



elementé™  
*casa grande*



## Elementé™ Casa Grande

### SECURED PREFERRED EQUITY OFFERING

A 238-Unit Build-To-Rent (BTR) Townhome Community in Casa Grande, Arizona | \$800,000 TEA  
EB-5 Investment Opportunity | All Project Funding in Place

# Elementé™ *casa grande*

## A Vibrant, Eco-Friendly Community in One of the Fastest-Growing Populations in the United States

Elementé Casa Grande is a 20-acre, 238-unit build-to-rent (BTR) townhome community located in the growing community of Casa Grande, Arizona. Positioned in the vibrant Sun Belt region of the United States, Casa Grande boasts a rich history that dates back to its founding in 1879 during the mining boom. Named after the Casa Grande Ruins National Monument, the city has evolved from a rural, agricultural community to a growing urban center. This transformation is being fueled by its strategic location and the development of significant industrial and technological sectors.

Casa Grande's historical significance and economic evolution reflect its adaptability and resilience, making it a key player in the region's development. As a BTR community, Elementé features a mix of one, two, three and four-bedroom homes designed to cater to a diverse demographic, including singles, couples and families. The highly amenitized, gated community offers residents ample security, greenspace, dog walks, luxury pool with spa, fitness center and community clubhouse with co-working space. In addition, Elementé will emphasize environmental sustainability and energy efficiency, incorporating green construction materials, solar power generation and water-saving fixtures, aligning with growing consumer preferences for eco-friendly living spaces.



**CASA GRANDE IS LOCATED  
BETWEEN PHOENIX AND TUCSON,  
IS ACCESSIBLE TO BOTH I-8 AND I-10  
AND IS WITHIN ONE HOUR OF  
THREE INTERNATIONAL AIRPORTS.**





# Why Casa Grande, Arizona

Casa Grande is situated within the heart of the rapidly growing Arizona Innovation and Technology Corridor. The city has a dynamic job market and is projected to grow by 53.9% over the next 10 years, surpassing the national average job growth of 33.5%. Major employers include Lucid Motors, Abbot Labs, Kohler, Kanto Semiconductor, Frito-Lay, Walmart and Tractor Supply Co. Currently, there are 25,000 active jobs with job growth forecast to be greater than 6% per year.

The city estimates that more than 9,000 new homes are needed over the next five years. Casa Grande's population has shown a substantial increase of 20.65% since the 2020 census. This robust growth, coupled with a lower cost of living, suggests a rising need for workforce housing as more people move to the area for employment opportunities. Casa Grande housing market dynamics are also heavily influenced by a strong migration trend from people outside of the area, particularly from cities like Seattle, Los Angeles and San Francisco. The city's diverse economy and affordable living costs make it an attractive place for both businesses and workers, indicating a potentially growing demand for housing to support its expanding workforce.

The Casa Grande area was selected for four key reasons:

- **UNDERSERVED:** The area currently is underserved by quality BTR communities within proximity to major employers.
- **SIGNIFICANT DEMAND:** The Pinal County region attracts a significant percentage of the Phoenix metroplex population as well as a growing workforce community.
- **GROWING NEED:** The growing affluence of the Casa Grande population is increasing demand for high-quality residential communities.
- **ILL EQUIPPED:** Even the most "luxury" BTR communities are not offering the amenities that Elementé Casa Grande will offer.

## THE CASE FOR BUILD-TO-RENT

For-sale housing has become increasingly unaffordable due to inflated interest rates and a limited supply that has significantly driven up median sales prices of homes in the United States. Debt-burdened Millennials are entering their prime housing formation years but cannot afford to buy, thus creating a surge in demand for larger rental units to accommodate families. Also driving demand are "renters-by-choice." Many people are choosing to rent due to lifestyle preferences such as convenience, flexibility and low maintenance. Among this group are empty nesters desiring the financial flexibility and lifestyle ease of renting versus owning. The bottom line is that for many, renting continues to be significantly more economical than owning a home.

