



civitas

EB-5

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# FIRM OVERVIEW

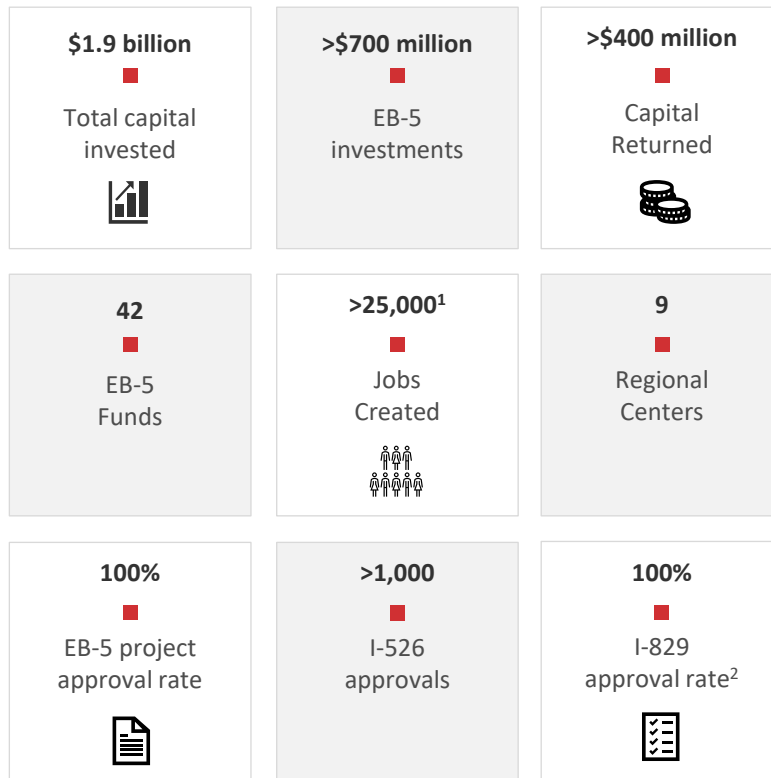
Civitas Capital Group is a private equity real estate investment manager offering compelling, niche opportunities within the U.S. real estate capital markets.

Our Firm is grounded in its core values and purpose to create opportunities that enrich our investors, our employees, and our communities.

We have raised \$700 million in EB-5 capital, working with more than 1,400 families across 40 countries over the last 12 years.

## CORE VALUES

- Relentless creativity
- Champions of courage
- Commitment to excellence
- Uncompromising integrity



*Cumulative data since inception through June 30, 2022, unless otherwise noted. Includes managed funds, advisory engagements, and committed capital. 1. Job creation data as of June 30, 2022. 2. 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date hereof, and accordingly does not include petitions which (i) have not yet been adjudicated; (ii) were voluntarily withdrawn by the petitioner; or (iii) are in any stage of appeal from an initial adjudication.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. The information contained herein is provided for informational purposes only. Past performance is not necessarily indicative of future results. Actual results may vary, possibly materially, and could result in loss of principal, including total loss.*



