000</b>   66 debt investors Class A mixed-used development in Jersey City, New Jersey  2015	<b>ALTA STRAND</b>  <b>\$20,000,000</b>   40 debt investors 400-unit Class A multifamily community in Dallas, Texas  2015	<b>1414 TEXAS DOWNTOWN</b>  <b>\$18,500,000</b>   37 debt investors <b>\$3,500,000</b>   7 equity investors 267-unit Class A multifamily community in Houston, Texas  2015	<b>HOTEL ALESSANDRA</b>  <b>\$57,500,000</b>   115 debt investors 223-room luxury lifestyle hotel in Houston, Texas  2015

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# CLOSED EB-5 TRANSACTIONS

<b>TRADEHOUSE AT BULVERDE MARKETPLACE</b>  <b>\$11,500,000</b>   23 debt investors 330-unit Class A multifamily community in San Antonio, Texas the NRP group LLC 2016	<b>THE BALDWIN AT ST. PAUL SQUARE</b>  <b>\$8,500,000</b>   17 debt investors 271-unit Class A multifamily community in San Antonio, Texas the NRP group LLC 2016	<b>AC &amp; RESIDENCE INN BY MARRIOTT DALLAS BY THE GALLERIA</b>  <b>\$13,500,000</b>   27 debt investors 256-room dual-branded Marriott hotel in Dallas, Texas civitas ATLANTIC HOTELS 2016	<b>PRINTHOUSE</b>  <b>\$5,500,000</b>   11 debt investors 71-unit Class A multifamily community and retail space in New Rochelle, New York MEGALITH East & Hudson 2016	<b>DELAWARE LOFTS</b>  <b>\$10,000,000</b>   20 debt investors 176-unit Class A micro-unit multifamily community in Denver, Colorado ARGYLE RESIDENTIAL A CYRENIS COMPANY 2017	<b>CIRCA CENTRAL AVENUE</b>  <b>\$7,500,000</b>   15 debt investors <b>\$5,000,000</b>   10 equity investors 227-unit Class A multifamily community in Phoenix, Arizona TILTON DEVELOPMENT COMPANY 2017
<b>VICTOR PROSPER</b>  <b>\$13,000,000</b>   26 debt investors 216-unit Class A multifamily community in Dallas, Texas ALAMO MANHATTAN 2016	<b>SPRINGHILL SUITES BY MARRIOTT &amp; HOME2 SUITES BY HILTON</b>  <b>\$7,000,000</b>   14 debt investors 128-room SpringHill Suites by Marriott and a 107-room Home2 Suites by Hilton in McKinney, Texas civitas ATLANTIC HOTELS 2016	<b>MERITAGE COMMONS</b>  <b>\$20,000,000</b>   40 debt investors 145-room expansion of an existing profitable luxury resort in Napa Valley, California PHG PACIFIC HOSPITALITY GROUP® 2016	<b>RACE STREET LOFTS</b>  <b>\$7,500,000</b>   15 debt investors <b>\$4,000,000</b>   8 equity investors 189-unit Class A multifamily community in Fort Worth, Texas c   d   p 2017	<b>THE TRADITION-BUFFALO SPEEDWAY</b>  <b>\$29,000,000</b>   58 debt investors 321-room luxury senior living community in Houston, Texas THE TRADITION SENIOR LIVING 2017	<b>ALTA EASTERLY</b>  <b>\$9,500,000</b>   19 debt investors 157-unit Class A multifamily community in Walpole, Massachusetts WOOD PARTNERS 2017

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# CLOSED EB-5 TRANSACTIONS

THE TRADITION-WOODWAY	540 WAVERLY	MORE TO COME IN 2021
		
<p><b>\$41,660,000</b>   75 new debt investors</p> <p>314-unit luxury senior living community in Houston, Texas</p> <p> 2018</p>	<p><b>\$11,000,000</b>   22 debt investors</p> <p>133-unit Class A multifamily community in New York, New York</p> <p> 2019</p>	

## ADDING VALUE WITH CULTURAL COMPETENCY

Since its founding in 2009, Civitas has committed to building trust with our investment partners, no matter their country of origin.

Cultivating truly international cultural competency is one of our top priorities. We work hard to offer opportunities across markets that match EB-5 investors needs in deal size, structure, and timing. We pride ourselves in offering niche, differentiated solutions — nothing off the shelf.

Relying on the same principles that built the firm’s brand in EB-5 investments, Civitas Capital Group has expanded its investor base to include family offices, institutions, and foreign nationals interested in investing in U.S. real estate but who might not need to pursue immigration through EB-5 investment.

