



U.S. IMMIGRATION FUND

15
YEAR
ANNIVERSARY
2010-2025

EB-5 JOURNEYS

2025 A MILESTONE YEAR

Celebrating 15 Years of Empowering Global Families to Achieve the American Dream



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U.S. IMMIGRATION FUND

15 YEAR ANNIVERSARY 2010-2025

CELEBRATING 15 YEARS OF EMPOWERING GLOBAL FAMILIES ON THEIR IMMIGRATION JOURNEYS

U.S. Immigration Fund (USIF) is proudly celebrating its 15-year anniversary. This milestone was made possible by the thousands of families who have entrusted us with their EB-5 journey and the partners who collaborate with us to bring visionary projects to life.

USIF began with a simple belief: families around the world deserve a real pathway to opportunity in the United States. What started as an idea—connecting global investors seeking U.S. permanent residency with meaningful, job-creating projects—quickly grew into a mission that has shaped thousands of lives.

From the very beginning, we've been committed to selecting projects with care, guiding investors with transparency, and working to make an unfamiliar process feel approachable. We've delivered remarkable results: more than 12,900-plus investors and their family members have received conditional green cards; \$3 billion in capital has been raised; and over \$15 billion in total investment has taken place in 25-plus transformative projects across six states.

Our team comprises international professionals who understand the hopes, questions, and dreams that come with the EB-5 journey. With a broad network of immigration attorneys, wealth advisors, overseas agents, and academic partners, USIF is dedicated to helping global families turn aspiration into reality.

We're proud to have grown into a multicultural and multilingual organization with deep expertise in real estate and finance—all united by one mission to help EB-5 investors realize their immigration dreams.



NICHOLAS MASTROIANNI III

President & CMO

FIFTEEN YEARS. THOUSANDS OF FAMILIES. ONE SHARED VISION.



ALPINE 93/40

NASSAU COLISEUM



Halletts Point™



AREA 15

W57

855 avenue



GRAND CENTRAL RISING



U.S. IMMIGRATION FUND

15 YEAR ANNIVERSARY 2010-2025

Behind every EB-5 investment is a family, a dream, and a future made possible through trust, partnership, and purpose.





EXPANDING OUR PRESENCE IN STRATEGIC GLOBAL EB-5 MARKETS

In 2025, USIF broadened its global footprint to better serve EB-5 investors through targeted market expertise, local expertise and strategic partnerships—particularly across Southeast Asia and Latin America. This approach enables us to better provide investors in these regions with well-vetted investment opportunities and insights that support long-term immigration outcomes.

The **EB-5 Immigrant Investor Program** remains one of the most reliable U.S. residency options for high-net-worth families. Enhancements introduced by the EB-5 Reform and Integrity Act (RIA) of 2022 alongside improved U.S. Citizenship and Immigration Services (USCIS) adjudication efficiency have strengthened transparency, safeguards, and confidence in processing timelines. With demand rising and the RIA grandfather deadline set for September 30, 2026, this year marked a critical window for investors to secure current policy benefits.

ASIA PACIFIC (APAC) REGION & SOUTHEAST ASIA

China and India remain strong EB-5 markets with **Vietnam** showing growing investor demand driven by shifting immigration trends, international education pathways, and cross-border mobility needs. Chinese investors also approached EB-5 with a more sophisticated, long-term mindset, prioritizing immigration certainty and capital preservation over short-term returns.

A decade ago, India was a small EB-5 market. **India now** sits alongside China and Vietnam as one of the top three EB-5 source countries worldwide. In addition, RIA provides investors who are in a valid visa category in the U.S. with the ability to file a concurrent adjustment of status (AOS) and obtain an unrestricted work and travel permit faster, while these investors are waiting to obtain their conditional green card. This has been one of the major decision-making factors for greater participation in the program. Given the September 2026 deadline, we saw a continued trend of the highest number of Indian investors who filed EB-5 are those who are currently in the U.S. on an H1-B, F-1, L1 and other similar visa categories. We anticipate 2026 to witness the highest number of Indian EB-5 petitions since the start of RIA in 2022.

