

SALTAIRE ST. PETERSBURG PHASE II (LOAN)

LUXURY RESIDENTIAL CONDOMINIUMS
IN DOWNTOWN ST. PETERSBURG, FLORIDA

EB-5 INVESTMENT OPPORTUNITY

2.0%
INVESTOR
RETURN

CONSTRUCTION
ALREADY
UNDERWAY

SENIOR LOAN
WITH WELLS
FARGO BANK

12TH EB5AN
& KOLTER
PROJECT



KOLTER

EB5AN SALTAIRE ST. PETERSBURG FUND XII, LP

SALTAIRE ST. PETERSBURG PHASE II (LOAN)



SUMMARY PROJECT DETAILS

Floors: 35
Land Area: ~1.7 acres / 6,800 m²
Luxury Condominium Units: 192
Parking Spaces: 205
Total Condominium Space: 400,000 ft² / 37,161 m²
Total Retail Space: 10,000 ft² / 929 m²
Features: resident lobby, valet parking, standard residences, plaza units featuring expanded terraces, penthouse units
Construction Status: construction is underway and will be completed in Q4 2022

“St. Petersburg is becoming one of America’s most popular cities to live and visit...While St. Petersburg charms vacationers to come back year after year, many are choosing it as a permanent home.”



— The Huffington Post

35-story tower in downtown St. Petersburg featuring condominium residences and on-site parking.

Luxury residential condominium project with world-class access to the downtown commercial district and waterfront boardwalk.

PROJECT HIGHLIGHTS

HIGH EB-5 INVESTOR RETURN

2.0% preferred return for EB-5 investors.

HIGH JOB CUSHION; 32.8 JOBS PER INVESTOR

Project creates 3.28x the number jobs required per investor for EB-5 program. Each EB-5 investor will be assigned 32.8 jobs (only 10 jobs are required).

CONSTRUCTION SCHEDULE

Construction is underway and is expected to be completed in Q4 2022.

DOWNTOWN, OCEANFRONT LUXURY LIVING

Saltaire St. Petersburg offers luxury design with a prime location in one of the most walkable neighborhoods in Florida.

LOAN REPAYMENT AND I-526 REFUND GUARANTIES

Loan repayment guaranty and I-526 approval refund guaranty if I-526 Petition is not approved for any reason.

STRONG, EXPERIENCED DEVELOPER

The Kolter Group is one of the largest private developers in the United States and has developed more than \$15 billion in real estate over the last 25 years.

STRONG EB-5 TRACK RECORD

Saltaire St. Petersburg Phase II is the twelfth EB-5 project sponsored by the Kolter Group and EB5AN. To date, all EB-5 projects adjudicated by USCIS have been approved.



SALTAIRE ST. PETERSBURG PHASE II (LOAN)

GULF OF MEXICO



RENAISSANCE
THE VINOY ST. PETERSBURG
RESORT & GOLF CLUB

400 BEACH

MFA
Museum of Fine Arts
The Heart of the Film

THE DAL
MUSEUM

Mansion Inn

BELLA
BRAVA
NEW WORLD
TRATTORIA



Hampton
Inn & Suites
by HILTON

NORTHERN
TRUST

AL

SUNDIAL
ST. PETERSBURG

WHITNEY
BANK

MEZE
119
[VEGETARIAN DISTRICT]
STARBUCKS
COFFEE

Sea Salt



Hilton
ST. PETERSBURG BAYFRONT

hotel
INDIGO

ONE
ST. PETERSBURG

The Bank of Tampa

Publix

SALTAIRE
ST. PETERSBURG

CORDOVA INN
ST. PETERSBURG, FLORIDA

AMERICAN
STAGE

HOLLANDER HOTEL
A BOUTIQUE HOTEL - ST. PETERSBURG

SYNOVUS

Bank of America

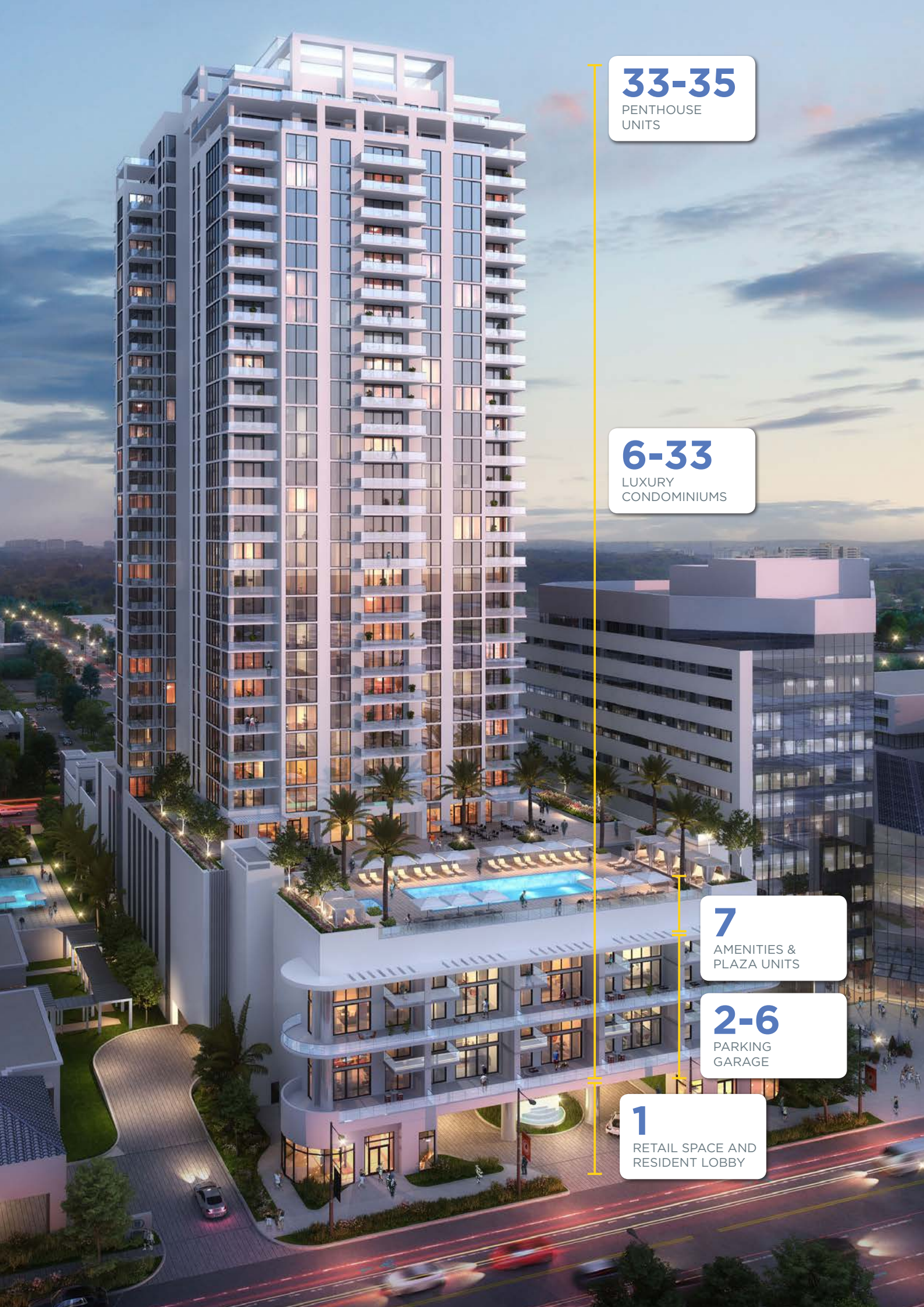
SUNTRUST

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www.stpete.org

ONE St. Petersburg was Kolter's first luxury condominium project in St. Petersburg and it sold out 100% well before construction completion. Saltaire St. Petersburg is a true direct comparable to ONE St. Petersburg and builds on the success of ONE St. Petersburg.