# 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.



## 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

# STRONG PROJECT TRACK RECORD

Over \$400MM of Capital  
Returned to EB-5 Investors<sup>1</sup>

<b>01</b>	Civitas Lamar Hotel Fund, LP <i>Fund closing: 2011</i> <i>11 investors, \$5.5MM raised</i>	<b>15</b>	Civitas Stonegate Fund I, LP <i>Fund closing: 2014</i> <i>20 investors, \$10MM raised</i>	<b>29</b>	Civitas Gateway Fund, LP <i>Fund closing: 2016</i> <i>26 investors, \$13MM raised</i>
<b>02</b>	Civitas Encore Fund, LP <i>Fund closing: 2012</i> <i>30 investors, \$15MM raised</i>	<b>16</b>	Civitas Tradition Fund, LP <i>Fund closing: 2014</i> <i>53 investors, \$26.5MM raised</i>	<b>30</b>	Civitas McKinney Mezzanine Fund, LP <i>Fund closing: 2016</i> <i>14 investors, \$7MM raised</i>
<b>03</b>	Civitas Phoenix Fund, LP <i>Fund closing: 2012</i> <i>17 investors, \$8.5MM raised</i>	<b>17</b>	Civitas Hotel Alessandra Fund, LP <i>Fund closing: 2015</i> <i>115 investors, \$57.5MM raised</i>	<b>31</b>	Civitas Meritage Commons Fund, LP <i>Fund closing: 2016</i> <i>40 investors, \$20MM raised</i>
<b>04</b>	Civitas West Village Fund, LP <i>Fund closing: 2012</i> <i>128 investors, \$64MM raised</i>	<b>18</b>	Civitas Hudson Exchange Fund, LP <i>Fund closing: 2015</i> <i>66 investors, \$33MM raised</i>	<b>32</b>	Civitas Printhouse Mezzanine Fund, LP <i>Fund closing: 2016</i> <i>11 investors, \$5.5MM raised</i>
<b>05</b>	Civitas Zang Triangle Fund, LP <i>Fund closing: 2012</i> <i>16 investors, \$8MM raised</i>	<b>19</b>	Civitas M&M Mezzanine Fund, LP <i>Fund closing: 2015</i> <i>23 investors, \$11.5MM</i>	<b>33</b>	Civitas GT Mezzanine Fund, LP <i>Fund closing: 2017</i> <i>20 investors, \$10MM raised</i>
<b>06</b>	Civitas Arts Center Fund, LP <i>Fund closing: 2013</i> <i>130 investors, \$65MM raised</i>	<b>20</b>	Civitas Permian Basin Hotels, LP <i>Fund closing: 2015</i> <i>13 investors, \$6.5MM raised</i>	<b>34</b>	Civitas Hunt Central Equity Fund, LP <i>Fund closing: 2017</i> <i>10 investors, \$5.3MM raised<sup>1</sup></i>
<b>07</b>	Civitas EFS Fund, LP <i>Fund closing: 2013</i> <i>10 investors, \$5MM raised</i>	<b>21</b>	Civitas ST Investors, LP <i>Fund closing: 2015</i> <i>6 investors, \$3MM raised</i>	<b>35</b>	Civitas Hunt Central Mezzanine Fund, LP <i>Fund closing: 2017</i> <i>15 investors, \$7.5MM raised</i>
<b>08</b>	Civitas Maple Fund, LP <i>Fund closing: 2013</i> <i>23 investors, \$11.5MM raised</i>	<b>22</b>	Civitas Strand Fund, LP <i>Fund closing: 2015</i> <i>40 investors, \$20MM raised</i>	<b>36</b>	Civitas Race Street Equity Fund, LP <i>Fund closing: 2017</i> <i>8 investors, \$4MM raised</i>
<b>09</b>	Civitas Skyline Fund, LP <i>Fund closing: 2013</i> <i>107 investors, \$53.5MM raised</i>	<b>23</b>	Civitas TCR Downtown Equity Fund, LP <i>Fund closing: 2015</i> <i>7 investors, \$3.5MM raised</i>	<b>37</b>	Civitas Race Street Fund, LP <i>Fund closing: 2017</i> <i>15 investors, \$7.5MM raised</i>
<b>10</b>	Civitas Trinity Fund, LP <i>Fund closing: 2013</i> <i>10 investors, \$5MM raised</i>	<b>24</b>	Civitas TCR Mezzanine Fund, LP <i>Fund closing: 2015</i> <i>37 investors, \$18.5MM raised</i>	<b>38</b>	Civitas Tradition Fund II, LP <i>Fund closing: 2017</i> <i>58 investors, \$29MM raised</i>
<b>11</b>	Civitas Cypress Fund, LP <i>Fund closing: 2014</i> <i>22 investors, \$11MM raised</i>	<b>25</b>	Civitas Canyon Mezzanine Fund, LP <i>Fund closing: 2016</i> <i>10 investors, \$5MM raised</i>	<b>39</b>	Civitas Walpole Mezzanine Fund, LP <i>Fund closing: 2017</i> <i>19 investors, \$9.5MM raised</i>
<b>12</b>	Civitas EB-5 Fund 21, LP <i>Fund closing: 2014</i> <i>18 investors, \$9MM raised</i>	<b>26</b>	Civitas Cobalt Mezzanine Fund, LP <i>Fund closing: 2016</i> <i>23 investors, \$11.5MM raised</i>	<b>40</b>	Civitas Tradition Fund III, LP <i>Fund closing: 2018</i> <i>75 investors, \$37.5MM raised</i>
<b>13</b>	Civitas Huntington Beach Hotel Fund, LP <i>Fund raised: 2014</i> <i>29 investors, \$14.5MM raised</i>	<b>27</b>	Civitas Crockett Fund, LP <i>Fund closing: 2016</i> <i>17 investors, \$8.5MM raised</i>	<b>41</b>	Civitas Alameda Mezzanine Fund, LP <i>Fund closing: 2019</i> <i>5 investors, \$2.5MM raised</i>
<b>14</b>	Civitas Spectrum Fund, LP <i>Fund closing: 2014</i> <i>20 investors, \$10MM raised</i>	<b>28</b>	Civitas Galleria Mezzanine Fund, LP <i>Fund closing: 2016</i> <i>27 investors, \$13.5MM raised</i>	<b>42</b>	Civitas Waverly Equity Fund, LP <i>Fund closing: 2019</i> <i>28 investors, \$14MM raised</i>

1. Cumulative data since inception through June 30, 2022. Funds are listed by closing year and then in alphabetical order. Funds numbered in blue denote funds that have returned capital to investors. The selected funds do not represent all of the investments offered by Civitas. Civitas manages non-EB-5 funds that are excluded from this list. The information contained herein is provided for informational purposes only. Past performance is not necessarily indicative of future results.