# Elementé Casa Grande Project Overview

## KEY FACTS

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**20+**

Acres, Full Entitled

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**105**

Buildings

**238**

Units

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Mix of One, Two,  
Three and Four-  
Bedroom Homes

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Additional  
Collateral

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**TEA**

Located in  
a Targeted  
Employment Area

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Close to Many  
High-Employment  
Manufacturing  
Facilities

## EB-5 SUMMARY

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EB-5 Raise

**\$20 Million**

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Subscription Unit

**\$800,000**

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Number of Investors

**25**

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**EB-5 Funds**

Secured Preferred  
Equity; Second in  
Priority of Repayment,  
Only Subordinate to Senior  
Construction Debt

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**Investor Exit**

Three Years From  
Last EB-5 Funding,  
Plus One Optional  
One-Year Extension

## JOB CREATION

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**872**

Permanent Jobs  
Will Be Created

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Only 250 Jobs  
Needed for

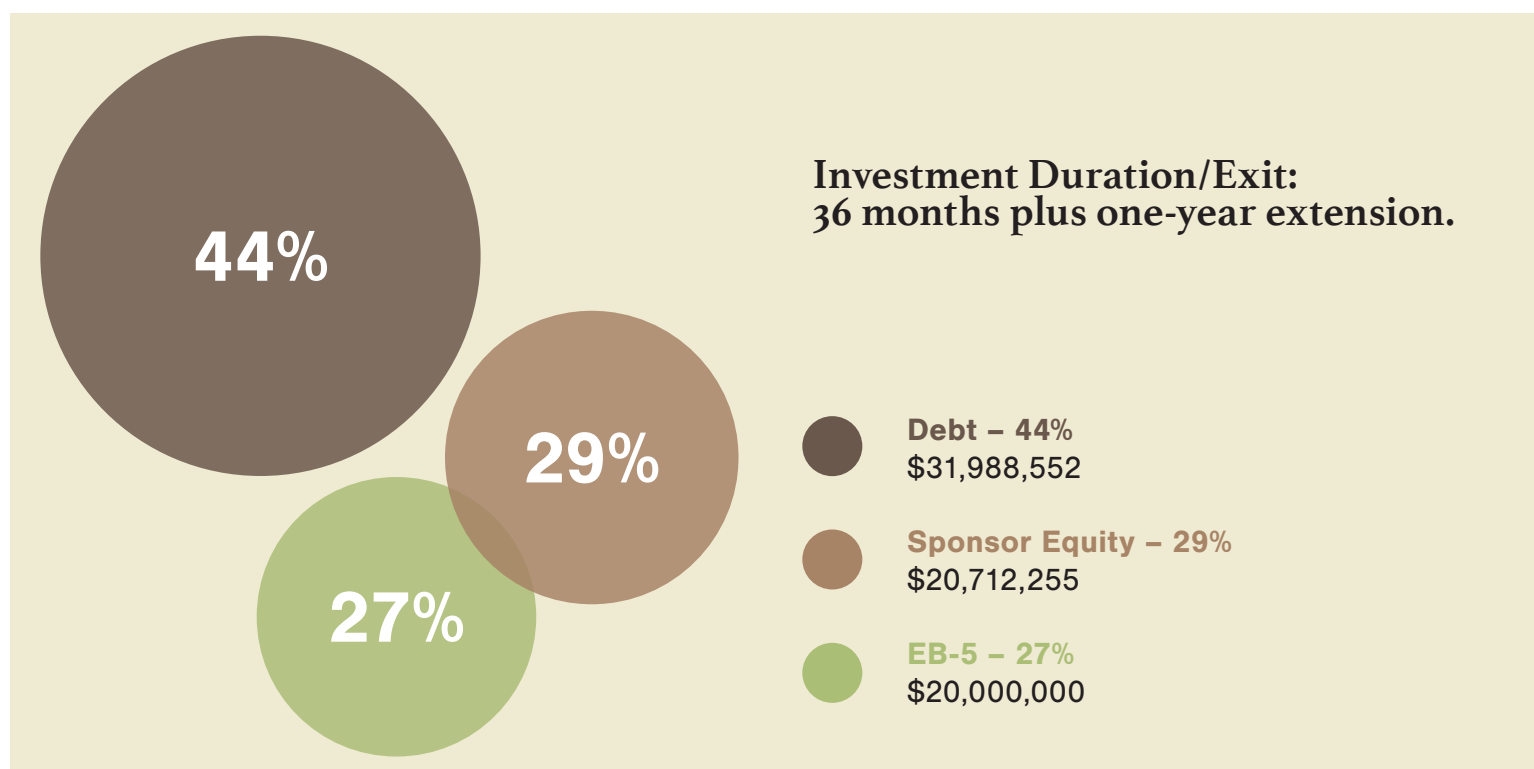
**25 Investors**

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**35 Jobs**

Per Investor  
Representing a  
Cushion of 283%

# Financial Summary



DESCRIPTION	AMOUNT	RATE
Total Project Cost	\$72,701,255	
Senior Construction Debt	\$31,988,552	44.0%
EB-5 Debt/Pref Equity	\$20,000,000	27.5%
EB-5 Pref Rate (development phase)		2.5%
EB-5 Pref Rate (operating phase)		4.0%
Sponsor Equity	\$20,712,255	28.5%
Project-Level Returns – Levered	\$61,028,723	
Levered IRR		23.4%
Levered Multiple		2.95x
Project-Level Returns – Unlevered	\$123,525,075	
Unlevered IRR		15.2%
Unlevered EQM		1.77x
LP Investor Returns – Levered	\$44,914,955	
LP Investor IRR		18.6%
LP Investor EQM		2.41x
Stabilized Yield on Cost		7.54%
Stabilized Debt Yield		17.03%
Stabilized DSCR		2.5x

# EB-5 Investor Security

Every EB-5 project we undertake has secured, or is expected to secure, sufficient funding to ensure the completion of the project, irrespective of the EB-5 capital contributed to the project. Through our partner GreenTrust Partners and its Sun Belt Growth Fund, in conjunction with Lincoln Property Company, the project is fully funded and does not rely on EB-5 capital.

## **EB-5 RESERVE**

A portion of annual operating revenues will be set aside as a reserve for investor repayment until project operating full-subscription amount is available for repayment.