33-35

PENTHOUSE
UNITS

6-33

LUXURY
CONDOMINIUMS

7

AMENITIES &
PLAZA UNITS

2-6

PARKING
GARAGE

1

RETAIL SPACE AND
RESIDENT LOBBY

ABOUT THE PROJECT

- 35-story luxury condominium development in downtown St. Petersburg, Florida
- Luxury finishes, amenities, and contemporary design with garage parking
- 192 condominium units of 186 m² average size
- Convenient access to shopping, dining, and entertainment
- Approximately 37,161 m² of saleable residential space and 929 m² of retail space
- Construction is underway and will be completed in Q4 2022
- \$49.5 million of EB-5 capital (55 investors)
- 2.0% preferred return for EB-5 investors
- Project creates 32.8 jobs per EB-5 investor
- Senior loan executed with Wells Fargo Bank
- Project appraisal valuation report from CBRE Group
- Strong demand for luxury condos and limited pipeline in the St. Petersburg area

WORLD CLASS LUXURY AMENITIES





PROJECT LOCATION: ST. PETERSBURG, FLORIDA

WHY INVEST IN FLORIDA?

- The third most populated State in the U.S.
- More than \$815 billion in personal income, ranked #1 in the United States
- No state personal income tax in Florida (compare to 8.97% in New York, 13.3% in California)
- Record high tourism with 112 million visitors to Florida in 2017



ST. PETERSBURG, FLORIDA - EXCLUSIVE COMMUNITY

- With an average of 361 days of sunshine each year, St. Petersburg holds the Guinness World Record for the most consecutive days with sunshine at 768 days.
- The city offers award-winning beautiful beaches, renowned cultural institutions, top-rated restaurants, and 7 miles of beautiful waterfront parks.
- Landmarks in St. Petersburg include the Salvador Dali Museum, Tropicana Field (home to Major League Baseball's Tampa Bay Devil Rays), Mahaffey Theater, the St. Petersburg Museum of History, the Florida Holocaust Museum, and the Chihuly Collection at the Morean Arts Center.
- The St. Petersburg Marina is the largest city marina in the southeast with 610 boat slips.
- St. Petersburg is one of the most walkable cities in Florida, and the Saltaire St. Petersburg project site has a Walkability Score of 94 out of 100.



SALTAIRE ST. PETERSBURG BUILDS ON THE SUCCESS OF ONE ST. PETERSBURG

ONE St. Petersburg



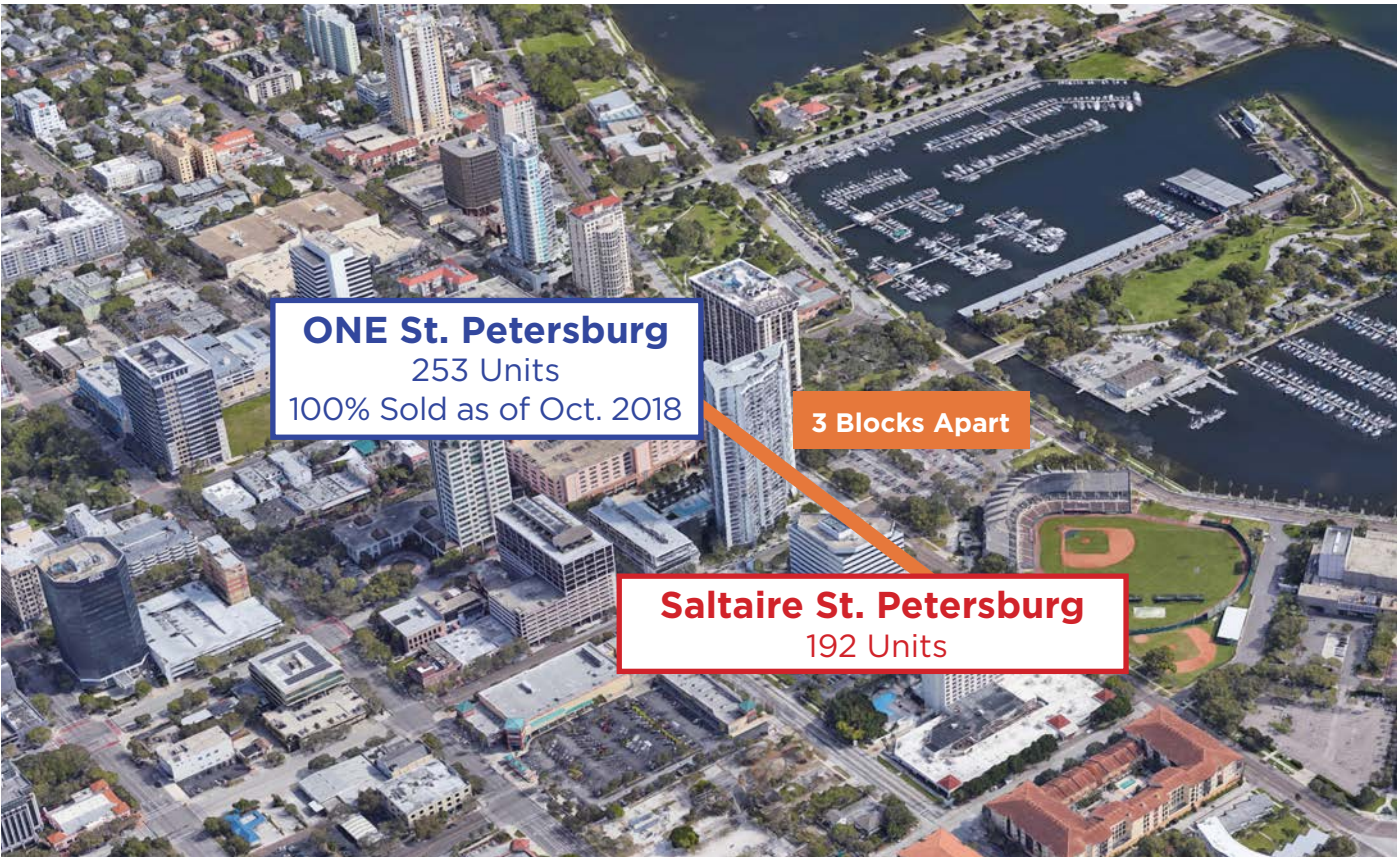
- ✓ Developed by the Kolter Group ✓
- ✓ Only three blocks apart ✓
- ✓ Comparable amenities and finishes ✓
- ✓ Similar development timeline ✓

Saltaire St. Petersburg



Saltaire will follow the proven success of the ONE St. Petersburg project which is completed and 100% sold out.

