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GET YOUR PERMANENT RESIDENCY *IN THE* UNITED STATES *WITH THE* ELLE RESIDENCES MIAMI

EB-5 PROGRAM

The United States Congress created the EB-5 Program in 1990 with the goal of stimulating the U.S. economy through job creation and capital investment by foreign investors. In 1992, Congress established the Immigrant Investor Program, also known as the Regional Center Program, which reserves EB-5 visas for investors who channel their funds into commercial enterprises associated with regional centers approved by the United States Citizenship and Immigration Services (USCIS). These regional centers operate based on proposals designed to promote economic growth in specific areas of the country.

The Fund's objective is to provide investors an investment opportunity utilizing immigration-based EB-5 Program to participate in the development of real estate project located at **3600 NE 5th Ave Miami FL 33137** (the "Property"), in a project called "**Elle Residences Miami**", consisting of one hundred eigthy-nine (189) residential units (the "Units").

INVESTMENT VEHICLE (New Commercial Enterprise)	EDGEWATER EB-5 FUND, LLC
AMOUNT	USD $800,000
LEGAL FEES	USD $25,000-$30,000 (*)
ADMINISTRATION FEES	USD $70,000
MAXIMUM SUBSCRIPTIONS	UP TO 40
DEVELOPERS	VERTICAL DEVELOPMENTS

(*) ESTIMATE

MANAGEMENT ENTITY	EDGEWATER EB-5 MANAGER, LLC
REGIONAL CENTER	FLORIDA EB-5 QUANTUM INVESTMENTS , LLC
FUND ADMINISTRATOR	PRXY FUND SERVICES, LLC
LEGAL REPRESENTATIVE	Cuevas, Garcia & Torres, P.A. Andrew Cuevas Address: 4000 Ponce de Leon BLVD, Suite 770, Coral Gables, FL 33146 Phone: +1 (305) 970-6125 Email: acuevas@cuevaslaw.com
EB-5 TYPE	Indirect EB-5 based on investment in New Commercial Enterprise which in turn lends funds to Job Creating Entity
INTEREST	3% per annum
MINIMUM TERM	2-Years
MAXIMUM TERM	Upon project completion (TCO) and after construction loan repayment

THE APPLICATION PROCESS

There are several steps that investors must complete to obtain the United States Permanent Residency through the EB-5 visa program:

1ST STEP

Prepare and Submit Form I-526 with Your Attorney

- Hire an EB-5 attorney: The attorney will prepare the I-526 petition and file it with USCIS.
- Source of funds review: Your attorney will review and document the lawful source of your investment funds, ensuring compliance with USCIS requirements.
- Payment of administrative fees: Pay an administrative fee of USD $70,000, which covers the management and processing costs of the EB-5 project.
- Transfer the total investment amount (USD $800,000) to the EB-5 Entity which will loan to the funds to the Developer. Funds will not be released until Subscription Agreement is signed and Fund Administrator authorizes disbursement of funds based on verification of documentation submitted by EB-5 investor and Developer/EB-5 Borrower. Funds are loaned pursuant to the Loan Agreement and the Operating Agreement.
- Payment of USCIS filing fees for Form I-526.
- Concurrent filing for U.S. residency is available if the applicant is in the United States with a valid visa (Adjustment of Status option).

2ND STEP

Review and Approval of the I-526 Petition by USCIS.

3RD STEP

If you apply for Adjustment of Status, you may obtain a work authorization (2–3 months)* and a travel permit (4–6 months)* before receiving permanent residence. The initial residence granted is valid for 2 years and is referred to as "Conditional Residence."

*Processing times may vary depending on USCIS.