## **IMMIGRATION DENIAL REFUND**

If either your I-526 or I-829 petition is denied, the reserve account established by Nysa EB-5 and administered by JTC Americas at the project level provides liquidity to support a refund prior to the maturity of the investment term. In the case of an I-526 denial, a portion of the project's cash flow, in addition to that of the EB-5 reserve, will be used to reimburse capital contributions made by the EB-5 investors. If the denial is at the project level, refunds will be made immediately. If denial is at the source-of-funds level, all efforts to refund immediately will be made. If funds are not available immediately, the refund will be made as soon as there is a sufficiency of funds, but in no event later than the normal exit time.

## **JOB CREATION**

A significant portion of the EB-5 job requirements is fulfilled through job creation from construction activity alone. Moreover, concurrent with the construction phase, the operational phases of the community contribute additional revenue streams that lead to the creation of supplementary jobs. Elementé Casa Grande will produce approximately 872 jobs, fulfilling the EB-5 job requirements per United States Citizens and Immigration Services (USCIS) standards.

## **INDEPENDENT FROM PROJECT SPONSOR**

Nysa EB-5 operates independently from the project sponsors and engages on behalf of our EB-5 investors to secure successful outcomes. Our primary responsibility is to act in the utmost favor of our EB-5 investors.

## **PROJECT REPORTING**

Complete transparency is paramount, and thus, all of our EB-5 investors receive quarterly and annual reports, ensuring you remain fully informed about the status of your investment. In addition, the EB-5 investment company (new commercial enterprise "NCE") undergoes an annual third-party audit by a nationally recognized CPA firm.

## **EQUITY PLEDGE/BRIDGE FINANCING**

If the EB-5 capital contribution is not repaid in a timely manner, the project sponsor has pledged its equity in support for repayment. In addition, GreenTrust Partners has committed to providing bridge financing, if needed, to complete the project on time. Upon raising the EB-5 capital, proceeds would be used to pay down any bridge financing if needed.

## **CONSTRUCTION COMPLETION GUARANTEE**

The sponsor will provide a construction performance guarantee (a guarantee of the lien-free completion of the project). Furthermore, the general contractor will provide a performance bond as additional guarantee as part of its GMAX contract.

## **PREFERRED EQUITY GUARANTEE REDEMPTION AGREEMENT**

The sponsors guarantee the repayment of the NCE's investment in full with interest at the end of three years. Moreover, the investment from the NCE to the job creating entity (JCE) is guaranteed by GreenTrust Partners.





# Nysa EB-5 Funding Controls and Investor Protection

## **ESCROW**

Investment funds are held in escrow in a U.S. federally insured banking institution and not released to the NCE until USCIS has received the investor's I-797 form seeking residency in the United States. The project also must receive approval of the I-956F form satisfying all requirements of USCIS as a recognized EB-5 project. After both these criteria are met, an investor's funds will be released to the NCE.

## **THIRD-PARTY FUND ADMINISTRATION**

JTC Americas serves as fund administrator and signs off on all transfers from the NCE bank account to a segregated bank account at the JCE for EB-5 funds (JCE EB-5 account).