# CASE STUDIES OF EB-5 PROJECTS



IN **TEXAS**

**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. In 2012, 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.



**PROJECT:** The Tradition-Woodway  
**LOCATION:** Houston, Texas

## OVERVIEW

The Tradition-Woodway is a 314-unit luxury senior living community located in Houston, Texas. In 2018, Civitas provided a \$37,500,000 EB-5 mezzanine loan from 75 investors to partially finance this project. Located in the heart of Houston's premier Tanglewood and Memorial areas, The Tradition-Woodway provides extremely high-quality senior housing in a resort-style setting.



*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 OF EB-5 PROJECTS



IN **CALIFORNIA**

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

## OVERVIEW

Paséa Hotel & Spa is a 250-room luxury hotel located in Huntington Beach, California, just southwest of Los Angeles. In 2014, Civitas provided a \$14,500,000 EB-5 mezzanine loan from 29 investors to partially finance this project. The Paséa 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. In 2016, 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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# OVERVIEW



*\*See glossary of terms for additional information. The EB-5 process information is for general informational purposes only. 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.*

# INFORMATION ON CONCURRENT FILING

## **WHAT IS THE CHANGE?**

On March 15, 2022, President Biden signed the EB-5 Reform and Integrity Act of 2022 (RIA). The RIA provides for concurrent filing, which allows certain investors to file Form I-526E petitions and Form I-485 adjustment of status applications simultaneously.

## **WHY IS IT SIGNIFICANT TO EB-5 INVESTORS?**

The new concurrent filing option may lift some of the restrictions on certain nonimmigrant visas, allowing foreign nationals to live, work, and study in the U.S. with unprecedented flexibility since the program's inception in 1990.

## **WHO IS ELIGIBLE FOR CONCURRENT FILING?**

Existing and potential EB-5 investors already in the U.S. on a nonimmigrant visa (e.g., H-1B, F-1, L-1, E-2, and TN) whose country of origin is listed as "current" on the most recent USCIS visa bulletin are eligible for concurrent filing.

## **WHAT VISA CATEGORIES CAN BENEFIT THE MOST?**

For H-1B visa holders, especially those from India and China, concurrent filing with an EB-5 visa can potentially untether them from current employers, giving them complete freedom to choose employers as if they were permanent residents.

For F-1 visa holders, especially those from India and China, concurrent filing with an EB-5 visa could enable the students to remain in the U.S. post-graduation and become employed even after their OPT/CPT visa has expired.

**EB-5 investors should consult with an experienced immigration attorney before pursuing the concurrent filing option.**



## GLOSSARY OF TERMS

TERM	DESCRIPTION
<b>Investment Period</b>	Period during which the investor's capital remains invested in the commercial enterprise. If the investment period is shorter than the EB-5 immigration process and Sustainment Period (see description below), then the investor will receive an exchange offer to have the capital redeployed into another investment to keep his or her investment "at risk." If the investment period extends beyond the Sustainment Period, the capital will only be returned if there has been a sale or a refinance.
<b>Form I-526</b>	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 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.
<b>Conditional Permanent Resident Card</b>	Card issued by USCIS to permanent residents as proof of authorization to live and work in the United States, also known as a "green card." Once an EB-5 investor's Form I-526 petition is approved, the EB-5 investor applies for the Conditional Permanent Resident Card. The Conditional Permanent Resident Card will be valid for a period of two years, and the conditions on the EB-5 investor's permanent residency will be removed once USCIS approves the EB-5 investor's Form I-829 petition.
<b>Form I-829</b>	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.
<b>Sustainment Period</b>	Period during which an investor must keep his or her investment "at risk." This period begins with the "Resident Since" date on the Conditional Permanent Resident Card and ends two years later with the "Card Expires" date on the Conditional Permanent Resident Card.

## 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.

# INVESTOR RELATIONS TEAM

**Our mission is to create opportunities that enrich.**

Civitas is committed to our investors and helping them throughout their EB-5 journey toward U.S. permanent residency.

Our investor relations team is focused on providing excellent client service and keeping investors up to date on their investment.

Every quarter, we provide reports on the investment, job creation, immigration statistics, financials, and other key information, and we are always happy to meet with investors.

Our team strives to develop relationships with investors that extend far beyond EB-5.

We welcome the opportunity to work with you.



**Claudia Betancourt**  
Managing Director



**Nikki Aquino Gill, CFA**  
Director



**Jeff Kiser**  
Director, Head of EB-5  
Investor Relations



**Stephanie Fang**  
Vice President



**Eden Ham**  
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