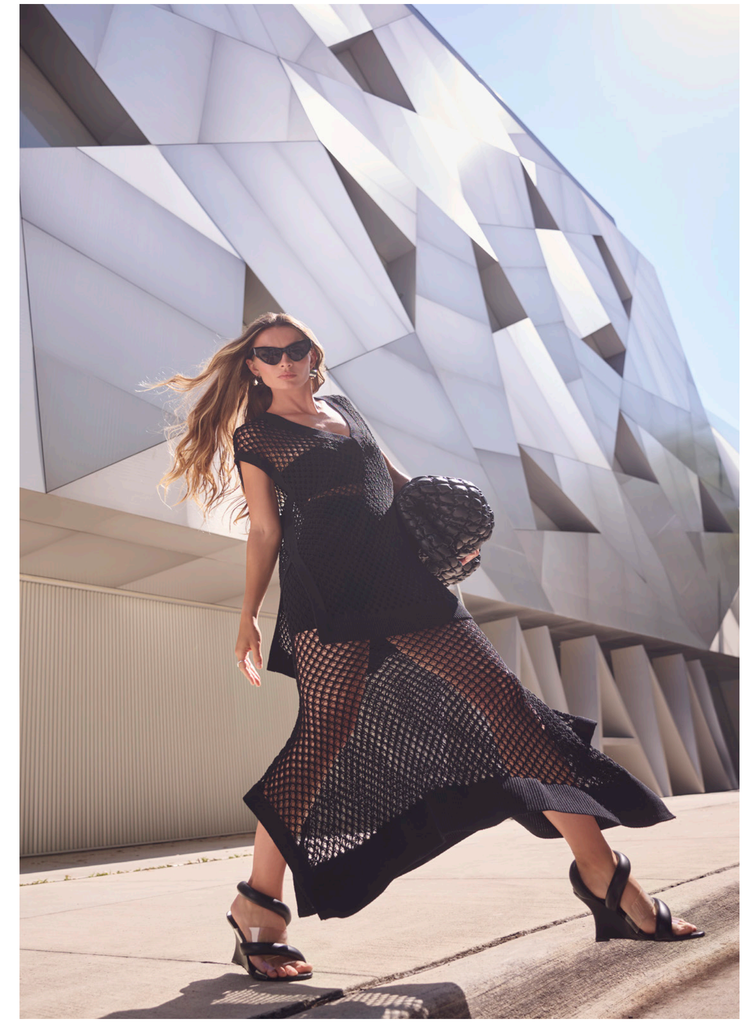
4TH STEP

Remove Conditions on Permanent Residency

- File Form I-829 within the 90-day period before your conditional green card expires.
- USCIS will review Form I-829 and your supporting documentation.
- You will receive a 10-year permanent green card.

After holding permanent residence for 5 years (starting from the date conditional residence was granted), you may apply for U.S. citizenship and obtain a U.S. passport.

EB-5 FREQUENTLY ASKED QUESTIONS



INVESTMENT PROCESS AND PAYMENTS

1. How and when is the USD $800,000 investment paid?

The investment is made via wire transfer to the New Commercial Enterprise. Once the Subscription Agreement is signed and once the I-526 package is submitted to the USCIS, the Fund Administator will approve the release of the funds to the project, at which time the 24 month sustainment period beings.

2. What is the difference between the EB-5 Regional Center Program and the Direct EB-5 Program?

The EB-5 Regional Center Program involves investing in a project managed by a designated Regional Center, while the Direct EB-5 Program requires the investor to manage or directly create their own business. The Regional Center Program eliminates the need for the investor to personally manage the project or directly generate the jobs, while also allowing for a return of funds within a relatively short period of time.

3. How do I certify the lawful source of my USD $800,000 investment?
Lawful sources may include salary, business profits, real estate appreciation, inheritances, gifts, among others.

4. Can I use a bank loan to apply for the EB-5 visa?
Yes, but strict conditions apply. It is recommended to consult with your attorney for proper guidance.

5. Can a family member provide the required funds?
Yes, as long as it is demonstrated that the funds come from a legitimate source.

6. Are there any additional fees?
Yes. In addition to the investment amount, there is an administrative fee of USD $70,000. The investor is also responsible for paying their own attorney fees, USCIS filing fees, and all other personal immigration-related expenses.

7. What does the USD $70,000 administrative fee cover?
This fee covers the administrative, management, compliance, and Regional Center-related costs associated with the EB-5 project.