Vietnam remains one of the most significant EB-5 markets in Southeast Asia, driven primarily by high-net-worth families seeking U.S. educational pathways, capital diversification, and long-term residency solutions. The market has demonstrably matured, shifting away from volume-driven sales toward a model grounded in trust, regulatory compliance, and investor education.

Moreover, the **South Korean market** achieved meaningful progress this year enhancing the visibility of USIF projects. Our collaboration with one of Korea's top EB-5 agencies has positioned USIF as a trusted partner among Korean investors.

EUROPE, MIDDLE EAST, AND AFRICA (EMEA) REGION

Increasing economic diversification and demand for global residency options accelerated interest in USIF's offerings, particularly among families prioritizing long-term educational access for their children. Several **African markets** are currently experiencing significant economic pressure, driven by high inflation, currency depreciation, and growing fiscal and security challenges. In some of the continent's largest economies, sustained currency weakness and macroeconomic instability are increasing interest in international mobility and investment programs. However, in certain cases, prolonged visa processing timelines and regulatory constraints have reduced the overall attractiveness of these options for potential applicants.

Some African countries are also facing heavy debt burdens linked to large-scale public infrastructure projects, contributing to foreign exchange shortages, strict currency controls, and further depreciation of local currencies. In parallel, rising insecurity in parts of the region continues to influence outward-looking demand. While interest is emerging from additional markets, geopolitical restrictions such as travel bans are limiting immediate opportunities in certain cases.

In Europe, the United Kingdom stands out as a key market of interest. Anticipated tax increases and the introduction of worldwide income taxation are prompting many high-net-worth individuals to consider relocation. **France**, meanwhile, is experiencing political uncertainty, which has tempered sentiment among wealthy individuals, although underlying interest remains present.

LATIN AMERICA (LATAM) REGION

Latin America remains a relatively **advantaged region** within the EB-5 Program compared with oversubscribed markets like China and India. For most of the year, **EB-5 visas were current** for investors from **Mexico**, meaning there were no country-specific visa backlogs driving multi-year waits. This allowed investors to focus more on **processing timelines, project quality, and source-of-funds preparation**, rather than racing against visa cut-off dates. The continued availability of **set-aside categories** (rural, high unemployment, and infrastructure) further strengthened planning certainty and made EB-5 a viable and attractive option across the region. At the country level, **Mexico** saw steady EB-5 interest tied to cross-border integration with the U.S. and family mobility planning.

GLOBAL EB-5 INVESTOR COVERAGE

BAHRAIN | CANADA | CHINA | FRANCE | HONG KONG | INDIA | KENYA | MEXICO

SAUDI ARABIA | SINGAPORE | SOUTH AFRICA | SOUTH KOREA | TAIWAN | VIETNAM

UNITED ARAB EMIRATES | UNITED KINGDOM | UNITED STATES

PROJECTS & NEW DEVELOPMENTS

Significant progress was made this year across projects, including construction updates and financing achievements. Investor interest remains strong given our developer track record, project profile, and six core locations of focus, which include New York, California, New Jersey, Nevada, Florida, and Montana.





EB-5 INFRASTRUCTURE INVESTMENT OPPORTUNITY

GRAND CENTRAL RISING

A World-Class Development at the Crossroads of Transit, Business, and Global Investment

Grand Central Terminal, 175 Park Avenue, New York

Grand Central Rising is a landmark EB-5 infrastructure project delivering a \$7B mixed-use office and hotel tower that will reshape the NYC skyline. Rising above one of the nation's strongest transit hubs—with direct access to Metro-North, LIRR, and five subway lines—it offers unmatched connectivity. Developed by RXR with the MTA and EDC, the tower features 2.5M sq. ft. of next-generation office space, a 200-room ultra-luxury hotel, and significant public realm upgrades, including \$550M in MTA transit improvements and a half-acre of new civic space in the heart of Midtown Manhattan.



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EB-5 HUA INVESTMENT OPPORTUNITY

1 JOURNAL SQUARE

1 Journal Square Redefines Luxury Urban Living in the Heart of Jersey City

Jersey City, New Jersey

Rising prominently in Jersey City's vibrant Journal Square, this transformative mixed-use development features two 60-story towers with 1,723 luxury rental residences offering sweeping views of the Manhattan skyline and Hudson River. Complementing its elevated living experience, the project includes 40,000 square feet of fully leased retail space—anchored by Target with an in-store CVS and Starbucks—bringing unparalleled convenience to residents and visitors. 1 Journal Square further distinguishes itself with 45,000 sq. ft. of premier amenities, including indoor and outdoor pools, a basketball court, and an extensive collection of wellness and recreational spaces, redefining the standard for modern urban luxury.

