

AST  NS Residency & Citizenship  
by investment

# Permanent residence in the USA for investment EB-5 VISA



# Benefits of the EB-5 Investor Visa

The EB-5 visa program was passed by the US Congress in 1990 and has steadily gained global popularity since the World Economic Crisis (2008–2013), which forced American developers to find new sources of capital and foreign investment for the construction of hotels, business centers, and residential properties.

To qualify for an EB-5 visa and become a green card resident, an applicant must invest at least \$800,000 in an existing or new business located in a government-designated TEA (area with low private business activity and high unemployment). Outside of TEAs, the minimum investment is \$1,050,000.



## Freedom of movement

A US green card provides visa-free entry into Canada, Mexico, and several additional countries. A US passport provides visa-free access to 185+ countries



## Streamlined process to citizenship

Renewable 12-month residency permit. Green card after 24 months. Opportunity to obtain American citizenship after 5 years



## Family Eligibility

The investor, spouse, and unmarried children under 21 years of age are all eligible for green cards



## US green card

The right to live, study, and work in the United States



## Basic Eligibility

There is no work experience, language knowledge, or education requirements or criteria



## Return on investment

Invest in government-approved projects - 5-year investment holds



## Passive income

Investments in approved projects could result in dividend payouts throughout the entire investment hold

# Criteria of the EB-5 program

## Minimum Investment starting at \$800,000 (all fees additional)

Investment in a business directly resulting in the creation of at least 10 jobs. An investor can invest in his own business or a Regional Center project.

Requirements: the investor must prove that the investment funds were legally acquired, disclose information about the funding source, and have no criminal record.

## Investments in Regional Center projects

A regional center is a state-licensed development entity that brings together developers, investors, banks, and other management organizations to sponsor projects to participate in the EB-5 program. They ensure that all commercial and immigration obligations are met, including the creation of the required number of jobs. They also create a detailed business plan, prepare an investment memorandum, and other documents, as well as ensure that the project's location is in a high unemployment area of the country.

## Investments in an investor's own US-based project

This option provides the investor with greater flexibility but also additional responsibilities. The investor must prove that the company created the mandatory 10 additional jobs, draft and defend a business plan, prepare an investment memorandum, and create/provide all other required documents.

# Multi-family housing projects in Washington, DC

A class A residential complex with outside green space and on-street parking. The complex's amenities include a fitness center, outdoor recreation area, bicycle parking, and more. This is Washington Regional Center's 17th EB-5 project.

The total cost of the project is **\$129,500,000**.

The developer is offering 51 housing units under the EB-5 program, costing **\$800,000** each.



**Since the COVID-19 pandemic, multi-family properties have proven to be the most resilient asset class in the commercial real estate sector.**

Washington's economy has historically been relatively resilient and more insulated from the effects of recession compared to other U.S. cities due to the presence of the federal government.

This residential complex is in the city center with convenient and easy access to public transportation. The project offers investors a three-fold job coverage ratio.



# Hotel in San Francisco

This hotel is part of a multi-phase, mixed-use development that includes new homes, offices, and retail space. The project involves the construction of a 5-story, 164-room upscale hotel suitable for extended stays, with approximately 724 square meters of retail on the ground floor.

**The total cost of the project is \$98,700,000.**

**The estimated total investment under the EB-5 program will be \$36,000,000.**



The development is located a mile from San Francisco International Airport and adjacent to the Millbrae train station.


This is the fifth project under the EB-5 program. Four previous projects were successfully completed and two of them were fully repaid. The remaining two projects are already on the way to stabilization and repayment.



# Branded hotels in San Luis Obispo

The project involves construction. The project involves two hotel complexes from different global brands, connected by a common lobby. Guest amenities will include a lobby bar, breakfast room, and courtyard with an outdoor pool and outdoor seating area. The master plan includes approximately 580 residential units, 200,000 square feet of commercial use, 150,000 square feet of office space, a 200-room hotel, and a portion of the site will remain open usable green space.

San Luis Obispo is a popular tourist destination known for its historic architecture, vineyards, and hospitality. The development area is primarily commercial (retail/restaurant). The property is located along Highway 101 - the main highway connecting Los Angeles to the San Francisco Bay area through California's coastal communities.



