THE CŌVE RESIDENCES

A Waterfront Collection

EB-5 INVESTMENT OPPORTUNITY

Become a United States Permanent Resident

Immigration through investment.

WHAT IS EB-5?

The EB-5 Immigrant Investor Program is a United States government program that requires a capital contribution to a New Commercial Enterprise ("NCE") that sponsors an investment in a job creation project that is developed by the Job Creating Entity ("JCE"). Congress created the EB-5 Regional Center Program in 1992 to stimulate the U.S. economy through job creation and capital investment by foreign investors.

The Regional Center Program, 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 (USCIS) based on proposals for promoting economic growth.

WHO CAN APPLY UNDER A SINGLE PETITION?

Through the EB-5 program, foreign investors and their immediate family members (spouses and unmarried children under the age of 21 at the time the applicable I-526E petition is filed) have the opportunity to obtain permanent resident status (i.e. a green card) by investing in a qualifying EB-5 project that creates at least 10 full-time jobs, provided that the investor maintains the investment at risk for a period of time as promulgated by USCIS and the EB-5 Program.

ADVANTAGES OF OBTAINING AN EB-5 VISA

An EB-5 visa offers a series of benefits to immigrants, including:

- Conditional Residency 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 the applicant, spouse, and children under the age of 21 at the time of the I-526E Petition filing, once conditional residency status is obtained.

INVESTMENT REQUIREMENTS:

- Investment of $1,050,000 in the Cove Miami EB-5 project
- Investment capital must be in accordance with USCIS guidelines
- The investment must be "at risk"

REQUIRED FEES*:

- Admin Fee: $70,000
- Legal Fees for Immigration Council
- USCIS I-526E Application Fee: $4,675

*All fees listed should be discussed with your attorney

THE APPLICATION PROCESS

STEP 1: Speak with a representative about the Cove Miami EB-5 project.

A. Hire an Immigration Attorney to prepare their Immigration Petition (I-526E)
B. Review of legal source of funds by your immigration attorney
C. Payment of investment to NCE

STEP 2: Prepare I-526E petition with your attorney and submit to USCIS (Est. 3–5 weeks)

STEP 3: Receive approval on I-526E Form from USCIs

STEP 4: Receive conditional residency status upon obtaining I-526E Visa (see below)

If Applicant is Outside the US:
- Consulate Processing
- Consulate Interview

If Applicant is Inside the US:
- Proceed with adjustment of status, pursuant to Form I-485 including work authorization and travel permit
- Concurrent Filing to obtain I-526E approval and conditional residency status

STEP 5: File I-829 form within 2 years of receiving your permanent resident status

STEP 6: Return of at-risk investment capital, upon satisfaction of the 2-year sustainment period and repayment of investment from JCE to NCE

SECURITY & PROTECTION

- I-526E Denial Refund Guaranty: If your I-526E petition is denied (after appeal), the project guarantees return of your $1,050,000 capital investment within 180 days, subject to all conditions being satisfied including investor not being at fault
- Fund Administrator: Baker Tilly Advisory Group provides independent oversight as required by EB-5 regulations
- Escrow Protection: Capital contributions held in segregated subscription account until I-526E petition is filed
- Construction Monitor: Third-party monitoring of project development and job creation

FAQ

HOW IS THE $1,050,000 INVESTMENT MADE? CAN I PAY IN INSTALLMENTS?

The investment is made via wire transfer to the project's subscription account at the time your EB-5 petition is submitted. While the full amount is typically required upfront, partial funding structures may be available depending on your situation; however, please note that USCIS has recently challenged partial funding arrangements.

HOW DO I VERIFY THE SOURCE OF MY INVESTMENT FUNDS?

A variety of sources are acceptable, including salary, business income, real estate appreciation, investments, inheritance, or gifts. Your immigration attorney will guide you through documenting the legal source and path of funds.

CAN I USE A LOAN TO FUND MY EB-5 INVESTMENT?

Yes, financing is permitted. Your attorney will review and advise on your specific funding structure.

CAN FUNDS BE GIFTED BY A FAMILY MEMBER?

Yes, gifted funds are allowed. However, documentation is required to verify the lawful origin of those funds.

WHEN CAN I WITHDRAW MY INVESTMENT?

If you withdraw your petition prior to USCIS adjudication, return of funds is at the discretion of the project (administrative fees are non-refundable). Once approved, your investment must remain at risk throughout the required sustainment period, typically about two years after receiving conditional residency.

ARE THERE ADDITIONAL COSTS?