ONE St. Petersburg was Kolter’s first luxury condominium project in St. Petersburg and it sold out 100% well before construction completion.



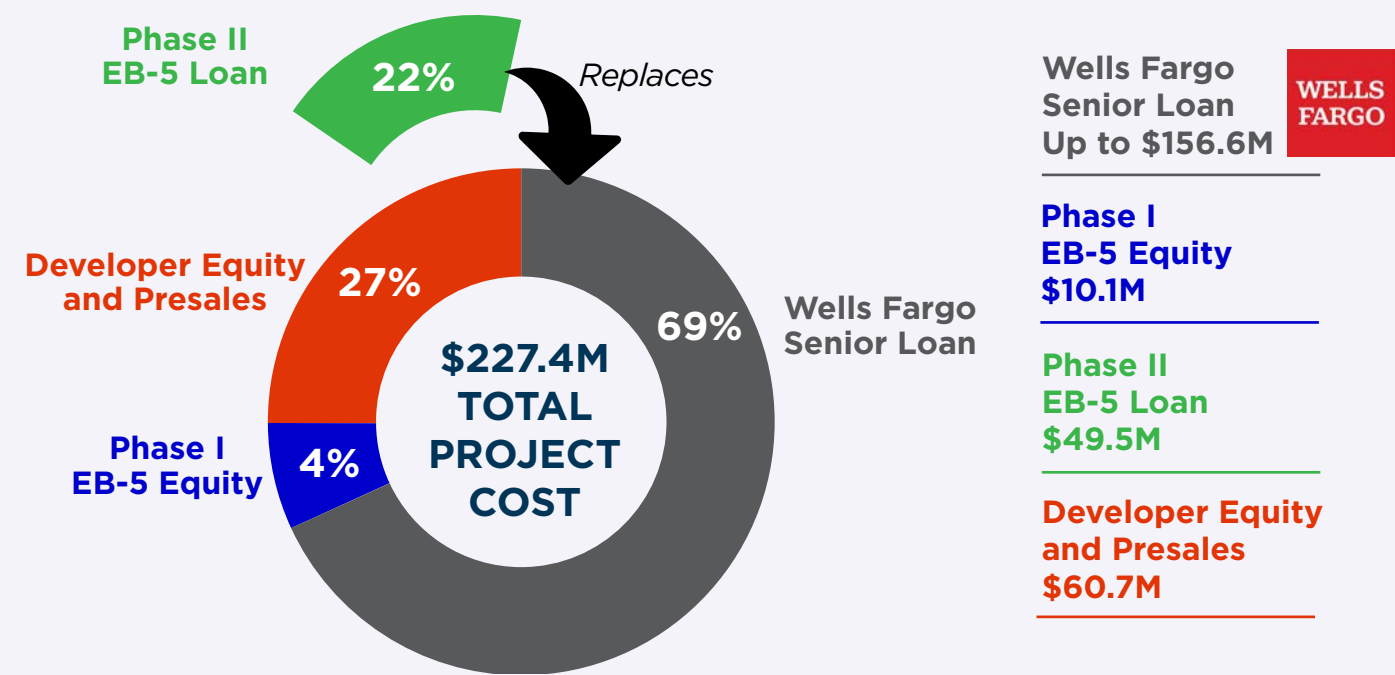
Saltaire St. Petersburg is a true direct comparable to ONE St. Petersburg.

BOTH THE ONE PROJECT AND THE SALTAIRE PROJECT SHARE A SIMILAR DEVELOPMENT TIMELINE

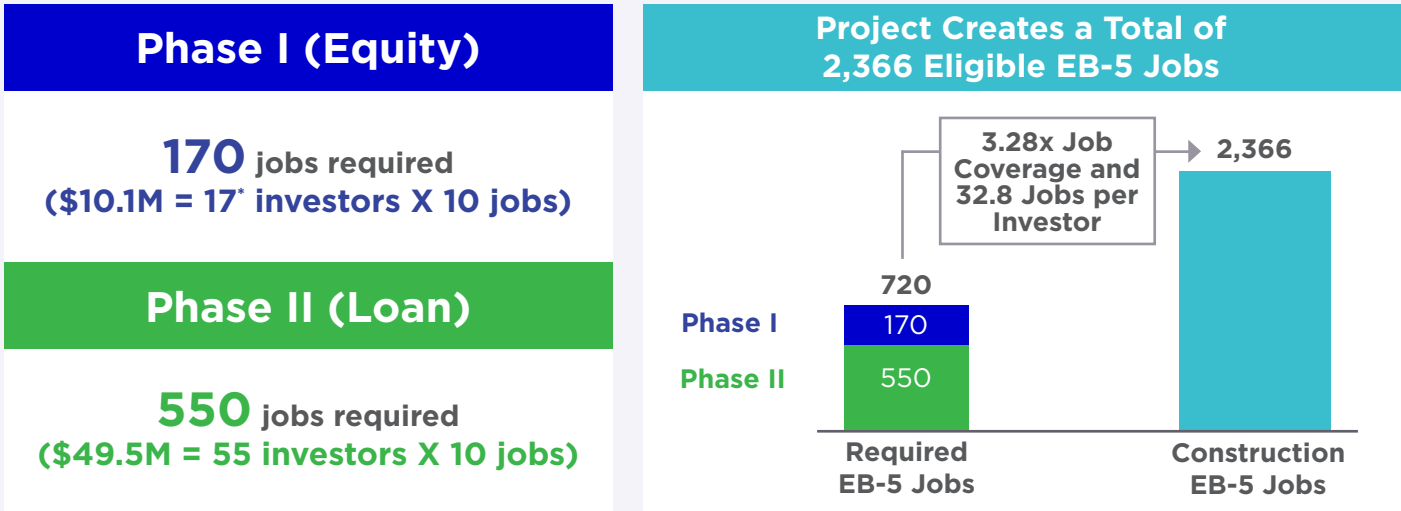
	Year 1		Year 2		Year 3		Year 4	
ONE	◆ Sales center opened Q3 2015							Construction started: Q2 2016 Construction completion: Q3 2019 Average sale price: \$1.1M
Presales/Sales						◆ 100% Sold out Q4 2018		
Construction								
Closings End	Closings end Q2 2020 ◆							
Saltaire	◆ Sales center opened Q4 2019							Construction started: Q2 2020 Construction completion: Q4 2022 Average sale price: \$1.2M
Presales/Sales								
Construction								
Closings End	Closings end Q1 2023 ◆							

SECURE CAPITAL STRUCTURE FOR EB-5 INVESTMENT

Saltaire St. Petersburg has a conservative capital structure with Phase II EB-5 loan capital replacing part of the Wells Fargo Senior Loan and only targeting 22% of the capital stack. There is no minimum EB-5 raise.