To meet the needs of a diverse investor base spanning more than 40 countries, Civitas’ employees collectively speak over 10 languages, and the firm’s investments range from California to New York City.







## CASE STUDIES IN TEXAS

**PROJECT:** The Tradition at Lovers Lane  
**LOCATION:** Dallas, Texas

### OVERVIEW

The Tradition at Lovers Lane is a 312-unit luxury senior living community located in the heart of Dallas, Texas. Civitas provided a \$26,500,000 EB-5 mezzanine loan from 53 investors to partially finance this project. Strategically positioned at the intersection of two of central Dallas' most popular neighborhoods, The Tradition at Lovers Lane provides extremely high-quality senior housing in an attractive family-oriented setting.

**PROJECT:** 3700M  
**LOCATION:** Dallas, Texas

### OVERVIEW

3700M is a 387-unit luxury multifamily community and retail space located in the bustling Uptown area of Dallas, Texas. Civitas provided a \$64,000,000 EB-5 senior loan from 128 investors to partially finance this project. Forest City, the developer for the property, was a nationally recognized development firm and had been publicly traded for more than 50 years. It was acquired by Brookfield Properties in 2018.



*Case studies provided do not comprehensively represent the business of Civitas EB-5 Capital or its affiliates. Past performance is not necessarily indicative of future results. Actual results may vary.*



## CASE STUDIES IN CALIFORNIA

**PROJECT:** Pasea Hotel & Spa  
**LOCATION:** Huntington Beach, California

### OVERVIEW

Pasea Hotel & Spa is a 250-room luxury hotel located in Huntington Beach, California, just southwest of Los Angeles. Civitas provided a \$14,500,000 EB-5 mezzanine loan from 29 investors to partially finance this project. The Pasea Hotel & Spa is branded as a member of the Meritage Collection, a group of four luxury hotels owned and operated by Pacific Hospitality Group.

**PROJECT:** Meritage Commons  
**LOCATION:** Napa Valley, California

### OVERVIEW

Meritage Commons is a 145-room expansion of the existing Meritage Resort & Spa, a world-renowned luxury resort located in the wine country of Napa Valley, California. Civitas provided a \$20,000,000 EB-5 mezzanine loan from 40 investors to partially finance this project. The Meritage is one of the closest wine country resorts to San Francisco and features a Wellness Spa, wine tasting rooms, and outdoor event space.



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## CASE STUDY IN NEW JERSEY

**PROJECT:** Hudson Exchange  
**LOCATION:** Jersey City, New Jersey

### OVERVIEW

Hudson Exchange is a Class-A mixed-use development in Jersey City, New Jersey, directly across the Hudson River from Manhattan, New York. Civitas provided a \$33,000,000 EB-5 mezzanine loan from 66 investors to partially finance this project. Hudson Exchange is in a master development, with the Hudson Apartments being the first step in the building of a master community in the next 10 years. Forest City, the developer for the property, was a nationally recognized development firm and had been publicly traded for more than 50 years. It was acquired by Brookfield Properties in 2018.

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## CASE STUDY IN NEW YORK

**PROJECT:** Printhouse  
**LOCATION:** New Rochelle, New York

### OVERVIEW

Printhouse is a 71-unit Class A multifamily community and retail space in New Rochelle, New York. Civitas provided a \$5,500,000 EB-5 mezzanine loan from 11 investors to partially finance this project. Printhouse has over 3,000 square feet of ground level retail space. Megalith Capital Management and East and Hudson Real Estate are the developers of the property.

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# OUR TEAM SOARS

ABOVE THE COMPETITION



JONATHAN KERN

PRESIDENT & CHIEF INVESTMENT OFFICER

## EB-5 LEADERSHIP

**“Civitas’ competitive advantage comes from its deep expertise in U.S. markets paired with its international cultural competency. Since 2009, we have helped investors from over 40 countries embrace and celebrate the American Dream through the EB-5 program.”**

We are an unquestioned leader in the EB-5 industry. For more than 10 years, we have been helping investors navigate the EB-5 waters in their journey toward U.S. permanent residency. More than that, Civitas has led efforts on EB-5 reform, integrity measures, and industry best practices that have helped support and strengthen the entire EB-5 industry.

## INVESTMENTS

**“Our investment committee is made up of experts in the fields of real estate and finance. Through our combined expertise, we understand how to manage both up and down cycles.”**

We dig deeper to uncover strategies that others miss, drawing on a network of top specialists to bring our clients compelling, high-quality investment opportunities.