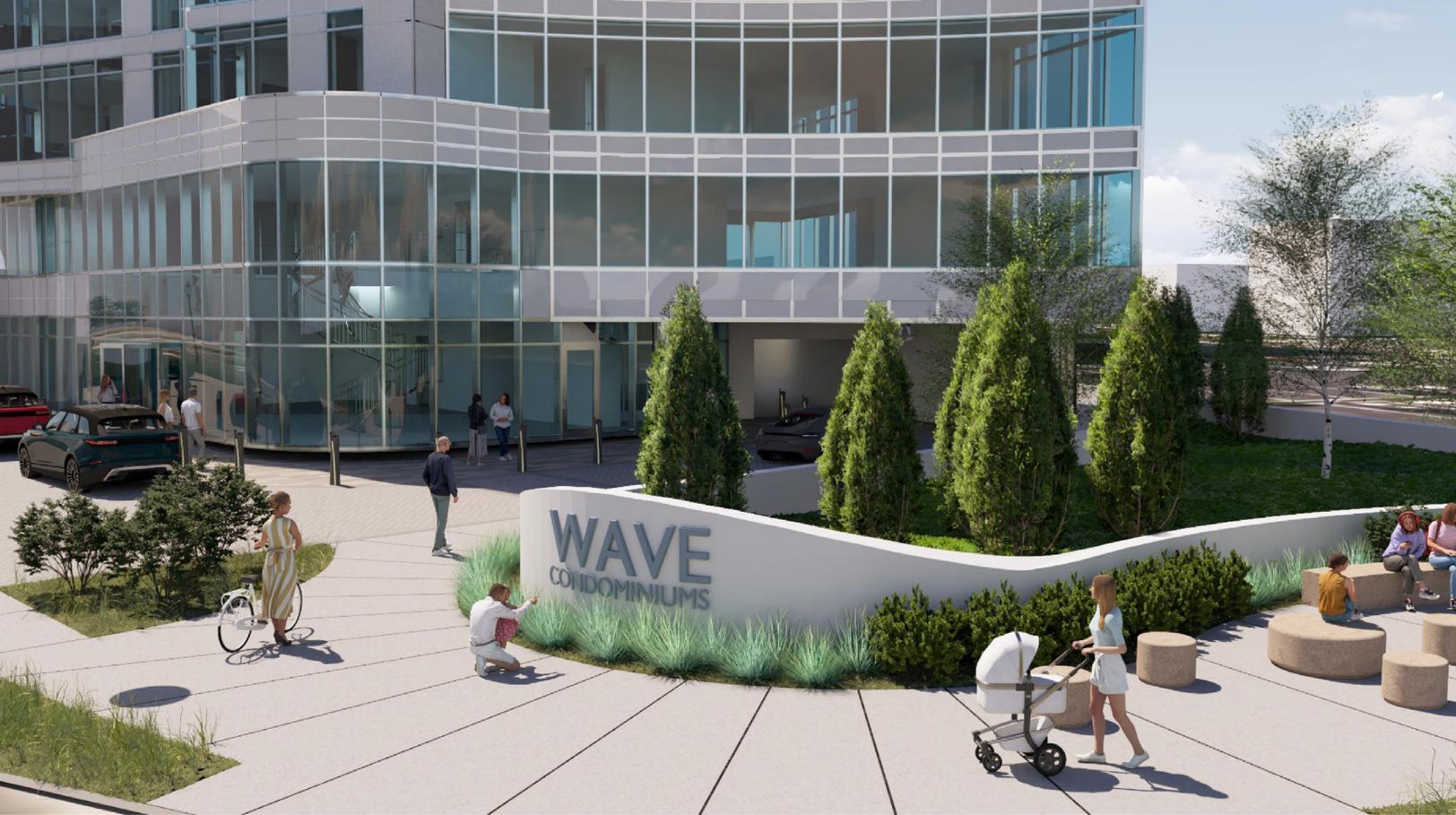


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I-956F APPROVED





EB-5 HUA INVESTMENT OPPORTUNITY

WAVE SPA CONDOS

*Wave Spa Condos Reach Major Development Milestones,
Boosted by Key USCIS Approvals*