## **THIRD-PARTY ACCOUNTANT CONSTRUCTION OVERSIGHT**

A third-party accountant confirms funds transferred from the JCE EB-5 account are used strictly toward items within the construction budget and specified in the detailed draw request.

## **NCE AUDIT**

Marcum LLP provides audit services for the NCE and audited financials are provided to EB-5 investors annually.

## **I-829 AUDIT REPORT**

Nysa EB-5 works with a third-party construction consultant to compile an audit report that confirms all construction expenditures by collecting proof of expense (vendor invoices) and proof of payment (canceled checks, wire receipts and bank records), and reconciles them against the inputs to the economic analysis. These reports are thousands of pages.

## **HIGHLY VETTED PARTNERS**

Nysa EB-5 partners with seasoned and highly respected project sponsors and providers, conducts audits and appraisals through third-party experts, and forms partnerships with leading immigration attorneys, all aimed at supporting investor success. The combination of the developer Lincoln Property Company, the investment capital of GreenTrust Partners and the Sun Belt Growth Fund, provides a solid foundation of both financial stability and certainty of execution. The sponsorship strength underscores the financial viability of the project.

# Elementé Casa Grande EB-5 – Why Invest

## INVESTOR OPPORTUNITY

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High yields are possible due to attractive demographic shifts, increasing familiarity with the product type, shifts in employment preferences and elevated sales costs.

Limited new supply in the BTR space due to lack of new construction, the reallocation of single-family residences (SFR) into the for-sale market due to rising home prices and BTR being cyclically resistant.

High demand for housing due to population growth is creating a consistent demand for housing. SFR/BTR family properties cater to this need effectively.

Strong rent and revenue growth, low vacancies and turnover rates for existing investors/operators and are attracting more capital into the sector.

Strong net absorption and lower resident turnover.

## RENTER DEMAND DRIVERS

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Favorable Millennial demographics/renters by choice.

Rising for-sale housing costs and the high cost of home ownership.

Increasing need for financial flexibility.

Remote work and the need for more space.

Population migration patterns and the appeal of less dense neighborhoods.

Access to outdoor space and amenities.

Desire to be in close proximity to employment.

BTR communities offer the comforts and advantages of a new home while benefitting from the maintenance-free conveniences of apartment living while avoiding the costs of home ownership including down payments, mortgages and home/appliance repairs.

## THE MARKET

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The Phoenix market has emerged as one of the nation's strongest BTR markets, thanks to its strong rent growth, low single-family inventory and the city's steady population growth.

The "for-sale" home occupancy rate is 94.1% within the Phoenix market.

The multifamily/apartment occupancy rate is 93.2% within the Phoenix market.

Higher occupancy is driven by the rise in remote working and the "Sun Belt surge" of employment.

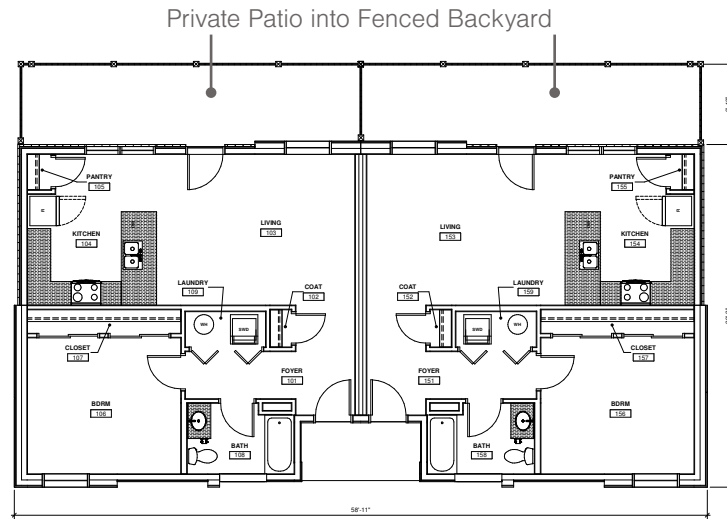
The SFR/BTR market is the fastest-growing segment of the U.S. housing market and single-family rentals have outpaced the growth of both single-family, for-sale and multifamily housing in recent years.

Developers are taking notice of the lifestyle and life cycle changes within the Millennial, Gen X and Baby Boomer demographic segments, many of whom are now seeking to move from multifamily/apartment-living arrangements.