In addition to the investment, you should anticipate immigration legal fees and USCIS filing fees.

WHAT IS A REGIONAL CENTER?

A Regional Center is a USCIS-approved entity that facilitates EB-5 investments in projects that promote economic growth and job creation. Cove Miami is sponsored by Florida First Regional Center, LLC.

HOW MANY JOBS WILL THE PROJECT CREATE?

The project is projected to create over 1,500 jobs, significantly exceeding the EB-5 requirement of 10 jobs per investor.

WHEN WILL MY INVESTMENT BE REPAID?

Repayment terms are outlined in the offering documents. While many EB-5 projects target a five-year term, timelines may vary.

CAN I VISIT THE PROJECT?

Yes, prospective investors are encouraged to visit Miami and tour the project and sales gallery. The team can assist in coordinating your visit.

WHAT HAPPENS ONCE I OBTAIN U.S. RESIDENCY?

As a conditional permanent resident, you and your family can live, work, and study anywhere in the U.S., travel freely, and access public education. After two years, you may apply to remove conditions on your conditional residency, and after five years, you may be eligible to apply for U.S. citizenship.

The Cove Residences: A Waterfront Collection

CONSTRUCTION STATUS: Currently under construction. Estimated completion: 2028

INVESTMENT AMOUNT: $1,050,000

ADMINISTRATIVE FEE: $70,000

REGIONAL CENTER

Florida First Regional Center, LLC

RETURNS & TIMELINE

Target annual return: 3%

Target investment term: 3 years

FINANCIAL STRENGTH

- Fully entitled and approved development
- Capital structure secured, including a $170M construction loan and full developer equity funding

DEVELOPMENT TEAM
SB Development Group
Hazelton Capital Group

ARCHITECTURE
Kobi Karp Architecture

INTERIORS DESIGN
Dieguez Fridman Design

RESIDENTIAL FEATURES

Floor-to-Ceiling Impact Glass Windows and Sliding Glass Balcony Doors

Large Entertainment Space

Large Format Ceramic Tile Flooring Throughout Living Areas and Bedroom

Fully Tiled Balconies Featuring Glass Railings With Access From the Living Room and Primary Bedroom of Every Residence

Custom Kitchen with Calacatta Gold Countertop and Backsplash (or Similar)

Household Appliances by Bosch and Thermador (or comparable) Including Refrigerator, Freezer, Black Stainless-Steel Combo-Oven, and Induction Cook Top

Spacious Closets with Shelving/Rods

Wine Cooler in Select Units

Primary Bathrooms Featuring Double Vanities with Stone Countertops and Calacatta Gold Wet Walls (or Similar)

Full-Sized Washer and Dryer in Units, Stacked Washer Dryer in one Bedroom Unit

CEILING HEIGHTS

FLOOR 40 11’ 2”

FLOOR 34 – 39 9’ 4”

FLOOR 33 11’ 10”

FLOOR 8 – 32 9’ 4”

AMENITIES

POOL, HEALTH & WELLNESS

State-of-the-Art Fitness Center with Spin Auditorium
Yoga Room
Spa with Cold Plunge, Massage
Rooms, Hammam and Sauna
Outdoor Meditation & Zen Garden
Resort-Style Infinity Pool
Private Cabanas

OFFICES

Business Center with Co-Working Space
Reception and Conference Rooms
Private Offices with Terrace

ESSENTIALS

Storage Lockers
Cold Storage
Guest Suite

ENTERTAINMENT

Theater & Performance Room
Private Dining Room with Chef’s Kitchen
Game & Billiards Room
Owner’s Lounge with Wine Storage
Children’s Playroom

ROOFTOP

Rooftop Summer Kitchens with Grills & Seating

GROUND LEVEL

Attended Lobby with Lounge
Valet Parking with Electric Vehicle Charging Capability
Waterside Restaurant
Direct Baywalk Access
Dock for Water Sports Access
Pet Spa

NEIGHBORHOOD

Edgewater, Wynwood, the Design District, and Downtown surround Cove Miami, creating a connected way of living — mornings along the bay, afternoons exploring art and fashion, and evenings shaped by dining and culture. It’s a setting where waterfront calm and creative energy exist in balance.

From the sanctuary of Cove, the city feels close yet comfortably removed. Daily life is grounded in residential ease, with world-class shopping, galleries, and restaurants just moments away. The rhythm is relaxed yet cosmopolitan — a lifestyle defined by access and refinement.

The Cove Residences
496 NE 29th Street,
Miami, FL 33137

SBD OAK

HAZELTON
CAPITAL GROUP