The project is expected to create more than 20 jobs for each investor.  
**The total cost of the project is \$74,000,000**

# Multi-family housing in suburban Washington DC

The residential complex will include 327 luxury apartments with upscale amenities, including a clubhouse, fitness center, swimming pool, and picnic area. A total of 648 apartments and more than 3,716 sq. m. of retail space will also be included.

The project is expected to create more than 30 jobs per EB-5 investor (3 times the required job coverage ratio).

**The total cost of the project is \$106,600,000.**

**There are 52 residential units allocated for the EB-5 program with a total cost of \$41,600,000.**



**Washington has a strong multi-family housing market with historically low vacancy rates and high barriers to entry.** Multi-family properties have proven to be the most stable asset class in the commercial real estate sector. The Capitol Heights area attracts tourists due to its transit-oriented location on the Washington DC border. The project is within walking distance of Deanwood and Cheverly tube stations.



# Visa-free and visa-on-arrival entry around the world

## VISA-FREE DESTINATIONS FOR GREEN CARD HOLDERS

- |                        |                          |
|------------------------|--------------------------|
| Albania                | Guatemala                |
| Antigua and Barbuda    | Honduras                 |
| Bahamas                | Jamaica                  |
| Belize                 | Kosovo                   |
| Bermuda                | Mexico                   |
| Bosnia and Herzegovina | Montenegro               |
| British Virgin Islands | Nicaragua                |
| Canada                 | North Macedonia          |
| Cayman Islands         | Panama                   |
| Costa Rica             | Peru                     |
| Dominica               | Serbia                   |
| Dominican Republic     | Singapore                |
| Aruba                  | Taiwan                   |
| Curacao                | Turks and Caicos Islands |
| Sint Maarten           |                          |
| Georgia                |                          |

## COUNTRIES WITH VISA-FREE AND VISA-ON-ARRIVAL ENTRY FOR US CITIZENS

- |                        |               |
|------------------------|---------------|
| <b>Europe</b>          | Italy         |
| Austria                | Cyprus        |
| Albania                | Kosovo        |
| Andorra                | Latvia        |
| Belgium                | Lithuania     |
| Bulgaria               | Liechtenstein |
| Bosnia and Herzegovina | Luxembourg    |
| Vatican                | Malta         |
| United Kingdom         | Moldova       |
| Hungary                | Monaco        |
| Germany                | Netherlands   |
| Greece                 | Norway        |
| Ireland                | Poland        |
| Iceland                | Portugal      |
| Spain                  | Romania       |



## South and North America

Antigua and Barbuda  
 Argentina  
 Bahamas  
 Barbados  
 Belize  
 Brazil  
 Haiti  
 Guatemala  
 Honduras  
 Grenada  
 Dominica  
 Dominican Republic  
 Canada  
 Colombia  
 Costa Rica

Mexico  
 Nicaragua  
 Panama  
 Peru  
 Salvador  
 Saint Vincent and the Grenadines  
 Saint Kitts and Nevis  
 Saint Lucia  
 Trinidad and Tobago  
 Uruguay  
 French Guiana  
 Chile  
 Ecuador  
 Equatorial Guinea  
 Jamaica

## Asia and Middle east

Azerbaijan  
 Armenia  
 Bangladesh  
 Bahrain  
 Brunei  
 East Timor  
 Vietnam  
 Hong Kong  
 Georgia  
 Israel  
 India  
 Indonesia  
 Jordan

Iraq  
 Kazakhstan  
 Cambodia  
 Qatar  
 Kyrgyzstan  
 Kuwait  
 Laos  
 Lebanon  
 Macau  
 Malaysia  
 Maldives  
 Mongolia  
 Nepal  
 UAE  
 Oman  
 Pakistan  
 Palestine  
 Saudi Arabia  
 Singapore  
 Tajikistan  
 Thailand  
 Taiwan  
 Uzbekistan  
 Philippines  
 Sri Lanka  
 South Korea



## Africa

Angola  
 Botswana  
 Burkina Faso  
 Burundi  
 Gabon  
 Gambia

Guinea-Bissau  
 Djibouti  
 Egypt  
 Zambia  
 Zimbabwe  
 Cape Verde  
 Kenya  
 Comoros  
 Cote d'Ivoire  
 Lesotho  
 Mauritius  
 Mauritania  
 Madagascar

