

The background of the entire page is a close-up, high-angle shot of the American flag, showing the stars and stripes in detail. The flag is draped and appears to be waving, with a dark purple shadow cast over it from the top left corner. The text is centered in the lower half of the image.

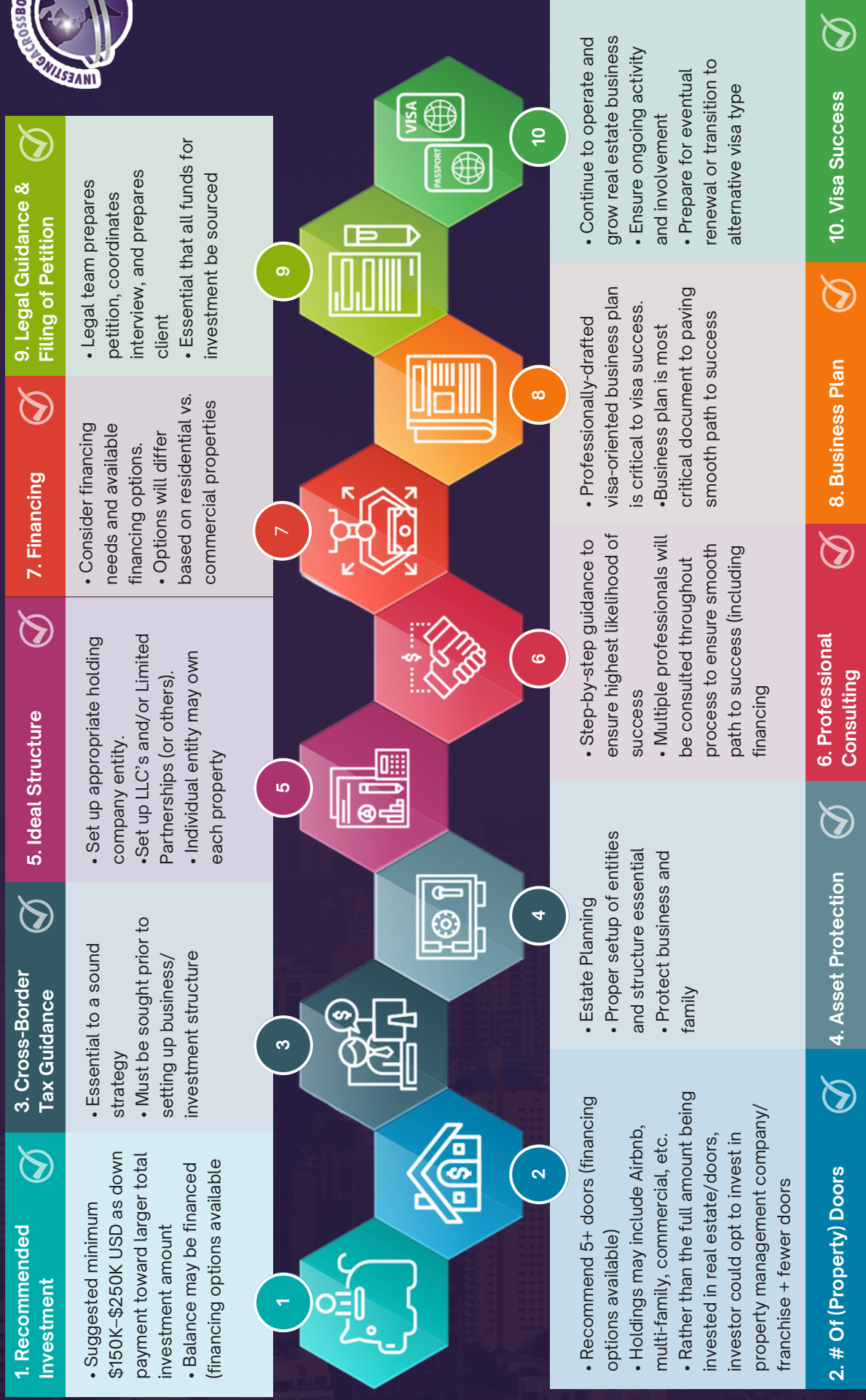
10 STEPS

TO IMMIGRATE THROUGH
...REAL ESTATE
* OR
...INVESTMENT

10 STEPS TO IMMIGRATE THROUGH REAL ESTATE



REAL ESTATE



STEP 1 RECOMMENDED INVESTMENT



- ✓ Suggested minimum \$250K-\$300KUSD as down payment toward larger total investment amount
- ✓ Balance may be financed (financing options available)

