



USA

EB-5 INVESTMENT



TEA Qualified & Rural

BABU Real Estates

Rural & TEA Project



ABOUT EB-5

USCIS administers the EB-5 Immigrant Investor Program, which was created by Congress in 1990 to stimulate the U.S. economy through job creation and capital investment by foreign investors. Under a program first enacted as a pilot in 1992 and regularly reauthorized since then, investors also qualify for EB-5 classification by investing through regional centers designated by USCIS based on proposals for promoting economic growth. On March 15, 2022, President Biden signed the EB-5 Reform and Integrity Act as part of the Consolidated Appropriations Act, 2022 (Public Law 117-103), which created new requirements for the EB-5 immigrant visa category and the Regional Center Program. Immigrant visas are authorized under the Regional Center Program through Sept. 30, 2027.



PROJECT HIGHLIGHTS

- 16.9 Acres of Land
- 78 Single-Family Homes
- EB-5 Investment Opportunity
- Located in Downtown Terrell
- Investment Amount: \$800,000 Only



EB-5 REQUIREMENTS

INVESTMENT SUMMARY

Invest USD 800,000 into a USCIS approved Regional Center Project within qualified Targeted Employment Area (TEA), creating and maintaining 10 full time jobs for 2 years straight.

MINIMUM INVESTMENT

USD 800,000

GREEN CARD APPLICATION INCLUDES

Family Application includes Spouse and all children under 21 Years.

TAXATION

CAPITAL GAINS TAXES: Federal & State Taxes vary depending upon each jurisdiction in USA.

PERSONAL INCOME TAXES: Applies for both Resident & Non Resident Nationals.

PROPERTY TAXES: Federal & State Taxes vary depending upon each jurisdiction.



THE "IMMIGRATION-FIRST" JOURNEY



Consultation

Eligibility review and engagement of your immigration attorney.



I-526E Filing

Filing for conditional residency under the Rural category.



Priority Processing

Rural status provides faster adjudication and reserved visas.



Work Authorization

Potential for work permits while awaiting petition approval.

INVESTORS FAQ



Is my family included?

Yes, your spouse and eligible children are included in the petition.



What is the main goal?

Green Card approval and capital preservation.



What happens to my funds?

Used for expansion, Jersey cattle acquisition, and equipment to scale existing success.



Is this safe?

While all EB-5 involves risk, our asset-backed, operational status provides a tangible foundation.



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