



# OKAN TOWER

MIAMI RESIDENCES

Immigration through EB-5





## What is EB-5 Immigrant Investor Program?

The EB-5 Immigrant Investor Program is a United States government program that encourages new investments in job creation projects in the United States. Congress created the EB-5 Program in 1990 to stimulate the U.S. economy through job creation and capital investment by foreign investors.

In 1992, Congress created the Immigrant Investor Program, also known as the Regional Center Program, which sets aside EB-5 visas for participants who invest in commercial enterprises associated with regional centers approved by the United States Citizenship and Immigration Services based on proposals for promoting economic growth.

The current investment amount as announced on March 15, 2022, is either \$800,000 or \$1,050,000 depending on the targeted employment area.

A targeted employment area can be, at the time of investment, either:

- A rural area; or
- An area that has experienced high unemployment (defined as at least 150% of the national average unemployment rate).

The investment requirement in the Okan Tower Project is \$1,050,000.

## Advantages of EB-5 Immigrant Investor Program

An EB-5 Immigrant Investor program offers a series of benefits to immigrants, including:

- Legal status in the U.S.
- Direct path to permanent residency and ultimately US citizenship
- No visa sponsorship requirement
- Freedom to live and work anywhere in the U.S.
- Education and employment opportunities for children under the age of 21

## Source of Funds

The immigrant investor must demonstrate by a preponderance of the evidence that the capital invested, or actively in the process of being invested, in the new commercial enterprise was obtained through lawful means.

## Initial Fees

- Admin Fee: \$70,000
- Legal Fees: \$20,000 - \$25,000
- USCIS I-526 Application Fee: \$22,225



## The Application Process

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*Step 1* Speak with a representative about the Okan Tower EB-5 project.

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*Step 2* Prepare I-526 form with your attorney (source of funds review and transfer of investment amount / fees) and submit it to USCIS.

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*Step 3* Receive approval on I-526 from USCIS.

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*Step 4* Receive conditional green card.

If Applicant is inside the US:  
Proceed with Adjustment of Status.

If Applicant is outside the US:  
Proceed with Consular Processing.

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*Step 5* File I-829 within 2 years of your conditional green card.

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*Step 6* Return of investment capital.



## Frequently Asked Questions

### WHEN IS THE \$1,050,000 INVESTMENT PAID? CAN I PAY IN INSTALLMENTS?

It is paid at the time the EB-5 petition is submitted to USCIS. It cannot be paid in installments.

### HOW DO I CERTIFY THE LEGAL SOURCE OF MY \$1,050,000 INVESTMENT?

Many sources are accepted as legal: capital earned from salary and business earnings, appreciation of real estate or other investments, inheritance, gifts and so on.

### CAN I USE A BANK LOAN TO APPLY FOR AN EB-5 VISA?

Yes, you can use a bank loan to apply for an EB-5 visa, but there are strict conditions.

### CAN A FAMILY MEMBER GIVE ME THE REQUIRED FUNDS SO THAT I QUALIFY?

Yes. Gifts from a family member or another person can be used; however, you still must provide verifiable proof of a legitimate source for the gifted funds.

### ARE THERE ANY ADDITIONAL FEES?

Yes, there is an administrative fee of \$70,000 that must be paid at the time the EB-5 petitions submitted to USCIS. The applicant must also pay their attorney's legal fees, which can range between \$20,000 - \$25,000.

### WHAT DOES THE ADMIN \$70,000 COST INCLUDE?

It covers the administrative costs associated with the EB-5 project and the Regional Center.

### WHAT HAPPENS IF MY APPLICATION FOR EB-5 IS DENIED?

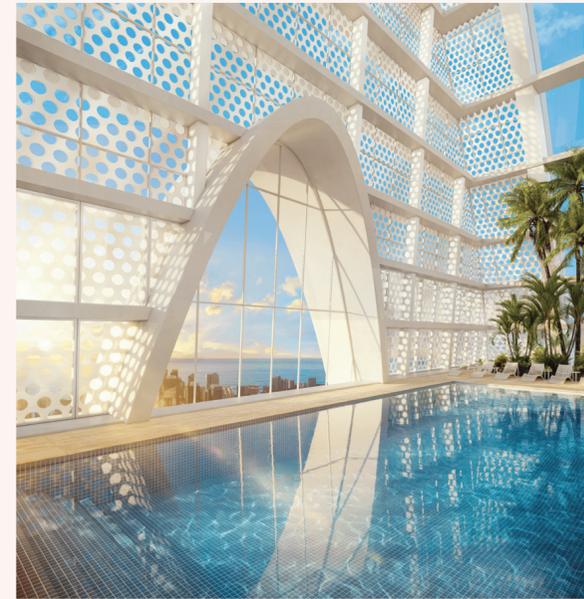
The project will return the initial capital investment to the applicant. The administrative & legal fees will not be reimbursed.

### WHEN IS MY \$1,050,000 INVESTMENT REPAID?

The investment will be repaid according to the terms identified in the project offering documents. Most projects typically indicate a five-year term, but each project is different.

### WHAT ATTORNEY IS OKAN TOWER PROJECT WORKING WITH?

Saul Ewing LLP



## PROJECT FACTS

- Delivery 2027
- 163 one-to-three bedroom luxury Sky Residences starting on the 51<sup>st</sup> floor.
- 263 Hotel Residences powered by Hilton Hotels & Resorts starting from the 36<sup>th</sup> floor.
- Located in the heart of Downtown Miami, just steps from Biscayne Bay and minutes from Miami's top cultural, dining, and entertainment destinations.

## PROJECT SUMMARY

Okan Tower is a landmark mixed-use development that brings together luxury, functionality, and innovation in the heart of the city. Strategically located with easy access to major business, entertainment, and cultural hubs, it offers a lifestyle defined by convenience and sophistication.

The Hilton Miami Bayfront Hotel, being built to a five-star standard, is just one component of Okan Tower's mixed-use vision. The project will also include 263 condo-hotel units managed by Hilton Hotels & Resorts®, 163 luxury Sky Residences, nearly 68,000 square feet of Class A office space, and more than 80,000 square feet of amenities.



DEVELOPER

Okan Group

HOSPITALITY BRAND

Hilton Hotels & Resorts

ARCHITECT:

Behar Font & Partners, P.A.

EXCLUSIVE SALES & MARKETING:

Fortune Development Sales

SITE

555 N Miami Avenue  
Miami, FL 33136

SALES GALLERY

542 N Miami Avenue  
Miami, FL 33136

CONTACT

+1 (305) 600.1000  
sales@okandevlopment.com  
okantowermiami.com



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