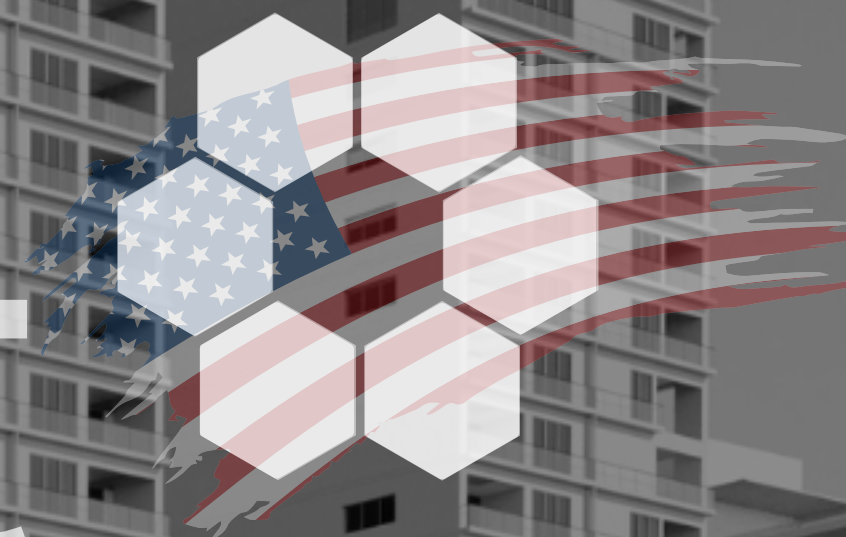


EB-5 PROGRAM

smart
BRICKELL



HABITAT GROUP

HABITAT GROUP

WHO WE ARE

Habitat Group is a vertically integrated real estate development company that provides innovative real estate investment options. We are a passionate team dedicated to real estate development in Miami.

+1000 units

Residential and hotel units developed and managed in the Brickell market.

+20 years

Successful track record in developing, building, managing projects, optimizing hotel operations for maximum returns in our developments.

#1

Pioneers in the development of condo-hotel buildings in the consolidated Financial District of Brickell.