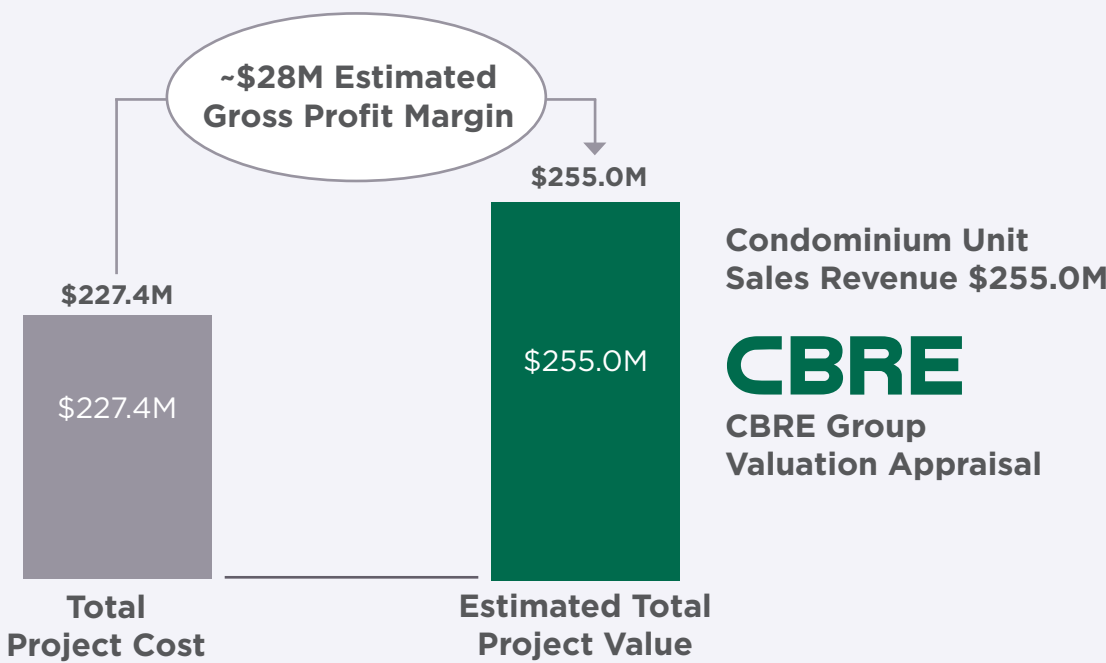
The total number of EB-5 jobs required for Saltaire St. Petersburg Phase I and Phase II investors is 720 (72 investors). Construction of the Saltaire St. Petersburg project will create a total of 2,366 EB-5 jobs, or 3.28x the number of required jobs with a job surplus of ~1,650 jobs. EB-5 investors in both Phase I and Phase II will each be assigned 32.8 jobs.



*Note: Phase I (Equity) has 13 investors at \$500K and 4 investors at \$900K.

CBRE PROJECT APPRAISAL IMPLIES A SUBSTANTIAL GROSS PROFIT MARGIN

Given the cost of the project at \$227.4 million, this implies a substantial gross profit margin of ~\$28 million.



EB-5 INVESTOR GUARANTIES

LOAN REPAYMENT GUARANTY

Developer's well-capitalized parent entity has guaranteed repayment of the entire EB-5 loan amount.

CONSTRUCTION COMPLETION GUARANTY

Developer's well-capitalized parent entity has guaranteed construction completion.

I-526 APPROVAL REFUND GUARANTY

Developer's well-capitalized parent entity will refund an EB-5 investor's capital contribution in the event of an I-526 denial.

I-526 ATTORNEY AND USCIS FEE REFUND GUARANTY

General Partner will refund 100% of USCIS and attorney fees in the event of an I-526 denial.

MODERN, LUXURY INTERIORS
WITH DIRECT OCEAN VIEWS



AZURE NORTH UNIT FLOOR PLAN





KOLTER URBAN PROJECTS

- Kolter Urban brings the Kolter Group's decades of experience to prime Florida downtown areas
- Each community showcases innovative architectural design and breathtaking views through dramatic expanses of glass
- Walkable lifestyle at all Kolter Urban developments means residents can access the best of South Florida's shopping and entertainment
- Coastal locations offer unparalleled access to Florida's best beaches, boating, and watersports

KOLTER COMMUNITY LIFESTYLE

- Kolter Urban communities introduce exciting new destinations for those seeking to live, work, walk, and play at the center of it all
- Waterfront eateries, beach bars, and world-class sunsets close to Kolter Urban properties provide year-round inspiration and adventure
- Combining private amenities like resort-style pools, clubhouses, and poolside cabanas with the energy of a walkable downtown
- One-of-a-kind retailers in many Kolter Urban developments provide a unique setting for casual indoor/outdoor experiences




EB-5 PROJECT TEAM MEMBERS

PROFESSIONALS WITH EXTENSIVE EB-5 EXPERIENCE

Signature Bank

 Established in 2001, Signature Bank is a full-service commercial bank in New York City. Its total assets exceed \$26 billion. Signature Bank's clients consist mostly of private entities, each with a net worth of at least \$20 million. It is traded in the U.S. stock market on NASDAQ with the trade symbol SBNY. Signature Bank was voted by Forbes Magazine in 2014 as the #1 publicly traded bank in the U.S.


Kast Construction

 KAST Construction was designed and built by top executives from the nation's largest and most prestigious construction firms. These industry leaders share a passion for continuous improvement, professionalism, and attention to detail. Based in West Palm Beach, Florida, KAST has expertise in varied industries from healthcare and hospitality to commercial and multifamily residential development.

NES Financial

 NES Financial Solutions is innovative in implementing a fund tracking system to offer fund security and account transparency for investors and project administrators. NES Financial clients include many of the world's largest corporations, commercial real estate owners, developers, and major financial institutions. The firm has overseen more than 300 EB-5 projects and has helped manage more than \$1.2 billion in total EB-5 funds. Thousands of investors have obtained their Green Cards through the EB-5 process with NES Financial.

Wells Fargo

 Wells Fargo & Company is a publicly traded American international banking and financial services holding company headquartered in San Francisco, California. Wells Fargo is the world's fourth-largest bank by market capitalization and the fourth largest bank in the U.S. by total assets with \$1.927 trillion dollars in assets and 258,700 employees. In 2016, Wells Fargo ranked 7th on the Forbes Magazine Global 2000 list of largest public companies in the world.