ROOTVIK PATEL

DIRECTOR, INVESTMENTS



TILLIE BORCHERS

MANAGING DIRECTOR, ASSET MANAGEMENT

## ASSET MANAGEMENT

**“The asset management division is responsible for monitoring construction progress, releasing funds to developers, and tracking job creation.”**

Once the construction of a project begins, we receive monthly draw requests from developers with evidence of expenditures in the form of receipts and invoices. We review all draw requests to make sure that funds are being spent in accordance with the original budget and that the project is proceeding as planned. We rely on independent inspection firms to verify that work has been completed prior to releasing any funds. We also conduct onsite visits to confirm progress. By closely monitoring construction expenditures and other relevant metrics, we are able to estimate job creation in real time and ensure it is progressing as planned. Every quarter we send investors reports with construction progress, job creation, and other relevant information.

## INVESTOR RELATIONS

**“Civitas is about a lot more than just keep you up-to-date on your investment. Our team is committed to managing your investment and developing a relationship that goes far beyond EB-5.”**

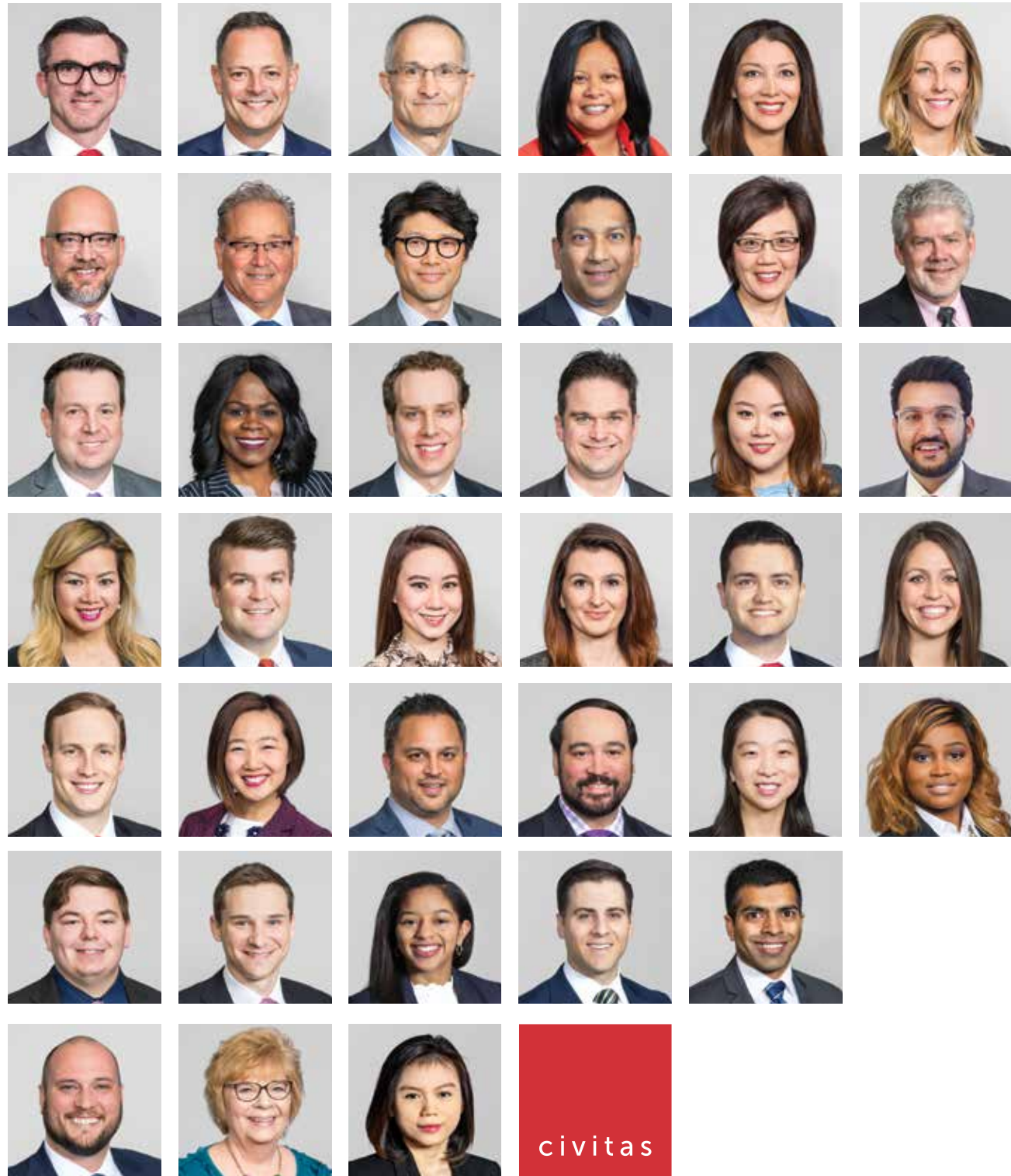
Expanding on our success in EB-5, Civitas also offers niche, differentiated investment strategies in U.S. real estate and lodging through our Alternative Investments division. The firm has more than \$1.2 billion of assets under management in more than 60 investments. We are here to help global investors fulfill their financial goals for their family long after receiving their permanent residency.