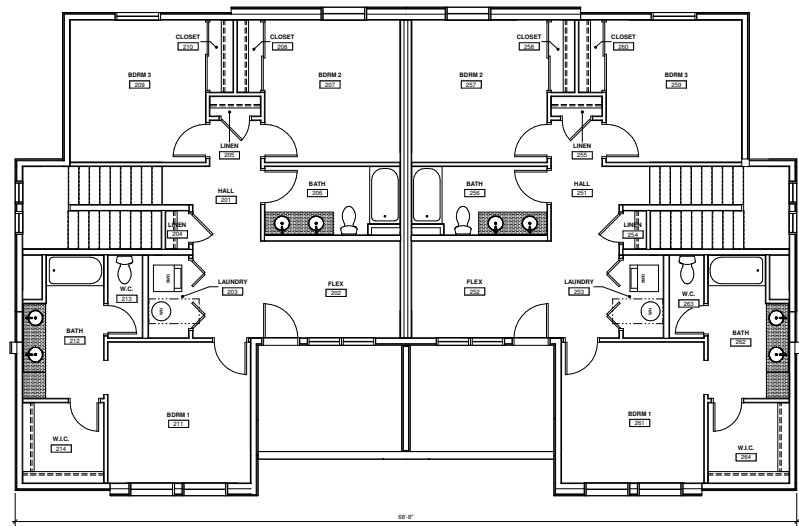


1-Bedroom/1 Bathroom  
Bungalow (790 SF)

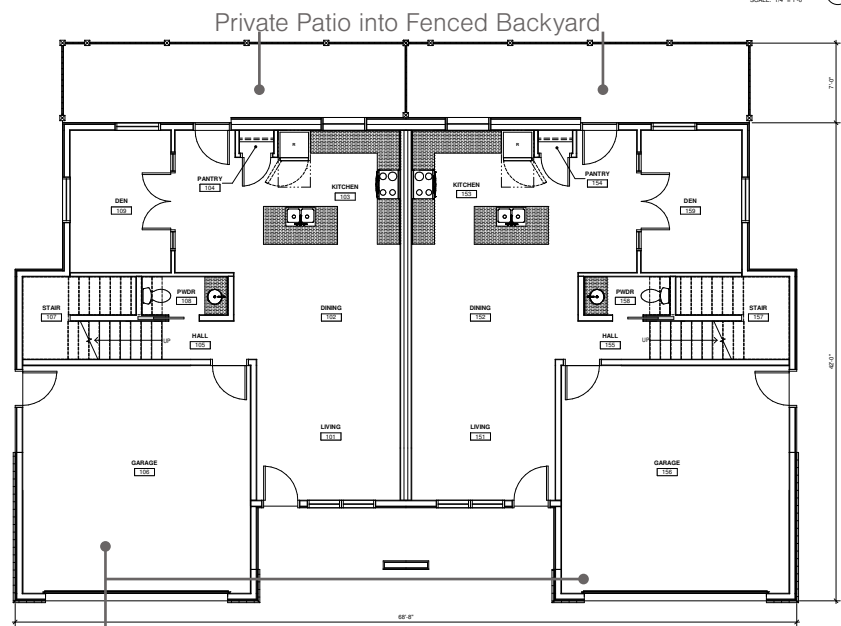


A-1 UNIT FLOOR PLAN ①  
SCALE: 1/4" = 1'-0"

3-Bedroom/2.5 Bathroom Townhome  
with 2-Car Garage (1,421 SF)



SECOND FLOOR PLAN ②  
SCALE: 1/4" = 1'-0"



Attached 2-Car Garage  
Private Balcony on Second Floor

C-1 UNIT FIRST FLOOR PLAN ①  
SCALE: 1/4" = 1'-0"

# Project Timeline

ACTIVITY	DATE
Purchased land	May 2022
Rezoned the land to multifamily – 238 units	December 2022
Completed civil engineering	February 2025
Obtain permits to start construction	April 2025
Begin grading/earthwork construction	September 2025
Import dirt/establish rough grades	October 2025
Install wet utilities	January 2026
Install dry utilities	March 2026
Install concrete curbs and sidewalks	May 2026
Paving	July 2026
Install landscaping	July 2026
Start building first set of housing units	September 2026
Build clubhouse, pool, BBQ, Ramada, dog park	September 2026
First lease ups – 20 per month for 12 months	September 2026
Finish building 238 housing units	March 2028
Stabilized	April 2028