EB5 Economist

 Erin Osborne is the founder and managing partner of EB5 Economist, an economic research firm specializing in analyzing the economic impact of EB5 projects. The team at EB5 Economist has completed more than 100 EB5 economist impact reports and is well respected in the EB5 industry. The firm is based in south Florida and works with EB5 projects around the country.

Marcum LLP

 Marcum LLP is one of the largest independent public accounting and advisory services firms in the United States, with offices throughout the U.S., Grand Cayman, and China. They offer an extensive range of professional services and a high degree of specialization. Marcum is a founding member of the Leading Edge Alliance (LEA). As the second-largest international professional association, LEA Global can open doors in the more than 106 countries where its 220 member firms operate.

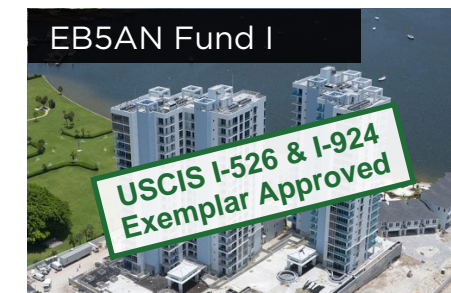
CBRE Group

 CBRE Group is an American commercial real estate services and investment firm. It is the largest commercial real estate services company in the world and is publicly traded on the New York Stock Exchange under the ticker CBRE. The firm is ranked 146th on the Fortune 500. Headquartered in Los Angeles, California, CBRE Group provides independent real estate valuation services to real estate development projects worldwide.

EB5 Affiliate Network

 EB5 Affiliate Network is a national EB-5 consulting and investment firm with of a unique team from a diverse set of institutional backgrounds including business strategy, private equity, capital markets, and real estate as well as securities, tax, and immigration law. The firm's diverse backgrounds give it an advantage in identifying and structuring EB-5 deals from a professional finance perspective with established developers in the United States who are interested in creating economically feasible and financially sound EB-5 projects.

EB-5 PROJECT TRACK RECORD

EB5 AFFILIATE NETWORK & THE KOLTER GROUP



Water Club Project
 City: North Palm Beach, FL
 Project Type: Condominium
 EB-5 Capital: \$25M (14%)
 Total Cost: \$181M



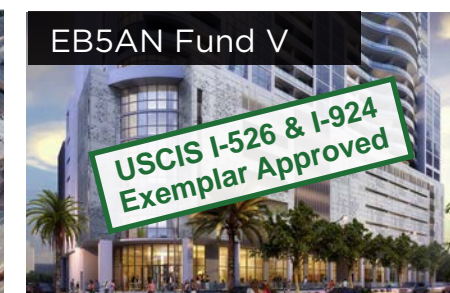
VUE Project
 City: Sarasota, FL
 Project Type: Condominium
 EB-5 Capital: \$15M (12%)
 Total Cost: \$128M



Westin Hotel Project
 City: Sarasota, FL
 Project Type: Luxury Hotel
 EB-5 Capital: \$20M (18%)
 Total Cost: \$101.5M



Hyatt Place Hotel Project
 City: Boca Raton, FL
 Project Type: Luxury Hotel
 EB-5 Capital: \$11.5M (17%)
 Total Cost: \$66.1M



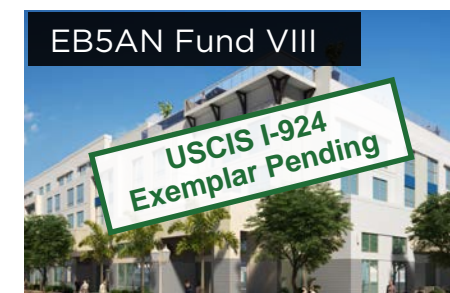
Hyatt Fort Lauderdale
 City: Fort Lauderdale, FL
 Project Type: Luxury Hotel & Condominium
 EB-5 Capital: \$40M (19%)
 Total Cost: \$206M



Artistry Home Sarasota
 City: Sarasota, FL
 Project Type: Luxury Home Community
 EB-5 Capital: \$20M (16%)
 Total Cost: \$123M



Mark Sarasota
 City: Sarasota, FL
 Project Type: Office & Retail, Luxury Condominiums
 EB-5 Capital: \$15M (12%)
 Total Cost: \$128.3M



Courtyard by Marriott
 City: Delray Beach, FL
 Project Type: Upscale Hotel
 EB-5 Capital: \$10M (24%)
 Total Cost: \$41.3M



ONE St. Petersburg
 City: Sarasota, FL
 Project Type: Luxury Condominiums
 EB-5 Capital: \$49.5M (23%)
 Total Cost: \$212.4M

The Kolter Group Corporate Structure



Kolter Hospitality



Kolter Homes



Water Club – North Palm Beach, Florida



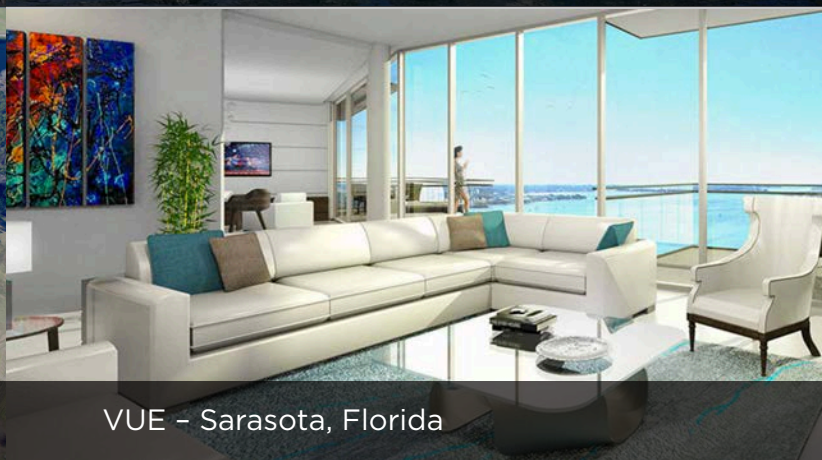
5000 North Ocean – Singer Island, Florida