RAFAEL ANCHIA

CO-FOUNDER & MANAGING DIRECTOR



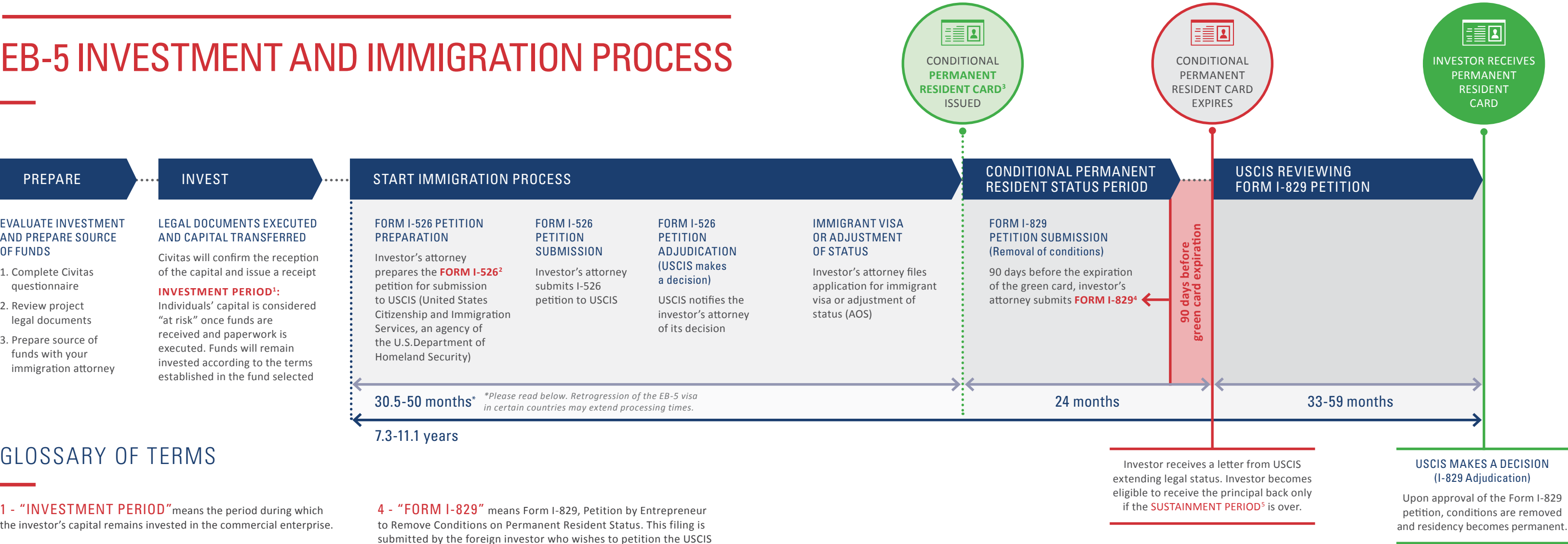


Rafael Anchia, Co-Founder & Managing  
Director of Civitas Capital Group

“  
Civitas is one of the few  
EB-5 regional center managers that  
has successfully helped investors obtain  
unconditional permanent United States  
residency and repayment of their investments.”