HABITAT GROUP

TEAM



SANTIAGO VANEGAS
PRESIDENT, FOUNDER & CEO

PARTERS & INVESTORS



ANIBAL ROA
INVESTMENT PARTNER



ANDRES FELIPE ROA
INVESTMENT PARTNER



ANA MARIA VELEZ
INVESTMENT PARTNER



SANTIAGO CORDOVEZ
INVESTMENT PARTNER



MAURICIO BEHAR
COMMERCIAL DIRECTOR



CLAUDIA SERNA
VP OF BUSINESS
DEVELOPMENT

FINANCE & OPERATIONS



ILEANA ALVARADO
FINANCE DIRECTOR



MARGARITA CHONA
OPERATIONS DIRECTOR



LEIDY MORENO
EXECUTIVE ASSISTANT



SANDRA RIOS
EXECUTIVE ASSISTANT



VALENTINA PEREZ
DEVELOPMENT
DIRECTOR



JUAN AYALA
ARCHITECT PROJECT
MANAGER



KAREN RODRIGUEZ
ARCHITECT PROJECT
MANAGER



LORENA BARO
PLANNING &
PERMITTING

SALES & MARKETING



MONICA SHAYET
COMMERCIAL
DIRECTOR



JOHANNA ELIAS
INTERNATIONAL
ADVISOR



JUDITH MORA
MARKETING & SALES



JAVIER MOTTA
REAL ESTATE BROKER



MARTHA LEDESMA
INTERNATIONAL
ADVISOR



JIOVANI IZA
INTERNATIONAL
ADVISOR



JOHANA SANCHEZ
CONTRACT
ADMINISTRATOR



ALBERTO NAVARRO
VP BUSINESS
DEVELOPMENT

CONSTRUCTION



RICARDO MONTES
PROJECT MANAGER



**VINCEN CARRODE-
AGUAS**
PROJECT MANAGER



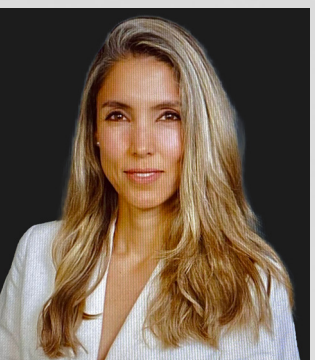
ALBERTO JIMENEZ
JUNIOR ARCHITECT
PROJECT MANAGER



WILLIAM MARCELLO
GENERAL
SUPERINTENDENT



MARIANA GARCIA
PROJECT MANAGER
INTERIOR DESIGNER



ISABEL TORO
INTERIOR DESIGNER

HOTEL & PROPERTY MANAGEMENT



NATALIA BORRERO
HOTEL OPERATIONS
DIRECTOR



LADY ARENAS
HOTEL OPERATIONS
ASSISTANT



OLGA CASTANO
PROPERTY
MANAGEMENT



LUZ MERY
EXECUTIVE
ASSISTANT

HABITAT GROUP

ASSOCIATES

BANKS



ATTORNEYS



ARCHITECTS, CONSTRUCTION, BRANDING Y SALES



HOTEL BOOKING PARTNERS



RECOMMENDED

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GT GreenbergTraurig

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HABITAT GROUP

EB-5 TEAM

DEVELOPERS Y MANAGER



REGIONAL CENTER

Florida EB5 Investments LLC

ESCROW ADMINISTRATION SERVICES



LEGAL DOCUMENTS & STRUCTURING

GT GreenbergTraurig

ECONOMIC ANALYSIS



CONSULTING



HABITAT GROUP

COMPLETED PROJECTS



SMART BRICKELL TOWER 1



PARQUE MUSEO - COLOMBIA



EAST RIVER LIVING



LE PARC - COLOMBIA



HABITAT RESIDENCE I



HABITAT RESIDENCE II



THE JEFFERSON HOTEL



BRICKELL CITY VIEW



DOWNTOWN FLAGLER
OFFICES



VEDADO APARTMENTS



MONSERATE
APARTMENTS