Long Branch, New Jersey

Wave Spa Condos advanced through key permitting, design, and construction milestones. We released new renderings and videos showcasing the project's architecture and amenities. Wave Spa Condos—the fifth phase of Pier Village in Long Branch, NJ—is a luxury beachfront development featuring 46 oceanfront residences and premium amenities. Developed by Kushner Companies, the project has received **I-956F**, **I-526E**, and **I-485 approvals**, confirming USCIS's review of its structure, compliance, and job creation plan. These approvals strengthen investor confidence and may enable faster visa processing.

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I-956F APPROVED



I-526E APPROVED



I-485 APPROVED





EB-5 HUA INVESTMENT OPPORTUNITY

AREA 15

Inside the Immersive Realm of AREA15 District

Las Vegas, Nevada

The AREA15 District is set to become a defining landmark in Las Vegas, merging cutting-edge entertainment with modern commercial space in a prime location just off the Las Vegas Freeway and minutes from the Strip. Developed by the renowned Fisher Brothers as part of an 80-acre master plan integrating residential and commercial components, the project centers around a 200,000-square-foot experiential retail and entertainment complex featuring major attractions such as Meow Wolf’s Omega Mart and the projection-mapped Illuminarium. Designed to draw millions of visitors annually, the district is positioning itself as a vibrant destination and powerful symbol of innovation and economic opportunity in the heart of Las Vegas.



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 **I-956F APPROVED**



EB-5 RURAL INVESTMENT OPPORTUNITY

ALPINE 93/40

Alpine 93/40 Brings Much-Needed Housing and Mixed-Use Growth to Montana

Whitefish, Montana

Alpine 93/40 is a planned residential community at the US-93/ Highway-40 junction, serving as the southern gateway to Whitefish, Montana. Developed in two phases, it will offer 210 multifamily rentals, including 21 deed-restricted affordable units under Whitefish's Legacy Program. The project also features 15,000 sq. ft. of retail space and amenities such as a gym, playground, dog park, and shared-use paths. Construction began in Q2 2025. Alpine 93/40 will deliver much-needed housing and a vibrant mixed-use environment for the community.