STEP 2 # OF DOORS/ TYPE OF BUSINESS



- ✓ Recommend 5+ doors (financing options available)
- ✓ Holdings may include Airbnb, multi-family, commercial, etc.
- ✓ Rather than the full amount being invested in real estate/doors, investor could opt to invest in property management company/ franchise + fewer doors

STEP 3 CROSS-BORDER TAX GUIDANCE



- ✓ Essential to a sound strategy
- ✓ Must be sought prior to setting up business / investment structure, whether for real estate or business investment

STEP 4 IDEAL STRUCTURE



- ✓ Set up appropriate entity structure
- ✓ Determine which entity will be used for visa application
- ✓ Individual entity may own each property or business



STEP 5 ASSET PROTECTION



- ✓ Estate Planning
- ✓ Proper setup of entities and structure essential
- ✓ Protect business and family

STEP 6 PROFESSIONAL CONSULTING



- ✓ Step-by-step guidance to ensure highest likelihood of success
- ✓ Multiple professionals will be consulted throughout process to ensure smooth path to success (including financing)

STEP 7 FINANCING



- ✓ Consider financing needs and available financing options
- ✓ Options will differ based on residential vs. commercial properties

STEP 8 BUSINESS PLAN



- ✓ Professionally-drafted visa-oriented business plan is critical to visa success
- ✓ Business plan is most critical document to paving smooth path to success



STEP 9

LEGAL GUIDANCE & FILING OF PETITION



- ✓ Legal team prepares petition, coordinates interview, and prepares client
- ✓ Essential that all funds for investment be sourced

STEP 10

VISA INTERVIEW & APPROVAL



- ✓ Continue to operate and grow real estate or other investment business
- ✓ Ensure ongoing activity and involvement
- ✓ Prepare for eventual renewal or transition to alternative visa type

Start ACHIEVE Program



STRATEGIC REI...OUR BUSINESS-IN-A-BOX SOLUTION FOR RE INVESTORS SEEKING VISAS!

1. **Business Set-Up**

- Cross-Border CPA Consult & Recommendations
- Additional Entities, EIN + Bank Guidance
- Sales + Accounting Assistance

2. **RE Investing - Getting Started/Moving Ahead**

- Hands-on Step by Step Education:
- Added to Creative Real Estate Academy ("CREA") Private Group
- Access to 52-module CREA Digital Course & IAB On-Demand Course
- Wholesaling and Off-Market Guidance