CURRENT PROJECTS



KEY BISCAYNE 599



KEY BISCAYNE 785



KEY BISCAYNE 571



MILLUX I



MILLUX II

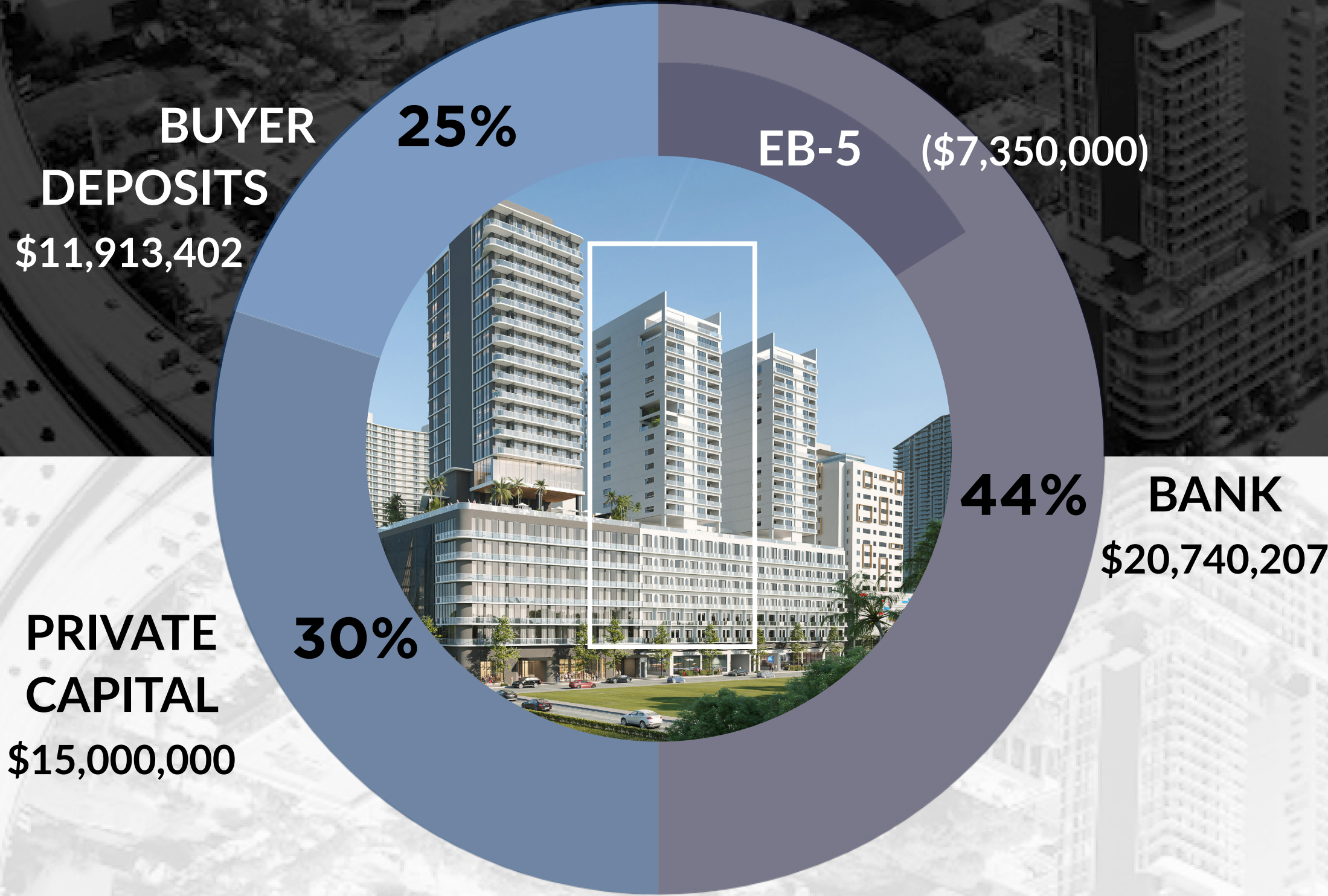
EB-5

CURRENT PROJECTS - SMART BRICKELL



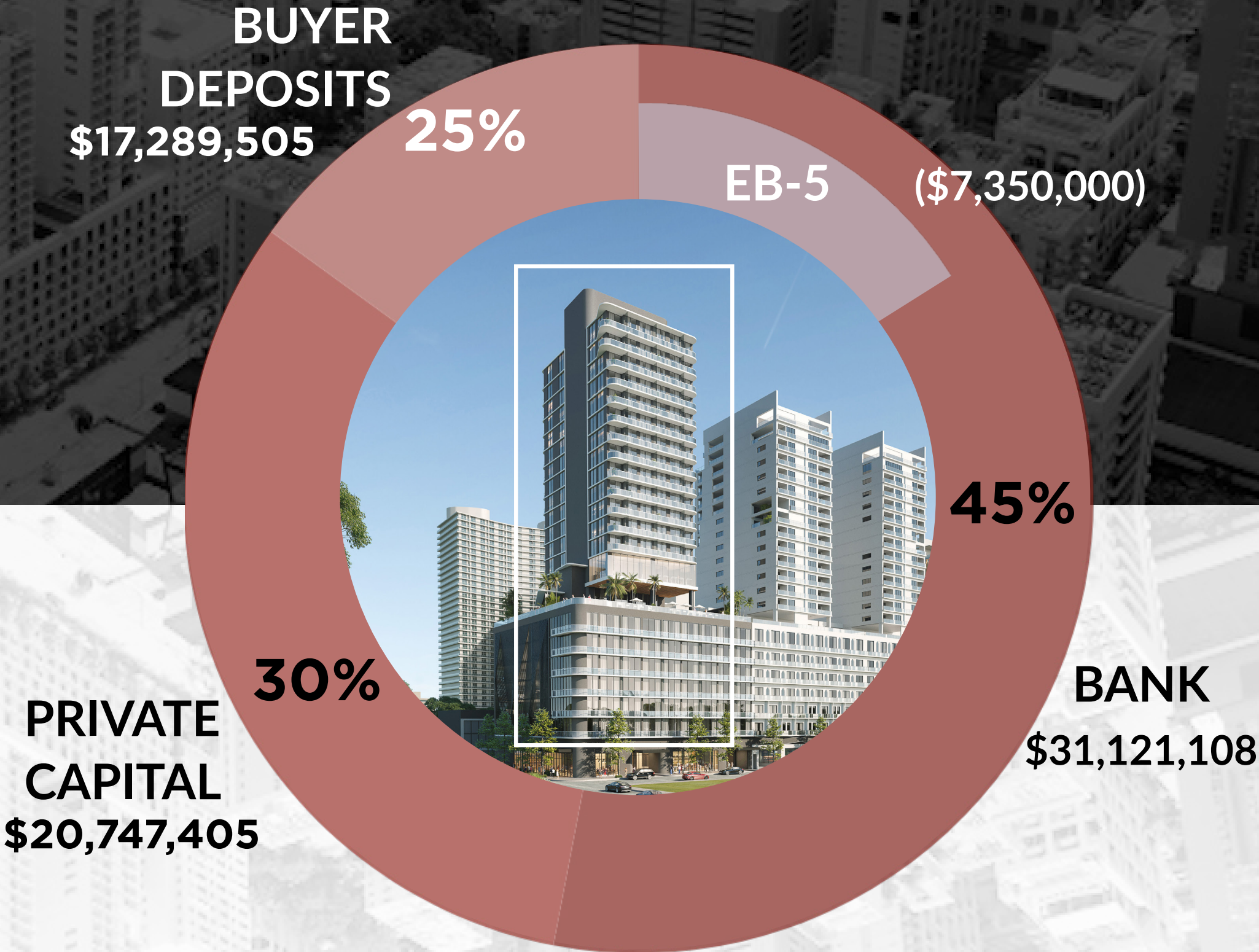
HABITAT GROUP

SMART BRICKELL EB-5 CURRENT PROJECTS



SMART BRICKELL TOWER 2

TOTAL COST
\$47,653,609



SMART BRICKELL LUXE

TOTAL COST
\$68,561,028

EB-5

INVESTOR PROGRAMS

INVESTOR PROGRAMS		FEES	RENOVATION	STATUS	CITIZENSHIP
NO IMMIGRANT	E-1	-	EVERY 2 YEARS	WORK PERMIT	NO
	E-2	\$200,000 +	EVERY 2 YEARS	WORK PERMIT	NO
IMMIGRANT	EB-5	\$800,000 - \$1,050,000	NO	RESIDENT/ GREEN CARD	YES

EB-5

EB-5

WHAT DOES IT CONSIST OF?



U.S. Citizenship and Immigration Services

The EB-5 Immigrant Investor Program is a U.S. government program that encourages new investment in job-creating projects.

The EB-5 program was enacted by the United States congress in 1990 in an effort to encourage investments by foreigners in certain regions of the country, in order to create jobs in the USA.

Through this program, foreign investors and their immediate family members have the opportunity to obtain residency status by investing in a business that creates at least 10 for US workers for a period of two years.

EB-5

EB-5

STATISTICS



U.S. Citizenship
and Immigration
Services

The EB-5 Program has already raised more than \$833.6 million USD in capital financing for commercial projects in the United States during the first half of fiscal year 2023. The EB-5 capital raised from October 1, 2022, to March 31, 2023, comes from 1,091 immigrant investors who submitted I-526/I-526E petitions for the first and second quarters of fiscal year 2023. EB-5 financing has now reached \$50.2 billion dollars since the Immigrant Investor Program began in 1990 and has significantly contributed to the economic growth of the U.S. while creating numerous job opportunities for Americans.

COUNTRY	TOTAL EB-5 ISSUED
China mainland Born	6,125
India	1,381
Vietnam	815
South Korea	396
Brazil	336
China Taiwan Born	255
Mexico	164
Hong Kong S.A.R.	142
Canada	121
Venezuela	103
Russia	97
Iran	95
South Africa	95
Great Britain	74
Argentina	50
Turkey	49
Nigeria	45
Singapore	33
Egypt	25
Pakistan	24
Ecuador	24
Colombia	22
Japan	20
France	20
Other Countries	374