# EB-5 INVESTMENT AND IMMIGRATION PROCESS



## GLOSSARY OF TERMS

- 1 - "INVESTMENT PERIOD"** means the period during which the investor's capital remains invested in the commercial enterprise.
- 2 - "FORM I-526"** means Form I-526, Immigration Petition by Alien Entrepreneur. This filing is submitted by the foreign investor who wishes to petition the USCIS for status as an immigrant under the regulations of the EB-5 Program. If approved, the investor, the investor's spouse, and the investor's unmarried children under age twenty-one (21) may apply for permanent resident status. The Form I-526 petition is submitted on behalf of the investor by his or her immigration attorney, and includes evidence that lawfully obtained capital is being invested into an EB-5 compliant project.
- 3 - "PERMANENT RESIDENT CARD"** means the card issued by USCIS to permanent residents as proof of authorization to live and work in the United States. The permanent resident card is also known as a "green card," and remains conditional until the Form I-829 petition is approved.

- 4 - "FORM I-829"** means Form I-829, Petition by Entrepreneur to Remove Conditions on Permanent Resident Status. This filing is submitted by the foreign investor who wishes to petition the USCIS for removal of the conditions on his or her permanent resident status, as well as the removal of the conditions on his or her qualifying dependents' permanent resident status. The Form I-829 petition is submitted on behalf of the investor by his or her immigration attorney, and includes evidence that the investor has met the requirements of the EB-5 Program, as described in the investor's Form I-526 petition.
- 5 - "SUSTAINMENT PERIOD"** means the period during which an investor must keep his or her investment "at risk." This period begins with the "resident since" date on the green card, and ends two years later with the "expires" date on the green card.

*Note: Revised December 2020. The EB-5 process timeline is for general informational purposes only. For the purpose of this document, we calculated the average processing time for Clvitas investors who received I-526 and I-829 approval during the prior thirteen months. The actual time required to complete the EB-5 immigration process will vary, sometimes significantly, based on the investment selected, each individual's case, and other factors. Potential investors chargeable to the People's Republic of China (excluding Hong Kong and Taiwan) should note that the U.S. State Department has established a visa availability cut-off date for EB-5 regional center program visa applicants chargeable to China (excluding Hong Kong and Taiwan), which will result in significant delays at Step [3] in the process outlined above. With this visa availability backlog, it may be several years between USCIS' approval of the Form I-526 petition of an investor chargeable to China (excluding Hong Kong and Taiwan) and the time an EB-5 visa is available, enabling such investor to secure an immigrant visa and acquire conditional permanent resident status in the United States (either through immigrant visa processing at an American Consulate or Embassy, or through application for adjustment of status in the United States). The visa backlog may also require lengthening of the duration of an applicable EB-5 investment, which could delay the investor's possible (but not guaranteed) return of investment proceeds. Please contact your immigration attorney to discuss the specific circumstances of your case and how the visa availability backlog may affect it. Please review the applicable Private Placement Memorandum and Subscription Agreement for more detailed information. This document does not constitute an offer or solicitation with respect to the purchase or sale of any security in any jurisdiction in which such offer or solicitation is not authorized or to any person to whom it would be unlawful to make such offer or solicitation. The information and opinions provided are for informational purposes only and may include views, estimates, and information from other sources that may or may not be accurate. All information is subject to change or correction without notice. We make no representation or warranty regarding your satisfaction of the EB-5 Program requirements and have not provided, and will not provide, any legal advice regarding your immigration status or the tax consequences to you of an investment. Prior to participating, you must consult your personal immigration, legal, financial, and tax advisors.*



# FAQs

## WHAT ARE THE FEES INVOLVED TO PARTICIPATE IN THE EB-5 PROGRAM?

Your principal investment as set by the U.S. Federal Government

- Civitas administrative fee
- Immigration attorney's fee
- Filing fees to USCIS (cost may vary depending on the number of family members)
- Additional professional help, such as tax advice, translator, etc

## WHO RECEIVES PERMANENT RESIDENCY THROUGH THE EB-5 PROGRAM?

Under the EB-5 program, the qualifying dependents of the immigrant investor ("Primary Applicant"), namely the spouse and any unmarried children under the age of 21, are eligible to obtain conditional permanent resident status based on the qualifying investment of the principal applicant. Eventually, they can obtain permanent resident status with an approved I-829 petition that removes the conditions of their residence.

## IS MY INVESTMENT AT RISK OF A LOSS?

All EB-5 investments are required by law to be "at risk." Therefore, no investment can be guaranteed – that is, without risk – if it is to qualify as an EB-5 investment. "At risk" generally means subject to normal business and financial risk. Other risks include the enterprise's failure to meet the direct or indirect job creation requirement. While no investment can be guaranteed, Civitas' investments are structured specifically to minimize your risk to the greatest extent possible. These and other risks are described in detail in the documentation provided for each investment.