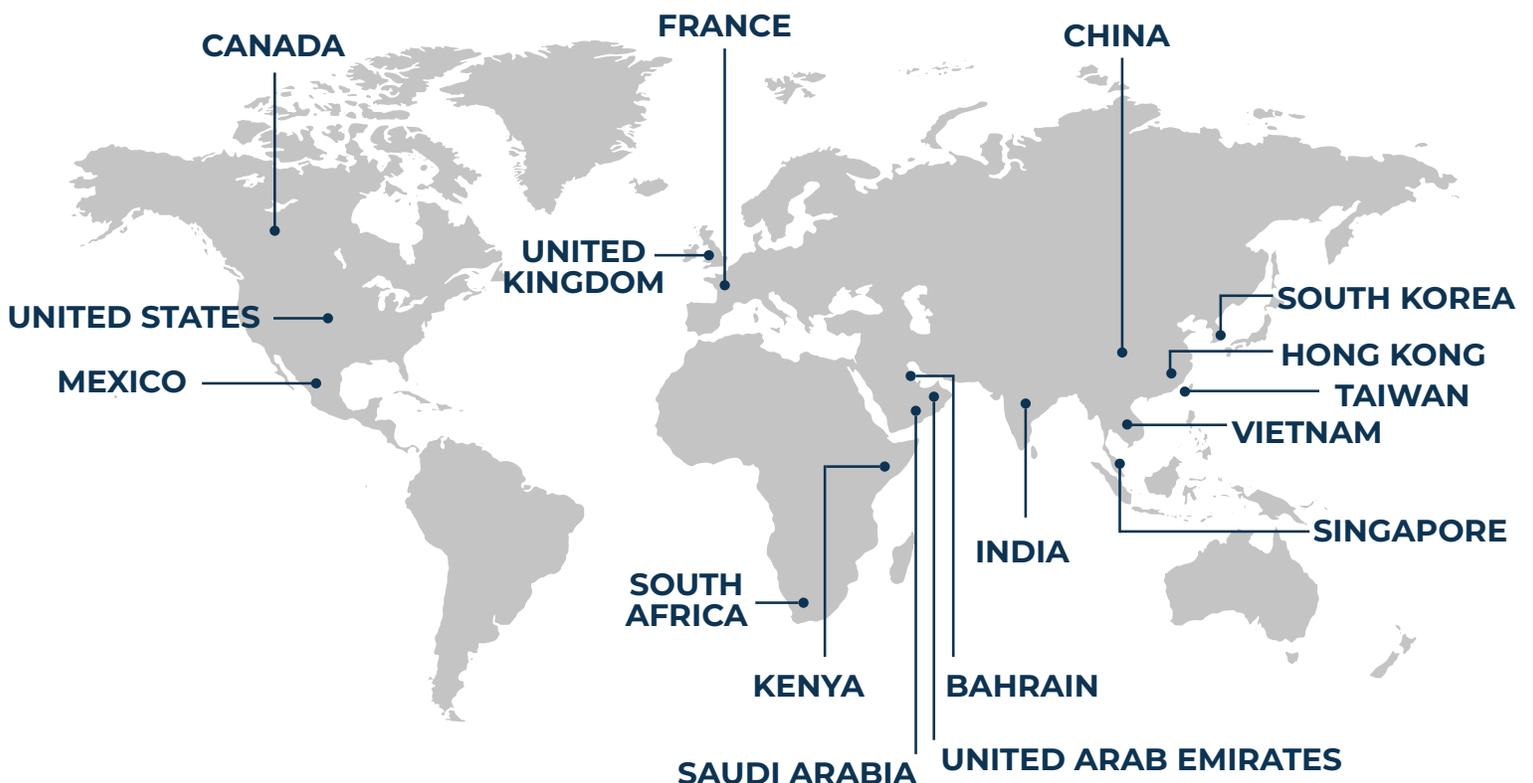


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STRENGTHENING INVESTOR RELATIONS

This year, we welcomed new talent across multiple departments including investor relations, business development, finance and marketing. These additions reflect our ongoing commitment to both client experience excellence and responsible EB-5 program management and significantly enhanced our ability to engage with investors from across Asia-Pacific, Latin America, Europe, the Middle East, and beyond. The new regional heads bring cultural fluency, local market knowledge, and established networks, enabling more personalized engagement and support for prospective investors worldwide.

GLOBAL EB-5 INVESTOR COVERAGE



USIF WELCOMED NEW LEADERS ACROSS KEY MARKETS



GEOFF LI - Managing Partner for China, strengthening our presence in one of the most important EB-5 markets. His decade-plus experience in EB-5 capital raising and established relationships with wealth management firms and immigration agencies make him a powerful leader for our China strategy.



EMILIO ARAGON - Head of LATAM and Senior Vice President of Investor Relations & Business Development. His extensive EB-5 experience and global business development track record add key strength to our client support efforts across the Latin America region.



CHEIKH "MOUSSA" NDIAYE - Head of EMEA, helping steer our efforts across Europe, the Middle East, and Africa. Originally from Senegal, he has built strong global relationships with partners and guides investors with clarity and expertise.



CINDY LEE - Head of South Korea. With her background in investor relations and international recruiting, she's well-positioned to guide South Korean investors through the EB-5 process with care and clarity.



KIEM NGUYEN - Head of the Southeast Asia market, further broadening our reach in Vietnam and emerging investor communities. Born in Vietnam and educated in the U.S., he blends corporate and government expertise to expand EB-5 opportunities across the region.



EMILY ZHU - Head of East Asia. Originally from China, she has lived in the U.S. since 2009. She has nearly a decade of EB-5 industry experience and has been a driving force behind USIF's internship program.



ANDREEA POPA - Vice President of Marketing, Global Markets, bringing more than 20 years of experience building brands and developing marketing and communications platforms across investment banking, capital markets, institutional research, sales, and trading.