Malawi  
 Morocco  
 Mozambique  
 Namibia  
 Nigeria  
 Rwanda  
 Sao Tome and Principe  
 Seychelles  
 Senegal  
 Somalia  
 Suriname

Sierra Leone  
 Tanzania  
 Togo  
 Tunisia  
 Uganda  
 Fiji  
 CAR  
 Swatini  
 Ethiopia  
 South Africa  
 South Sudan

## Oceania

Vanuatu  
 Kiribati  
 Marshall Islands  
 Micronesia  
 Palau  
 Fiji



# The process of obtaining permanent residence in the USA via the EB-5 visa

## Up to 3 months

Time preparation

- 1 **Consultation with an Astons immigration expert**  
An EB-5 program expert at Astons will assess your needs, wants, goals, and demands to be sure that they align with the program. If so, Astons will assist you through every step of the process including conducting our exclusive preliminary assessment and KYC/Due Diligence analysis to determine your likelihood of being approved. Additionally, Astons will assist you in selecting the best officially recognized Regional Center projects for you to consider investing in. If the EB-5 is not your best option, Astons will provide you with a list of additional programs that best suit your situation for you to consider.
- 2 **Project Decision and Proof of Investment**  
Along with Astons' continued assistance and guidance, you will choose which official regional center project to invest in and formalize that decision by depositing \$900K into a special escrow account. If the EB-5 application is denied, the funds are returned to the investor.
- 3 **Preparing and filing the I-526 petition**  
Astons' attorneys collect and prepare documents to file the Immigrant Business Owner Petition (Form I-526) on behalf of our client. These documents include confirmation of the sources of funds and the investment plan of the project with the creation of the required jobs.

## 12 - 24 months

- 4 **Applying for conditional permanent residence**  
Once the petition is approved, Astons will prepare documents to issue a conditional green card [valid for 2 years] for the investor and family. If the petition is rejected, the investment funds are refunded from the escrow account to the investor's account.
- 5 **Official US residency**  
The investor and family become full US residents via the 2-year conditional green card. If applicants are not in the United States at the time the green cards are issued, they must enter the country within 180 days.
- 6 **Preparing and Filing the I-829 Petition**  
Astons then prepares for the next stage of the process: collecting documents to file an I-829 petition - an application to remove the conditional status of the green card. Form I-829 must contain information about the successful completion of the investment project and confirmation of the creation of the required number of jobs.

## 3 years

### Obtaining permanent residency in the USA

If the I-829 petition is approved, the investor and his family receive a permanent green card and can freely live, work, and study in the United States - five years after receiving the first conditional green card, the investor and family may apply for US citizenship, provided all requirements are met.

# Typical list of required documents

We strongly recommend that you do not start collecting documents yourself. The actual list of needed documents will be developed by your immigration lawyer – as every client’s needs are reviewed on an individual basis and depend on the specifics of the case. We provide support services for the immigration process at every stage - from the initial consultation and preparation of the preliminary file to the receipt of your green card.

## The typical list of documents includes:

- Passports and residence permits (for all countries possessed by the investor)
- Birth and marriage certificates
- All documentation related to name changes
- Financial statements, bank guarantees, and legal certificates confirming the legality and purity of the source and possession of the investment funds

# Why do global HNWIs choose the EB-5 program?



Currently, there are no bans or restrictions based on nationality or country of origin. The EB-5 program is currently open to citizens of the Russian Federation, Belarus, and other countries.



Provides an opportunity to obtain US citizenship



The right to live, study, work, and operated a business in the United States

**US CITIZENS AND RESIDENTS  
ENJOY THE FREEDOM TO TRAVEL  
AND CONDUCT BUSINESS  
AROUND THE WORLD**

# Why Trust Astons?

With 30+ years of expertise, Astons is a leader in the global investment migration and relocation space - offering personalized service and tailored citizenship and residency solutions in Europe, the EU, the Caribbean, Middle East, South Pacific, and the USA.



## Over 30 years of experience and expertise

Founded in London in 1989, Astons is at the forefront of the investment immigration sector, and has grown into an international group of companies headquartered in Dubai.



## Trusted Partner

Astons has successfully helped more than 9,000 global HNWI clients - representing more than 100 nationalities - who have entrusted us with more than \$2,600,000,000 USD in investments in citizenship & residence programs and luxury real estate.