## CAN THE INVESTMENT FUNDS COME FROM A FRIEND, RELATIVE, OR A LOAN?

Yes. Often, parents or family members will gift funds to relatives. These funds are placed under the same level of scrutiny as an investor using his or her own funds for investment. A financial institution must issue loans, and the investor's personal property must collateralize the loans. In other words, the loan should be secured by personal property or equity in a business.

## DO I HAVE TO LIVE IN THE SAME CITY/STATE AS MY EB-5 PROJECT?

No, an EB-5 visa allows you to have the freedom to live, work, or travel anywhere in the United States.

## HOW LONG DOES THE ENTIRE PROCESS TAKE, INCLUDING WHEN I WILL RECEIVE A GREEN CARD, AND ULTIMATELY RECEIVE MY INVESTMENT BACK?

Each Civitas investment is structured to provide the right type of capital to developers while meeting the legal requirements of the EB-5 program. Because of these individual investment factors, the investment period can vary significantly and is often dependent on each investor's country of origin. As a rule, Civitas strives to structure investments with 5-to-7 year investment periods, but it is always possible and perhaps even likely that the investment period can be longer.

## HOW OFTEN DO I NEED TO BE IN THE U.S. AFTER I RECEIVE MY CONDITIONAL GREEN CARD?

The new rule states that you must be in the U.S. every three months or there is a chance that your green card will be revoked. If you intend to stay outside the U.S. for one year or more, you must apply for a re-entry permit with the U.S. Citizenship and Immigration Service (USCIS) prior to leaving the U.S. Re-entry permits are generally valid for two years from the date of issuance. Therefore, if you are outside the U.S. longer than the date the permit was issued, you may be denied entry into the U.S.

## WHAT ARE THE EB-5 JOB CREATION REQUIREMENTS?

The primary requirement of the EB-5 program is for each investor to demonstrate the creation of 10 new, full-time American jobs as a result of their investment. These can be direct or indirect jobs. Direct jobs are the traditional employee/employer positions. Civitas' EB-5 investment models often relies upon indirect and induced jobs, these types of jobs are those that result from direct employees spending their newly earned pay in the economy, or other economic activity occurring through investments such as construction spending. Civitas projects and verifies all forms of job creation for each project in conjunction with third-party economists.

## DO I HAVE TO PAY TAXES ONCE I RECEIVE THE GREEN CARD?

Once you get a green card (U.S. lawful permanent residence), you automatically become a U.S. tax resident. U.S. tax residents must declare their entire income to the U.S. government's Internal Revenue Service (IRS), no matter where the income was earned. As of 2012, they must also report certain information about foreign financial assets.

## CAN I BECOME A U.S. CITIZEN ONCE I RECEIVE THE GREEN CARD?

You can apply for U.S. citizenship once you have lived in the United States for at least five years.

## WHERE ARE CIVITAS' PROJECTS LOCATED?

In the past decade, Civitas' investment footprint has evolved beyond our hometown of Dallas to encompass the West Coast, the East Coast, and the markets in between. We have done EB-5 projects in most major markets throughout the U.S., go to page 12 in this brochure for a full list of our closed EB-5 transactions.

## DO I RECEIVE A RETURN FROM MY CIVITAS INVESTMENT AND WHEN WILL I RECEIVE IT?

Each Civitas investment is structured to provide the right type of capital to developers while meeting the legal requirements of the EB-5 program. Because of these individual investment factors, the investment period can vary significantly and is often dependent on each investor's country of origin. As a rule, Civitas strives to structure investments with 5-to-7 year investment periods, but it is always possible and perhaps even likely that the investment period can be longer. Similarly, the projected return on each investor's capital can vary significantly based on the project and risks. Please be sure to consult the definitive offering documentation for each investment to determine the investment terms along with all the risks associated with the investment.

## CAN I VISIT CIVITAS' OFFICE AND YOUR EB-5 PROJECTS BEFORE MAKING AN INVESTMENT DECISION?

Of course. We encourage you to do so. We believe the most important element of almost any investment is the people who will execute it, so we want you to make an informed decision by conducting due diligence on both the EB-5 partner and their projects. Civitas is headquartered in downtown Dallas, Texas, USA, but our team travels the world and can meet where you are. Email us at [ir@civitascapital.com](mailto:ir@civitascapital.com) to express your interest in an in-person meeting in your home country or an office/project tour in the United States.





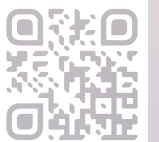
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