Total EB-5 Issued	10,855

EB-5

WHO CAN APPLY?

International investors and their family members - spouse and children under the age of 21 unmarried.

REQUIREMENTS

- Investment of \$1,050,000 in an approved EB-5 project/business in the U.S.
 - No criminal record or immigration offenses.
 - The investment capital must be acquired through a legal source.
-

ADVANTAGES

For many immigrants wishing to move to the United States, following a lawful immigration path can be time consuming and tedious. An EB-5 program offers a number of benefits to immigrants, including:

- 🇺🇸 Legal status in the us that gives you full access to the benefits of any legal american resident: study, work, and health.
- 🇺🇸 The investor is not required to manage the investment administratively, allowing them to have time and attention for other responsibilities.
- 🇺🇸 No visa sponsorship requirement, and no need to set up a company in the USA.
- 🇺🇸 Monetary return on investment.
- 🇺🇸 Freedom to live and work anywhere in the USA.

BRICKELL FINANCIAL DISTRICT

“BRICKELL IS MIAMI’S FASTEST GROWING NEIGHBORHOOD”

Forbes

With an unprecedented growing population and the proliferation of new developments; condominiums, hotels, shopping centers, upscale awarded restaurants and office skyscrapers, Brickell stands out as one of the fastest-expanding destinations in the country. Transformed into a magnet for the business world, new wealthy residents and tourism, this vibrant district offers an high level lifestyle that seamlessly integrates living, working and leisure. Brickell promises complete ‘live, work, enjoy’ experience.

#1

Largest
concentration of
international banks
in the U.S.

#2

Second-largest financial
hub outside of New York
City’s financial district

45%

of Greater
Downtown Miami’s
population resides
in Brickell

15 Million

Visitors go to
Brickell every year

Gateway to
Latin America

Home to 1400 multi-
national corporations

#9

Worldwide for
economic activity



BRICKELL

LIVE THE LIFESTYLE

FINANCIAL CAPITAL OF THE SOUTH



Brickell is home to the largest concentration of international banks in the United States. Labeled the Wall Street of the South, Brickell is the second largest financial hub outside of New York City.

