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**Regency Realty Services**  
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## **“Million Dollar” Green Card Program Aka “EB-5”**

The USCIS administers the Immigrant Investor Program, also known as the EB-5 Program, The Million Dollar Green Card Program, and the Million Dollar Visa Program. The program was created by Congress in 1990 to stimulate the U.S. Economy through job creation and capital investment by foreign investors in the United States and has never been more needed than it is today. Under a pilot immigration program first enacted in 1992 and regularly reauthorized since, this program has helped Sell many U.S. Business Properties and Created Many Jobs for U.S. Citizens.

For an Immigrant Investor to receive their Resident Card through the EB-5 program they must meet the following requirements:

1. A New Commercial Enterprise has been established. This can be a Construction Related Business, Restaurant, Assisting Living Care Facility, Hotel/Motel, Marina or many others.
2. The Minimum of \$900,000. to \$1,800,000. has been invested into the commercial enterprise dependent upon whether it is a “targeted employment area” or not.
3. The Immigrant Investor has demonstrated that the capital investment funds have been legally obtained and satisfies general eligibility requirements (e.g. medical, criminal). The investor’s spouse and minor children (under 21) also qualify.
4. A minimum of 10 full time employment positions must be established per Immigrant/Investor within 2 years of I-526 approval. That’s 10 U.S. Citizen Jobs Created.

The EB-5 program for the United States is the Fastest Immigration Program Worldwide. Applying for the program requires a Good Knowledgeable Realtor, Consultants, Attorneys and Staff to prepare all the necessary documentation and find the right property for you. Let me be the Realtor that helps you Buy or Sell Your Commercial Property Today.

## **“E-2” Visa Program**

To encourage smaller business growth the US government has also established the E-2 Visa Program where a smaller investment is possible. This is a Non-Immigrant Visa and is different from the EB-5 Program.

As all these Visa Programs require a Competent Immigration Attorney, its best to contact one before searching for a business and signing any contracts.

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**This is a brief Overview of the E-2 Visa Program Non-Immigrant Visa.**

1. Non-Immigrant Visa.
2. Minimum Investment (Usually \$100,000.00).
3. Investor must be a National of a Treaty Country.
4. Spouse can work during your stay in the U.S.
5. You don't want to apply for a green card.
6. Children under 21 can attend U.S. School.
7. You can travel a lot outside of the U.S.

**Requirements:**

1. Alien must be a National of a Treaty Country.
2. Investment of Substantial Amount in U.S. Enterprise. (Investment must be large enough to ensure the investor's financial commitment. Investment must be large enough to make it likely that the investor will successfully develop and direct the enterprise.)
3. Intention to Develop and Direct this investment enterprise. Foreign national must own at least 50% of the Enterprise or Possesses Operational Control of the Enterprise.
4. Capital must be subject to loss if investment fails.
5. Treaty investor Must Prove that the Funds were Not Obtained from Criminal Activity.
6. Invest enterprise Cannot Be Marginal. It must possess the potential to generate more than enough profit to provide for the living expenses of the investor and family.

**Length of Stay:**

1. Length of stay is determined by time granted by the alien's country of nationality.
2. Maximum time is usually 5 years.
3. Extension requests can be granted for 2 years at a time.
4. There are no limits to the number of extensions.

To Answer Your Questions or For More Information About Commercial Real Estate,  
Please Contact Me By Phone or Email today!

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