## Additional Limited Partnership Investment Opportunity

A further benefit of this offering is the sponsors' willingness to offer EB-5 investors the unique ability to independently make an additional limited partnership (LP) investment in Elementé Casa Grande via a "sidecar." This sidecar investment represents a strategic opportunity for EB-5 investors to enhance the value of their investment and participate more directly in the project's overall profitability. With a forecast return on investment of 21.2% for LP investors, this sidecar investment will allow an EB-5 investor the distinct possibility of achieving significantly higher returns compared to

the initial preferred equity EB-5 investment in the project. As such, the combined return on investment could be measurably enhanced. For example, based on the assumptions set forth in the table above, a sidecar investment of \$1 million (when paired with the EB-5 investment of \$800,000) could generate a blended IRR of 16.9% and EQM of 1.8x. Thus, the sidecar investment is clearly advantageous to EB-5 investors seeking to enhance their investment return in a solid U.S. commercial real estate development opportunity.



# Secure Capital Structure For EB-5 Investment

Elementé Casa Grande will be capitalized by project sponsor equity, construction debt and EB-5 capital, which will serve as preferred equity and subordinate only to senior construction debt in the waterfall.

## HIGHLIGHTS

- Fully Entitled
- Construction Completion Guarantee
- Liquidity Support Guarantee
- Bridge Funding in Place
- Senior Construction Debt in Place
- Preferred Equity Repurchase Agreement in Place

# \$72,701,255

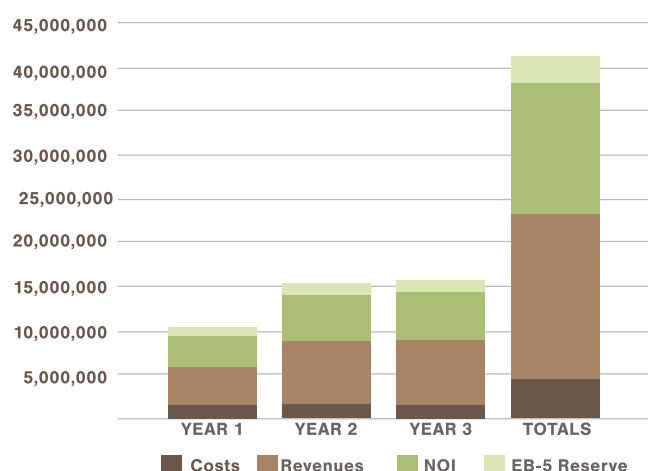
PROJECT COST

# \$92,625,000\*

WHEN COMPLETE VALUE

*\*Conservative valuation when based on independent third-party current market analysis.*

## RESERVE ACCOUNT



# Exit Strategy

The project benefits from having multiple exit strategies, an important consideration when evaluating various approaches to maximize returns and minimize risks.

## Summary of Potential Exit Strategies

**Pre-Sale:** Given the strength of the asset class, it is possible the project could be sold before completion during the construction phase. This would not impact the EB-5 investment as the funds would be redeployed into another qualified project pending I-526 approval.

**Sell Upon Completion:** It is probable that the project will be acquired by the majority limited partner once construction is complete.

**Refinance:** If the project is not acquired by the majority limited partner upon completion, the project will be refinanced at a higher leverage and lower interest rate. This will allow all investors to recover their investment benefitting from potential appreciation and rental income.

**Sell Upon Stabilization:** The most likely exit strategy currently envisioned is to sell the project after three years at stabilization.

**Hold and Rent:** Long-term holding of the property to collect rental income as a portfolio asset can be an effective strategy, especially in markets with rising rental rates like Phoenix. This approach benefits from long-term capital appreciation and provides a steady income stream.

Choosing the right exit strategy depends on various factors, including market conditions, financial goals and risk tolerance. Each strategy has its own set of benefits and challenges, and project sponsors deem it prudent to plan for multiple potential exits to adapt to changing circumstances.

## \$72,701,255

PROJECTED COST

## \$90,625,000

PROJECT VALUE AT OPENING

## \$92,625,000

PROJECT VALUE AT COMPLETION

## \$106,811,250

FORECASTED PROJECT VALUE AFTER 10 YEARS

PROJECT SUPPORTED BY THIRD-PARTY ANALYSIS – NORTHMARQ, COLLIER'S AND BERKADIA

## 10% of net operating income

IN RESERVE AT THE TIME OF EXIT

### RESERVE ACCOUNT

In order to provide further comfort to the EB-5 investors, the sponsors have agreed to establish a reserve account with escrow agent JTC Americas to deposit 10% of annual net operating income. This reserve will be used to ensure timely payment of all future preferred interest payments and authorized refunds due to any I-526 denials.