Kolter Urban



Kolter Land

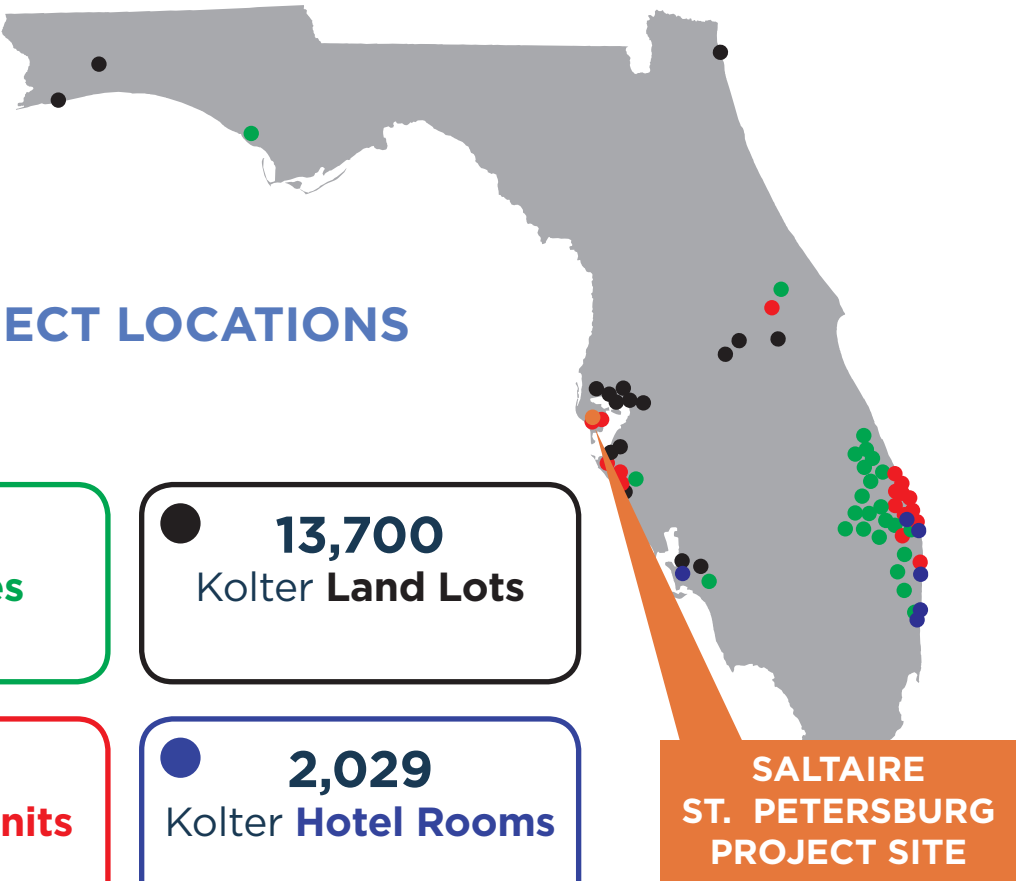


VUE – Sarasota, Florida



Moderne Boca – Boca Raton, Florida

FLORIDA
KOLTER PROJECT LOCATIONS



Kolter Urban Communities

KOLTER
LEADERSHIP. EXPERIENCE. STRENGTH.

- The Kolter Group is a well-respected and financially strong U.S. real estate development & investment firm
- Awarded the prestigious Hyatt Developer of the Year Award for outstanding development and operations
- Since 1993, The Kolter Group has developed over \$15 billion in real estate and thousands of residential units, urban units, and hotel rooms
- Recipient of the “Builder 100” award for American Home Builders
- Awarded Business of the Year 2016 by Palm Beach County Chamber of Commerce

EB5 Affiliate Network is Independent from Kolter

None of Kolter or any of its affiliates are affiliated with EB5AN, the Regional Center or their principals

KOLTER
AWARDS



Hyatt Strategic
Partner 2016

SELECT DEVELOPMENT PROJECTS

THE KOLTER GROUP



Hyatt Fort Lauderdale
Fort Lauderdale, FL
Luxury Hotel and Condominiums

The Ritz Carlton Residences
Sarasota, FL
Luxury Condominiums



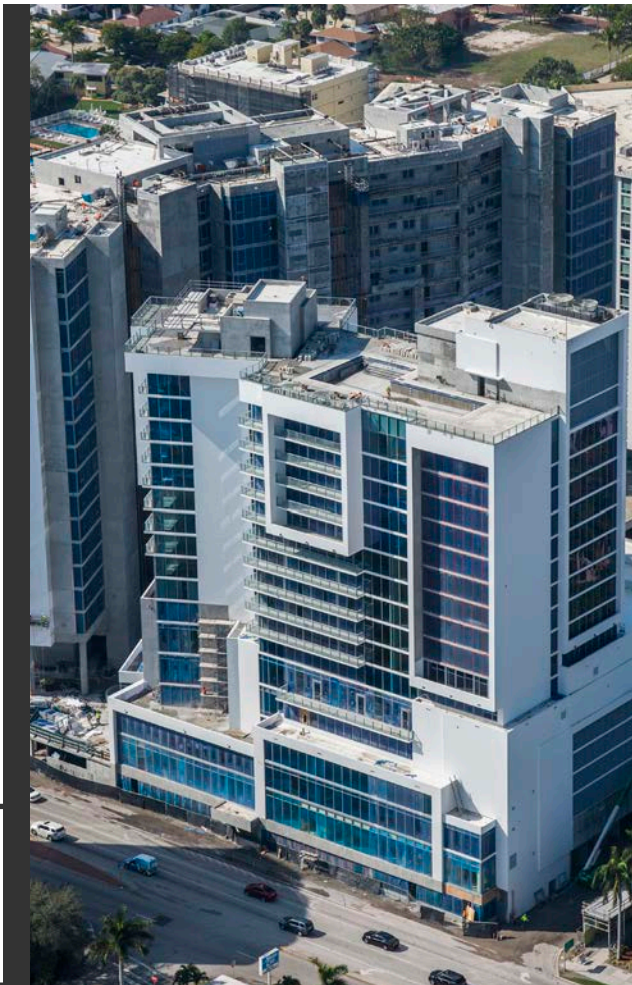
5000 North Ocean
Singer Island, FL
Luxury Condominiums