## Officially Licensed

Astons operates under official state licenses and in strict compliance with the laws and regulations of each jurisdiction in which we do business - partnering with local regulators and government officials.

Our lawyers are seasoned experts in all immigration laws and protect the interests from beginning of our clients - beginning to end.



## Client-Focused. Results-Driven

100% of clients who pass the Astons' due diligence review have their applications approved. The Astons due diligence team of seasoned UK lawyers and industry experts advance our clients' interests by maintaining direct and constant contact with government officials - leveraging our experience, expertise, and methodology of the British law school to conclude the immigration process in our client's benefit.

# Why Trust Astons?



## Global Industry Leader

Astons ranks in the TOP 6 of the MIGRATOP rating, The TOP 25 international immigration companies from Uglobal Immigration Magazine. Winners of the Best European Citizenship Advisor 2018, and Best Full-Service Investment Immigration Firm 2019 awards



## Your Personal Expert

Your dedicated Astons team is available to you when you need them, Via email, SMS, WhatsApp, or by phone. Or feel free to visit any of our global offices: Istanbul (Türkiye), London (UK), Limassol (Cyprus), Dubai (UAE), Athens (Greece), Fort Lauderdale (USA) and St. Julian's (Malta).



## Only The Best Solutions

There are dozens of programs out there, but they're not all equal. Astons only provides the best citizenship and residence by investment solutions and premium real estate. Our experts will find the most suitable options to satisfy every client's wants, needs, and demands.



## Internationally Recognized Experts

Astons' expertise is regularly relied upon for insights and comments on investment migration and trends in the global real estate sector by leading media: Forbes, Business Insider, CNBC, The Telegraph, The Times, The Sun, The Daily Express - and others.



# Astons in the media

This section contains key publications in the press about Astons, as well as comments of experts on the planning of residence, investment citizenship and residence permit, and investments in foreign real estate.

**THE  TIMES**

[Move fast: Greece's golden visa rules are changing](#)

**The New York Times**

[Americans Head to Europe for the Good Life on the Cheap](#)

**The Telegraph**

[Countries cut cost of citizenship to attract disillusioned British taxpayers](#)

**THE HUFFPOST**

[«Χρυσή Βίζα» στην Ελλάδα: Σημαντική αύξηση των αιτήσεων από τις ΗΠΑ](#)

 **CNBC**

[Many of Europe's 'golden visa' programs are closing — but demand is up in this Mediterranean hotspot](#)

 **The National**

[Two per cent of Britons have applied for EU passport since Brexit vote](#)

**gtp** | GREEK TRAVEL PAGES

[Study: More US Buyers Tapping into Greece's Golden Visa Scheme](#)

**SPEAR'S**

[Money on the move: why the world's wealthy are deserting the USA](#)

 **FINANCIAL EXPRESS**

[Spain is the best option for international investors looking for Golden Visas: Findings](#)

# Astons Global Footprint



## UK, LONDON

11-12 Tokenhouse Yard, London EC2R  
7AS, United Kingdom

+44 207 0436026



## UAE, DUBAI

13a Happiness Street, City Walk,  
Al Wasl, Dubai, UAE

+971 454 01311



## USA, FORT LAUDERDALE

2100 N Ocean Blvd, Fort Lauderdale FL 33305

+1 888 2033901



## TÜRKİYE DESK

Center Address: Kustepe Mah. Mecidiyekoy Yolu Cad.  
Trump Towers No:12 Kule:2 Kat:18 34387 Sisli, İstanbul, Türkiye

+90 2129008710



## CYPRUS, LIMASSOL

Victory House, 205, Archbishop  
Makarios Avenue, Limassol, 3030

+357 25 230233



## MALTA, ST JULIAN'S

Dragonara Business Centre, Dragonara road,  
Paceville, St. Julian's, STJ 3141 Malta

+44 207 0436026



## GREECE

Nimfeou 4, Kallithea 17674

+302 112340656



All stages of the investment immigration process are conducted with high standards of ethics and professionalism.

**Your path to global opportunities:** investments in citizenship, residence permits and real estate around the world.

**CONTACT US**



for a personal consultation



[+1 888 2033901](tel:+18882033901)



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