# Project Sponsors and Partnerships

Nysa EB-5's mission is to offer the most secure investments possible to our investor clients. Our compliance-focused service delivery model means we not only select the highest quality projects but we also only partner with top EB-5 professionals.

Our collaboration partners are best-in-class firms that embrace our institutional approach and enhance our ability to safeguard the transactional integrity of each project. Investor safety is always of utmost importance and Nysa EB-5 recognizes that the return of your investment, in addition to receipt of your permanent green card, are critical components of our success.

## Our select network, among others, includes:



### **LINCOLN PROPERTY COMPANY**

Lincoln Property Company, with its formidable legacy of more than five decades in the real estate sector, brings expertise, financial stability and a history of successful project deliveries to this development. With more than 55 years of experience, its reputation for excellence in developing sustainable, community-focused projects positions it as the ideal development sponsor for Elementé Casa Grande. Lincoln Property Company's comprehensive approach to project management, from conceptualization to execution, helps ensure operational efficiency, tenant satisfaction and long-term project viability, instilling investor confidence in the enduring value of this investment.



### **GREENTRUST PARTNERS, LLC**

Rounding out the Elementé Casa Grande sponsorship team is GreenTrust Partners. GreenTrust Partners is the general partner of the Sun Belt Growth Fund, GreenTrust Partner's \$2.5 billion flagship investment vehicle. The Sun Belt Growth Fund is a closed-ended real estate fund that will acquire, develop and operate a portfolio of over \$7 billion of "clean" properties throughout the Sun Belt region of the United States. GreenTrust Partners is comprised of some of the most seasoned commercial real estate leaders in the United States. Its principals have a longstanding relationship with Lincoln Property Company spanning nearly 20 years.



### **JTC AMERICAS**

JTC USA Holdings Inc. ("JTC Americas") acting through its wholly owned subsidiary, NESF Fund Services, Corp., shall serve as the fund administrator. JTC USA Holdings Inc. is the North American division of JTC Group, a publicly listed, global professional services business with deep expertise in fund, corporate and private client services. JTC Group acquired NES Financial in 2020, positioning JTC Americas as the leading provider of third-party administrative solutions to U.S.-impact investment sectors, including the Opportunity Zones initiative and the EB-5 Program, as well as to private equity fund managers.



# USCIS-Approved EB-5 Regional Center



Nysa EB-5 has partnered with EB5 Coast to Coast for our regional center. EB5 Coast To Coast is a family of USCIS-designated EB-5 regional centers that span the United States from the Atlantic to Pacific oceans. Its regional centers cover areas in 49 states, including most major metropolitan areas. EB5 Coast to Coast partners with investors and developers to facilitate capital investment in projects that will create jobs and provide opportunity for immigration through the EB-5 visa program. EB5 Coast to Coast specializes in the development, construction and operations of residential and mixed-use projects. The company seeks to connect EB-5 investors to high-quality, low-risk real estate development projects. More than 400 EB-5 investors have been sponsored by EB5 Coast to Coast's regional centers.

## **SMITH ROCKIES REGIONAL CENTER LLC (A FULLY OWNED EB5 COAST TO COAST REGIONAL CENTER)**

The Smith Rockies Regional Center LLC, a Washington limited liability company, is the regional center sponsor for the Elementé Casa Grande project. The regional center received its designation from USCIS on March 30, 2023 with an approved geographic area that includes the states of Montana, Idaho, Wyoming, Nevada, Utah, Colorado, Arizona and New Mexico. The Smith Rockies Regional Center will oversee compliance with EB-5 rules and regulations as the NCE provides the JCE with an EB-5 investment in the amount of \$20 million.



# Project Summary

Elementé Casa Grande is a 238-unit BTR townhome community located in the growing city of Casa Grande, Arizona. Positioned in the vibrant Sun Belt region of the United States, Casa Grande boasts a rich history that dates back to its founding in 1879 during the mining boom. Named after the Casa Grande Ruins National Monument, the city has evolved from a rural, agricultural community to a growing urban center. This transformation has been fueled by its strategic location and the development of significant industrial and technological sectors. Casa Grande's historical significance and economic evolution reflect its adaptability and resilience, making it a key player in the region's development

## REGIONAL CENTER AND TEA APPROVAL

EB5 Coast To Coast Smith Rockies Regional Center received USCIS approval on March 30, 2023. Vermillion Consulting confirmed the TEA status of the project at the time of filing of the project application with USCIS.