Moderne Boca
Boca Raton, FL
Luxury Condominiums



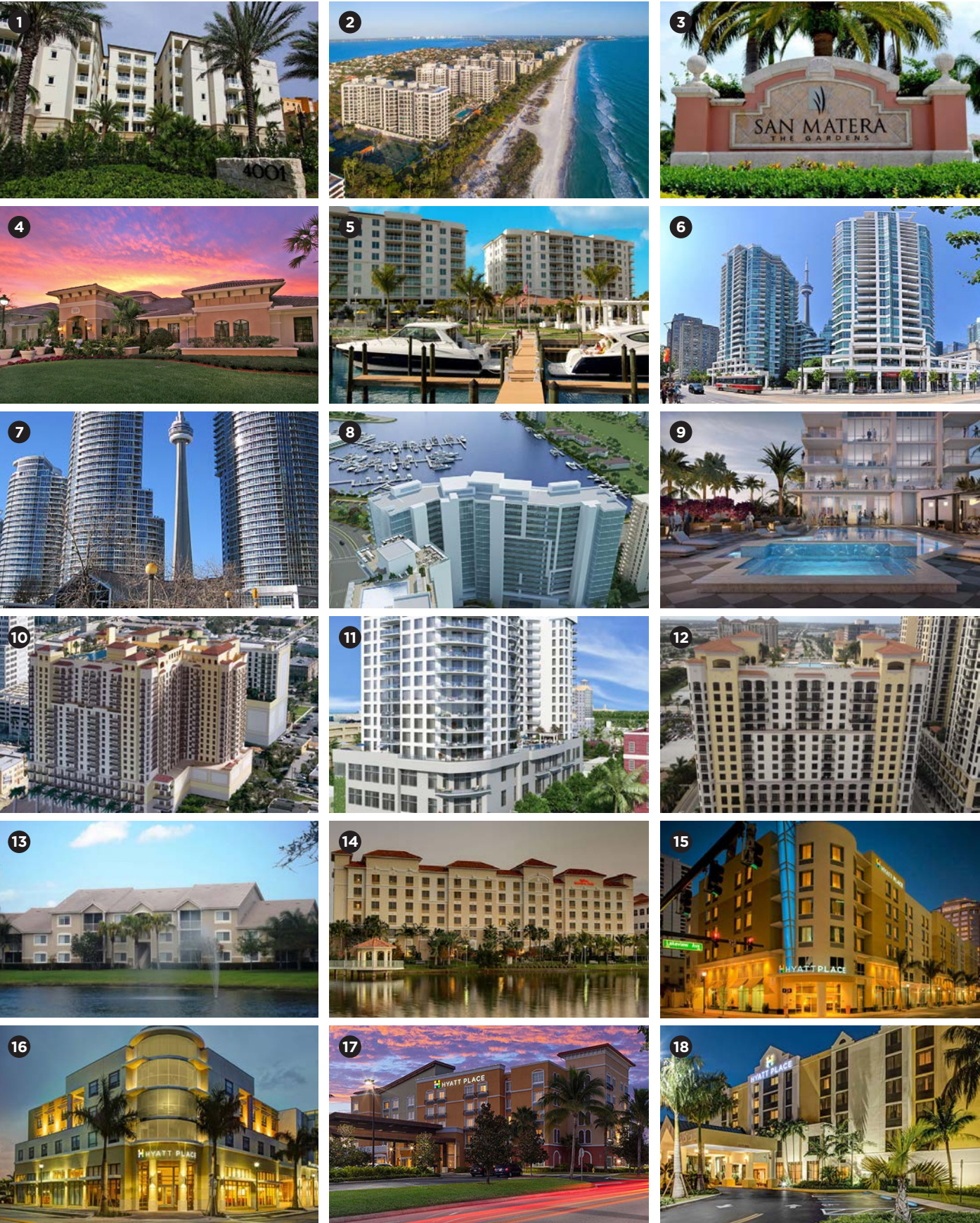
Hyatt Place St. Petersburg
St. Petersburg, FL
Luxury Hotel

Westin Hotel Project
Sarasota, FL
Luxury Hotel



SELECT KOLTER PROJECTS

THE KOLTER GROUP

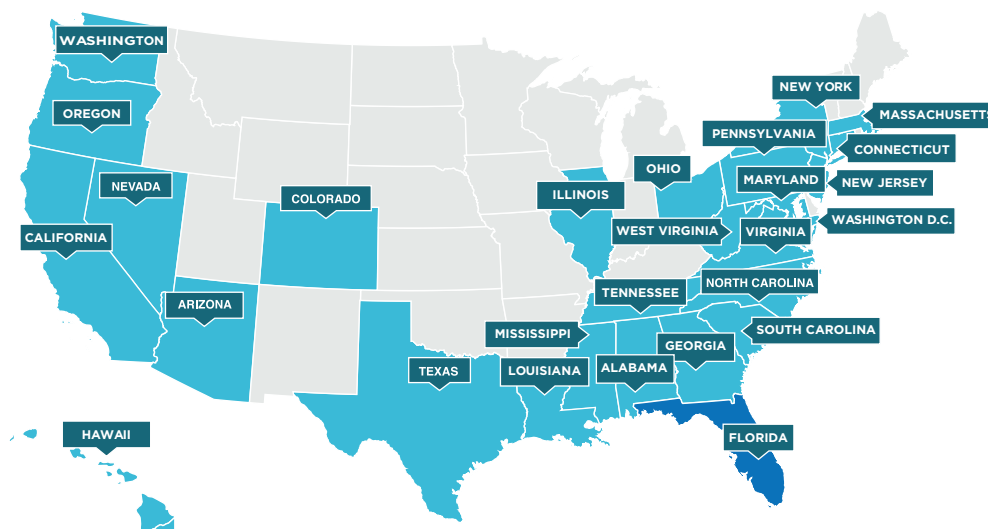


Project Name		Location
1	4001 North Ocean	Gulfstream, FL
2	Water Club II Longboat Key	Longboat Key, FL
3	San Matera	Palm Beach Gardens, FL
4	San Merano at Mirasol	Palm Beach Gardens, FL
5	Water Club on Snell Isle	St. Petersburg, FL
6	Riviera	Toronto, CN
7	Water Club I, II, and III	Toronto, CN
8	VUE Sarasota	Sarasota, FL
9	Water Club North Palm Beach	North Palm Beach, FL
10	Two City Plaza	West Palm Beach, FL
11	The Alexander	West Palm Beach, FL
12	One City Plaza	West Palm Beach, FL
13	San Michele at Andros Isle	West Palm Beach, FL
14	Hilton Garden Inn	Palm Beach Gardens, FL
15	Hyatt Place	West Palm Beach, FL
16	Hyatt Place	Delray Beach, FL
17	Hyatt Place	Coconut Pointe, FL
18	Hyatt Place	Fort Lauderdale, FL



USCIS-APPROVED REGIONAL CENTERS

- Alabama
- Arizona
- California
- Colorado
- Connecticut
- Florida
- Georgia
- Hawaii
- Illinois
- Louisiana
- Maryland
- Massachusetts
- Mississippi
- Nevada
- New Jersey
- New York
- North Carolina
- Ohio
- Oregon
- Pennsylvania
- South Carolina
- South Carolina
- Tennessee
- Texas
- Virginia
- Washington
- Washington D.C.
- West Virginia



EB5AN has been selected as the only regional center compliance partner out of more than 700 USCIS approved regional centers today.

Multiple I-526 investor and I-924 exemplar approvals for EB-5 projects with The Kolter Group



ABOUT OUR COMPANY

- EB5 Affiliate Network (EB5AN) has extensive experience structuring EB-5 projects across the United States
- Offices in Palm Beach, San Juan, Shanghai, São Paulo, Ahmedabad, and Mumbai
- Team involved with over \$2B in private equity investments
- EB-5 regional center consulting and project strategy experts
- EB5AN owns and operates a regional center network of USCIS approved regional centers covering 20+ states
- EB5AN has received multiple I-526 investor and I-924 approvals for EB-5 projects with the Kolter Group

REGIONAL CENTER TEAM

SAMUEL B. SILVERMAN

Managing Partner, Real Estate Development

Sam has extensive real estate development and brokerage experience in the U.S. and China. Prior to EB5AN, Sam was employed by the Boston Consulting Group, one of the top management consulting and business strategy firms in the world where he worked directly with Fortune 500 companies in the U.S., Europe, and the Middle East. Sam is also a Forbes Magazine 30 Under 30 National Winner for Social Entrepreneurship. Sam holds a B.A. in Economics from Yale University & Peking University, a Certificate in Financial Accounting from the London School of Economics and Political Science, and an M.B.A. from the Stanford Graduate School of Business.