APPLICATION PROCESS AND RISKS

1. What happens if my EB-5 application is denied?

If the denial is due to factors related to the applicant, the investment will be returned at the end of the project. If the denial is related to the Regional Center, the initial investment will be refunded according to the terms established in the offering. However, administrative and legal fees are non-refundable.

2. What happens if the EB-5 investment is unsuccessful or the project fails?

If the project does not meet the job creation requirement or fails, there is a risk that the investor's permanent residency could be affected.
However, if the investment remains at risk and complies with the other program requirements, the investor may have the opportunity to reinvest the funds in another eligible project, which could help preserve the immigration process and avoid the loss of benefits.

3. How long does the EB-5 application process take?

Processing times may vary depending on each case, but generally range between **18 and 24 months** before a decision is made on the **EB-5 petition (Form I-526E)**.
Additional time may be required to obtain the **conditional green card** and later to remove the conditions on permanent residence.
However, approximately **90 days after filing the EB-5 petition**, if the investor is in the United States, they may apply for Adjustment of Status through Form I-485. This allows the investor to live and work legally in the country while the process is ongoing, obtaining a **Social Security Number** (SSN) and a **temporary work permit**.

EB-5 VISA BENEFITS AND REQUIREMENTS

1. Can I work in the United States with an EB-5 visa?

Yes. EB-5 investors and their immediate family members (spouse and unmarried children under 21 years of age) may obtain a work permit approximately three months after submitting their applications, provided the process is carried out from within the United States.

While the work permit is being processed, applicants may legally remain in the country until the authorization is approved.

2. Can I include my spouse and children in my EB-5 application?

Yes, the EB-5 program allows investors to include their spouse and unmarried children under the age of 21 as dependents on their application.

3. What are the requirements for the EB-5 investment to qualify for permanent residency?

For an EB-5 investment to meet the permanent residency requirements, it must create or preserve at least 10 full-time jobs for qualified U.S. workers.

In addition, the investor must have an active or indirect participation in the management of the project, which generally occurs through a regional center or in construction projects where job creation is calculated using USCIS-approved economic models.

INVESTMENT REPAYMENT AND CONDITIONS

1. When will my USD $800,000 investment be repaid?

The investment repayment will occur once the project has obtained the Temporary Certificate of Occupancy (TCO) and the final sale of the condominium units has been completed.

Subsequently, once the construction loan has been fully repaid, funds will be distributed to EB-5 investors according to the terms defined in the project's financial structure.

PRODUCT SUMMARY

CONCEPT

Own your pied-à-terre in the heart of Miami. Inspired by the pages of ELLE DECOR, the Residences blend mid-century modern and contemporary French chic with a splash of tropical luxury, for a new twist on South Florida living.

LOCATION

3600 NE 5th Ave Miami FL 33137

AMENITIES

- Resort-style deck inspired by the French Riviera
- Private cabanas & chaise lounges
- Outdoor movie theater
- State-of-the-art gym with branded fitness programming
- Spa with sauna, steam, experience shower & salt wall
- Resort pool with north to south exposure
- Gourmet summer kitchen with bar & outdoor lounge seating
- Outdoor fitness & yoga lawn with meditation garden, soaking spa & cold plunge
- Private room for salon & wellness treatments
- Resort Pool with unobstructed north, east & west views
- Residents' Maison Club with library, listening room, lounge with bar & entertainment space
- Sundeck with Private Cabanas

WHY EDGEWATER?

Edgewater is the ultimate Miami location, perfectly central to everywhere you want to be in the Magic City. From your pied-à-terre at ELLE Residences, you can reach Wynwood, Downtown or the Design District in minutes, or catch a causeway to Miami Beach from the end of the street.

- Transportation: Easy options for traveling to, from and throughout the Miami area
- Shopping: Enjoy easy access to premier boutiques and the finest global brands
- Dining: Discover why Miami now ranks among America's great dining destinations
- Art & Culture: Experience world-class art on every level, from the street to the stage
- Parks & Outdoor: Immerse yourself in green spaces, blue skies and crystal clear waters