## JOB CREATION

622 excess jobs. Vermillion Consulting completed the Elementé Casa Grande economic analysis demonstrating 882 EB-5 eligible jobs, 632 more jobs than needed per the USCIS requirement of 25 investors and 250 job creation.

## INDEPENDENT FEASIBILITY

The project has engaged third-party professionals to provide an unbiased assessment of the feasibility and viability of a project. This independent, objective analysis provides a perspective that is crucial for prospective investors.

## RELEASE CONDITIONS

- Regional center in good standing
- I-956 filed
- I-526E filed; escrow bank provides 100% insurance on the entire escrow amount

## ENTITIES

- Nysa EB-5 International, LLC – Manager of the EB-5 issuer
- Elementé Casa Grande Finance Company, LLC – EB-5 issuer (NCE)
- Elementé CG Development, LLC – EB-5 project (JCE)
- Lincoln Property Company, LLC – Developer
- GreenTrust Partners, LLC – General Partner
- Sun Belt Growth Fund, L.P. – Limited Partner Equity
- Elementé Casa Grande – Brand

## SPONSOR GUARANTEE

The sponsors guarantee the repayment of the NCE's investment in full with interest at the end of three years.

## REPAYMENT TERMS

Three years from the last EB-5 funding plus one, one-year extension at project sponsor discretion.

## INVESTOR-ELECTED WITHDRAWAL

Optionality leveraging the new EB-5 statutes and thoughtful deal structuring, the EB-5 issuer allows for investors to voluntarily withdraw throughout the EB-5 immigration and investment process.

## DEVELOPER EXPERIENCE

Lincoln Property Company has more than five decades of experience in the real estate sector and brings expertise, financial stability and a history of successful project deliveries to this development. Its reputation for excellence in developing sustainable, community-focused projects positions it as the ideal development sponsor for Elementé Casa Grande.

## EB-5 INVESTMENT

**\$20,000,000**

PREFERRED EQUITY

### PROJECT SPONSOR EQUITY

**\$20,712,255**

### ESCROW AGENT

**JTC TRUST  
COMPANY (SD) LTD**

### CONSTRUCTION LOAN\*

**\$51,748,565**

### FUND ADMINISTRATOR

**NESF FUND  
SERVICES CORP.**

### CONSTRUCTION TIME

**31 Months**

### ESCROW BANK

**PNC BANK**

## FINANCIAL SUMMARY

**\$72,701,255**

TOTAL PROJECT COST

**\$92,625,000**

VALUE WHEN COMPLETE

**\$95,000,000**

FIFTH YEAR OF  
OPERATION VALUE

*\*Amount exceeds actual need. Actual loan amount to be determined before closing.*



# Nysa EB-5 – Transforming EB-5 Investing and Project Financing



Nysa EB-5 specializes in EB-5-structured project financing, operating with an investor-centric, compliance-oriented service delivery model. Since 2014, we have been a recognized leader in the immigrant investor space, providing thought leadership to streamline processes and establishing standards that are now being adopted throughout the industry as best practices. During the pandemic, Congress did not provide a resolution authorizing the continuation of the program; however, Nysa EB-5 continued to review and make strategic changes to our processes in anticipation that the program would eventually be renewed. In March 2022, the passage of the EB-5 Reform and Integrity Act of 2022 reauthorized the EB-5 Regional Center Program for five years and provided several other updates and amendments to the program that the industry had been waiting for for many years. Nysa EB-5 embraces the changes and amendments and goes well beyond the baseline requirements to ensure a successful path to citizenship for our investors.

## About Nysa EB-5

Nysa EB-5 has more than 10 years of experience in securing successful EB-5 outcomes. In addition to our U.S. corporate office in Atlanta, Georgia, we have offices in Vietnam, India and Singapore to provide localized support to our EB-5 investors. Our team is deeply engaged in the commercial real estate industry and through our parent company, Nysa Capital, LLC, have a real-time connection to the commercial real estate financial markets throughout the United States. Being regional center agnostic allows us to partner with only the best projects, developed by the best sponsors in the best areas of the United States. Thus, we are not geographically constrained by stringent regional center-approved territories. Nysa EB-5 demonstrates a track record of securing 100% USCIS project approvals, along with the attainment of over 100 investor I-526 and I-829 approvals, while also successfully repaying investment capital for EB-5 investors.





elementé<sup>TM</sup>  
*casa grande*

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