MICHAEL SCHOENFELD

Managing Partner, Finance

Mike has extensive private equity investment, business diligence, management consulting, and entrepreneurship experience. Prior to EB5AN, Mike worked for AEA Investors, a leading middle-market private equity firm with \$6 billion under management. Mike was previously employed by Boston Consulting Group, one of the top management consulting and business strategy firms in the world, where he worked directly with Fortune 500 companies. Mike is also a Forbes Magazine 30 Under 30 National Winner for Social Entrepreneurship. Mike holds a B.A. in Economics and a B.S. in Business Administration from the University of North Carolina.

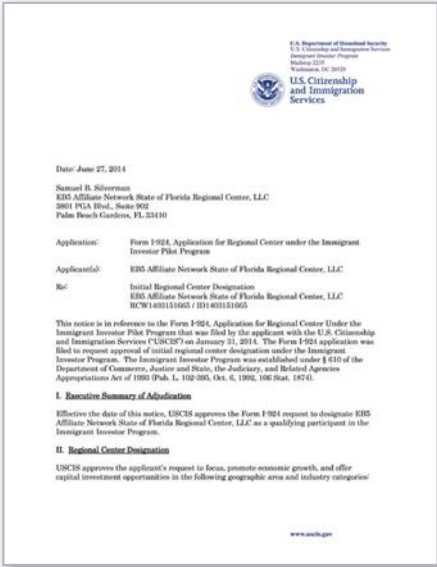
TIMOTHY Y. SHIH, J.D.

Managing Partner, Legal

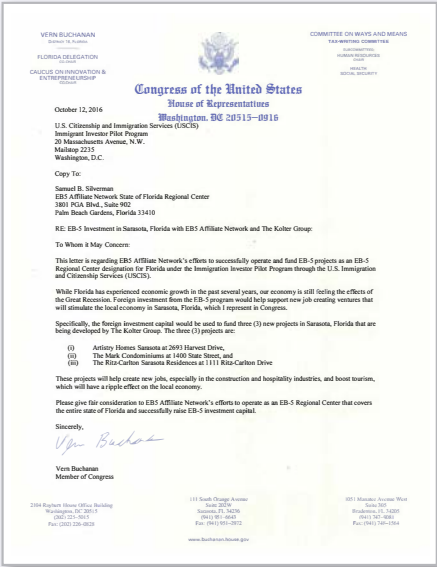
Tim has extensive legal experience in corporate transactional matters, including complex public and private securities offerings, public and private M&A transactions, banking, and corporate restructuring. Prior to EB5AN, Tim was an attorney at Cravath, Swaine & Moore LLP, one of the most prestigious law firms in the world, where he worked directly with Fortune 500 companies. Tim also has extensive legal experience in China, having served as general counsel for one of the nation's largest entertainment companies. Tim holds a B.S. in Computer Science from Yale University and a J.D., magna cum laude, from the Duke University School of Law.



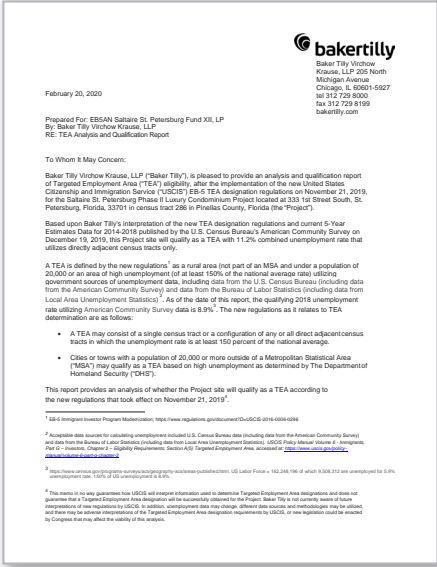
APPROVALS AND GOVERNMENT SUPPORT



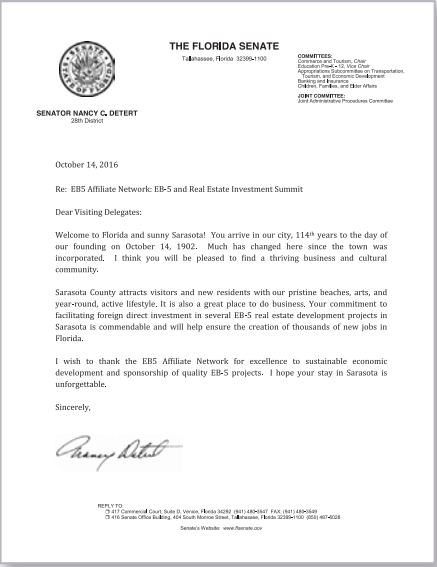
USCIS Regional Center Approval Letter



Letter of Support from Congressman Vern Buchanan



Targeted Employment Area Qualification Report



Florida Senate Welcome Letter



BENEFITS OF EB-5 PROGRAM

- Direct route to a Green Card and permanent residency in the U.S. for the investor and his/her immediate family (spouse & unmarried children under age 21)
- Access to the same high-quality healthcare as U.S. citizens
- Free education in the United States public school system
- Admission to U.S. universities at the same cost as U.S. residents
- No requirement for age, business experience, education, or English skills
- No residency restrictions; participants may live, work, or retire anywhere in the United States

EB5 PROCESS

- 1 Investor given the Offering Documents describing the investment project
- 2 Investor signs the Subscription Agreement
- 3 Investor deposits \$900,000 USD into a secure escrow account and pays administrative and legal fees
- 4 I-526 Petition submitted to United States Citizenship and Immigration Services (USCIS)
- 5 Escrow account releases \$900,000 USD to the project
- 6 I-829 Petition submitted to remove conditions on investor's Green Card
- 7 After submission of the I-829 Petition, typically within approximately 5 years, the \$900,000 investment is returned

SALTAIRE ST. PETERSBURG PHASE II (LOAN)



The information in this brochure is not complete, and no reliance should be placed on any information other than that contained in the final Offering Documents for the Project. This document is not for distribution to the general public. It is directed solely to interested persons for informational purposes only. This document is confidential and may not be reproduced or further distributed (in whole or in part) to other person for any purpose. The foregoing summary contains forward-looking statements based on certain assumptions that may or may not occur and are subject to change; investors should not place any reliance on such forward-looking statements in making an investment decision. No representation or warranty, express or implied, is made by EB5AN Saltaire St. Petersburg Fund XII, LP or any related persons, including, without limitation, its General Partner, EB5AN Saltaire St. Petersburg Phase II GP, LLC, as to the accuracy or completeness of the information contained in this document; nothing contained herein is, or shall be, relied upon as a promise or representation as to the past or the future or as a recommendation to make any investment.