MEDIA SPOTLIGHT

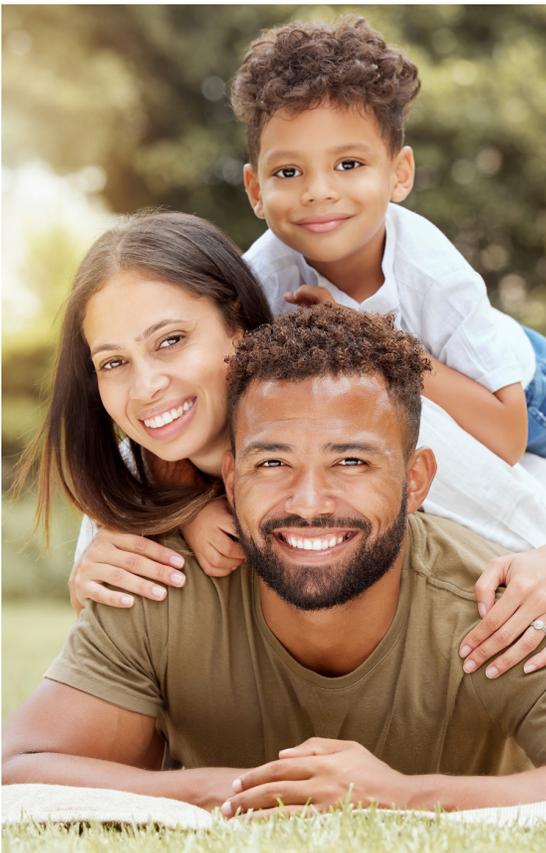


USIF LAUNCHED ITS EB-5 INVESTOR RESCUE PROGRAM

A Second Opportunity to Secure Your EB-5 Future

USIF recently launched its EB-5 Investor Rescue Program which offers a vital second opportunity for EB-5 investors who have already obtained Conditional Permanent Residence, but whose initial investment in a New Commercial Enterprise (NCE) failed to generate the requisite number of jobs. Even if your first EB-5 investment did not produce sufficient job creation, you may still be eligible to pursue permanent U.S. residency through a compliant add-on investment strategy. Our team is prepared to help you evaluate your options and explore a path forward under current USCIS guidelines.

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EB-5 IMMIGRANT INVESTOR PROGRAM COMPARED TO THE TRUMP GOLD CARD

We took a deep dive look into the EB-5 Program compared to the Trump Gold Card and found that the EB-5 Program continues to stand out as one of the most reliable, **family-friendly** ways to achieve U.S. permanent residency, offering both potential returns and long-term stability. Meanwhile, the buzz around Trump's proposed Gold and Platinum Cards persists however their steep non-refundable donations don't include family members. By contrast, EB-5 remains firmly established in U.S. law and open to investors through 2027, with key benefits locked in if you apply by September 30, 2026. For global families, EB-5 continues to offer a proven way to support your whole family's future while contributing to U.S. job growth.

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USIF ANNOUNCED THE NEXT PHASE OF BROOKLYN'S PACIFIC PARK REDEVELOPMENT

USIF, Fortress join Cirrus and LCOR in a joint venture to deliver much-needed housing and transit upgrades to Brooklyn's long-stalled Pacific Park development. The newly assembled development team will lead the next phase of construction to deliver housing, union jobs, transportation infrastructure, and vital community amenities for Brooklyn, NY residents. The partnership marks a turning point for the 22-acre project, building on completed elements like Barclays Center while preparing multiple new residential towers and community amenities.

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FINAL PHASE OF THE VIBRANT PIER VILLAGE, WAVE SPA CONDOS, ACHIEVES FIRST I-526-E AND I-485 APPROVAL

USCIS's approval of both the I-526E immigrant petition and the I-485 Adjustment of Status application for a USIF investor further validates this EB-5 project as an approved and viable pathway to U.S. residency for foreign investors. This investor received an approval notice on September 23, 2025, a positive sign for others invested in the project. This case is particularly meaningful for the growing number of EB-5 investors who already live in the United States on temporary visas such as F-1 student visas, H-1B work visas, or other non-immigrant categories. By securing these approvals, this demonstrates how USIF projects enable eligible individuals to remain in the U.S. without needing to return to their home country for consular processing.