INTERNATIONAL SHOPPING



Brickell's \$1.05 Billion anchor, Brickell City Centre, is home to internationally renowned shopping brands including Saks Fifth Avenue, Zara, Victoria's Secret, Intermix, All Saints Ten Baker and more.

CONNECTIVITY



The Brightline high-speed rail service currently connects passengers from Miami, Fort Lauderdale and West Palm Beach and in 2022 will connect to Orlando and Tampa. Get everywhere you need to go in Miami with Brickell's easy access to public transportation including the Metromover and Miami Trolley.

DINING



From top-rated Italian, Asian and Latin cuisines, to some of the best sushi in the city, Brickell offers an extensive list of trendy and tasty restaurants including Casa Tua Cucina, NAOE and Quinto La Huella.

EB-5

PROCESS

After the initial approval, which primarily focuses on establishing the legal source of the investment, the applicant and their immediate family receive resident status in the United States.

WITHIN USA



OUTSIDE USA



* Immigration processing times are estimated according to USCIS for 2023. Actual processing times may vary and are subject to change based on individual cases and USCIS policies.



EB-5

EB-5 FEES

FEES	OPT. 1	OPT. 2	SMART BRICKELL
Capital Commitment/Loan	\$800,000	\$800,000	\$1,050,000
Admin Fees	\$65,000	\$70,000	-
Legal Fees*	\$25,000	\$25,000	-
USCIS Filing Fees**	\$6,000	\$3,675	-
Return of investment (Yearly)	0,5%	0,5%	3%
Total Fees	\$896,000	\$898,675	\$1,050,000
Interest Rates x 5 years	\$20,000	\$20,000	\$157,500
Total return earned in 5 years	-\$76,000	-\$78,675	+\$157,500

EB-5

SMART BRICKELL

- 🇺🇸 We are under construction
- 🇺🇸 95% sold
- 🇺🇸 Premium location
- 🇺🇸 3% Yearly profitability
- 🇺🇸 Green card for you, your spouse and children
- 🇺🇸 Can be done from abroad
- 🇺🇸 Legacy to children

🇺🇸 ...and you can become
a U.S. CITIZEN



EB-5

FAQS

 How many jobs must be created to meet the requirements of the EB-5 program?

Answer: The investment must generate at least 10 jobs to qualify. These jobs must be maintained during the investment period.

 Can anyone apply for the EB-5 program?

Answer: Yes, the EB-5 program is open to individual investors and their immediate family members, such as spouses and unmarried children under 21.

 How long does the EB-5 program application process take?

Answer: Processing times vary, but a significant period should be expected. It is advisable to check the current processing times with USCIS.

 How long can I maintain my investment before applying for the removal of conditions on the EB-5 program?

Answer: The investment and the jobs created must be maintained for at least two years before filing the I-829 petition to remove the conditional permanent residence status.

 Can the EB-5 program be inherited by family members if the holder passes away?

Answer: Yes, conditional permanent residence can be transferred to eligible family members in the event of the holder's death, provided certain requirements are met.

 Can I work in the United States while in conditional permanent resident status through the EB-5 program?


Answer: Yes, EB-5 program holders have the right to work and live in the United States while maintaining their permanent resident status.

EB-5

FAQS

 Can I use loans to finance my investment in the EB-5 program?

Answer: Yes, funds can come from loans, but they must be secured by the investor's personal assets, and the investor must be personally responsible for the debt.

 Can I file an I-526 petition before making the investment?

Answer: No, the I-526 petition must be filed after making the investment and providing adequate evidence of the investment and job creation.

 Can I apply for the EB-5 program if I am already in the United States with another visa?

Answer: Yes, it is possible to change status to the EB-5 program if you meet the requirements and file the I-526 petition before your current status expires.

 What is the role of a regional center in the EB-5 program?

Answer: Regional centers are entities designated by USCIS that facilitate EB-5 projects and can assist investors in meeting investment and job creation requirements.

 Does the EB-5 program have an annual visa limit?

Answer: Yes, there is an annual limit on the number of available EB-5 program. Currently, 10,000 EB-5 program are granted each year.

 Can the EB-5 program be applied for from outside the United States?

Answer: Yes, it is possible to initiate the EB-5 program application process from outside the United States. However, you will need to be present in the U.S. to complete certain steps of the process.

EB-5

SMART BRICKELL

CONTACT US FOR A PRIVATE PRESENTATION

CLICK HERE 



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