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HOW USIF SUPPORTS GLOBAL LAW FIRMS—KNOW WHO HANDLES WHAT IN EB-5

New EB-5 investors often ask: “What does the immigration attorney do, and what does the regional center do?” This short video explains each role clearly—what EB-5 attorneys handle (filings, source of funds, compliance), what USIF provides (project documents, job-creation models, I-956F), and why a strong attorney–regional center relationship is essential. Whether you’re beginning your EB-5 journey or choosing a legal team or regional center, this episode of USIF’s “EB-5 Essentials” offers timely insights for today’s evolving EB-5 landscape.

[WATCH THE VIDEO](#)



BUILDING THE NEXT GENERATION OF LEADERS: USIF’S INAUGURAL EB-5 INTERNSHIP PROGRAM

USIF completed its first internship program, marking a major step in its commitment to professional development within the EB-5 industry. Interns gained hands-on experience in marketing, communications, investment strategy, and international relations, working directly with industry leaders on projects that support U.S. job creation and economic growth. This video highlights their experiences and the importance of collaboration, mentorship, and career development within a mission-driven organization.

[WATCH THE VIDEO](#)

LOOKING AHEAD TO 2026

As we reflect on 2025, one thing is clear: USIF is building a robust, global infrastructure to fulfill our mission of providing transparent, secure, and expertly managed EB-5 investment opportunities. With an expanded team of seasoned leaders, we're more equipped than ever to deliver on our commitment to investors and families around the world.

It is important to recognize that the EB-5 Program remains firmly established under U.S. law and is currently authorized by Congress through September 30, 2027. To date, the EB-5 Program has generated more than \$50 billion in capital and we have witnessed the transformative impact EB-5 has on families worldwide.

Investors are not solely pursuing financial returns—they are investing in a stronger future for their children and generations to come.

COMPARATIVE ADVANTAGES OF THE EB-5 PROGRAM

- **Family-Oriented:** Spouse and unmarried children under 21 are included under a single investment petition, enabling the entire family to live, work, and study in the United States.
- **Designed for Global Professionals:** The current investor landscape includes IT professionals, F-1 students, and families from regions such as China, India, Korea, and Vietnam seeking residency with capital return potential.
- **Cost-Efficient Pathway:** EB-5 provides a more affordable route to U.S. residency compared to non-refundable alternative programs such as Gold Card donations.
- **Return of and on Investment:** Investors benefit from the potential for capital return and financial gain while securing residency.
- **Economic Impact:** Each EB-5 investment directly supports job creation.

As the September 30, 2026, deadline approaches, investors are encouraged to review available EB-5 projects and begin the process to secure their green card and preserve program benefits during this period of regulatory certainty. As we look forward to 2026, USIF remains dedicated to delivering opportunity, stability, and exceptional service.

THANK YOU FOR BEING A PART OF OUR SHARED JOURNEY.



U.S. IMMIGRATION FUND

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ABOUT U.S. IMMIGRATION FUND

U.S. Immigration Fund (USIF) is a premier EB-5 Regional Center facilitating U.S. permanent residency for global families through \$800K real estate investments with **financing options available**. Headquartered in Palm Beach, Fla., USIF has raised and deployed nearly \$3 billion in EB-5 program capital, created tens of thousands of U.S. jobs, and funded **25 transformative real estate developments** across New York, New Jersey, Florida, Montana, Nevada, and California.

Our institutional approach, built on decades of combined real estate and finance expertise, has earned the trust of over 12,900 investors and their family members, and recognition from 18 major financial institutions, including J.P. Morgan, Wells Fargo, and BlackRock. With a proven track record of \$850 million in capital repaid by developers, high-quality real estate project developments, and investor financing solutions, USIF continues to empower EB-5 investors to achieve the American dream.

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Forecasted portfolio statistics after total current project list funded, immigration numbers based off of anticipated approvals by December 31, 2025. Past performance is no guarantee of future results. In instances where any capital from repaid loans must be redeployed by clients pursuant to USCIS rules and regulations, USIF cooperates with clients to facilitate qualifying investments. ©2026 USIF RC Manager, LLC. All rights reserved.



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