3. **Systems:**

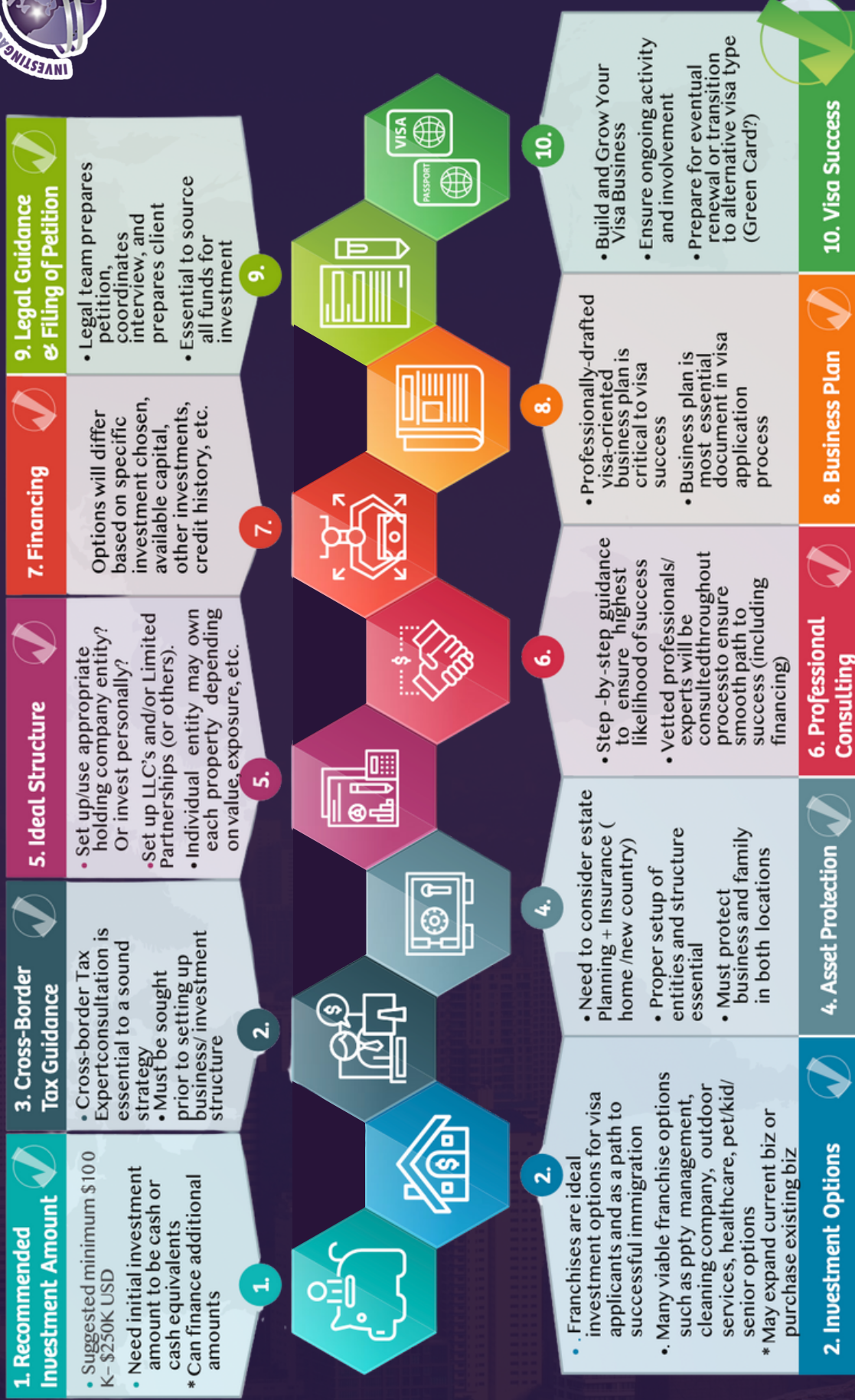
- CRM (Content Management & Related RE-specific System)
- Proprietary Deal Analysis Program & Training
- Learn How to Coordinate and Benefit from Affiliates
- Sourcing and Pursuing Investment Opportunities



10 STEPS TO IMMIGRATE THROUGH REAL ESTATE



INVESTMENT



STEP 1 RECOMMENDED INVESTMENT



- ✓ Suggested minimum \$100K USD (may be down payment toward larger total investment amount)
- ✓ Balance may be financed (financing options available)

STEP 2 # OF DOORS/ TYPE OF BUSINESS



- ✓ Consider new vs. existing business? (or joint venture?)
- ✓ Consider Franchise Options?
- ✓ Must meet requirement of "directing and/or managing enterprise" and own at least 50% of company if applying for E1/E2, Consider employment and expansion options.

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WHAT IS A FRANCHISE?

FRANCHISING IS A BUSINESS METHOD THAT INVOLVES THE LICENSING OF TRADEMARKS AND REPEATABLE METHODS OF DOING BUSINESS

The Franchise Model:

- **Is easily Understood by USCIS**
- **Very Successful Business Model Historically**
- **Has a proven track record of success with Visa applicants**



Franchise Advantages for Foreign Investors May Include:

- Turnkey.
- Ongoing Systems, Training, Marketing and Support.
- Many brands offer visa contingencies.
- Potentially Lucrative, Saleable Asset.

General Franchise Advantages:

- Brand Recognition
- Marketing Support
- Business Support & Coaching
- Initial & Ongoing Training



UNDERSTANDING WHY YOU NEED / WANT A VISA

WHAT ARE SOME BENEFITS OF GETTING A VISA??

- ABILITY to build business and invest freely.
- ACCESS to paths to establish strategic relationships.
- AVOID paying high taxes! - a visa helps on many levels
- POTENTIALLY build a business to access eventual Green Card.
- QUALIFY for 1031 exchange.
- OBTAIN Social Security Number to work/live in the U.S.
- BUILD credit and access financing.
- FREEDOM to go back-and-forth across borders freely.
- ABLE to send kids to school.
- WORK options for spouse.



WHICH BUSINESS VISA IS RIGHT FOR YOU??

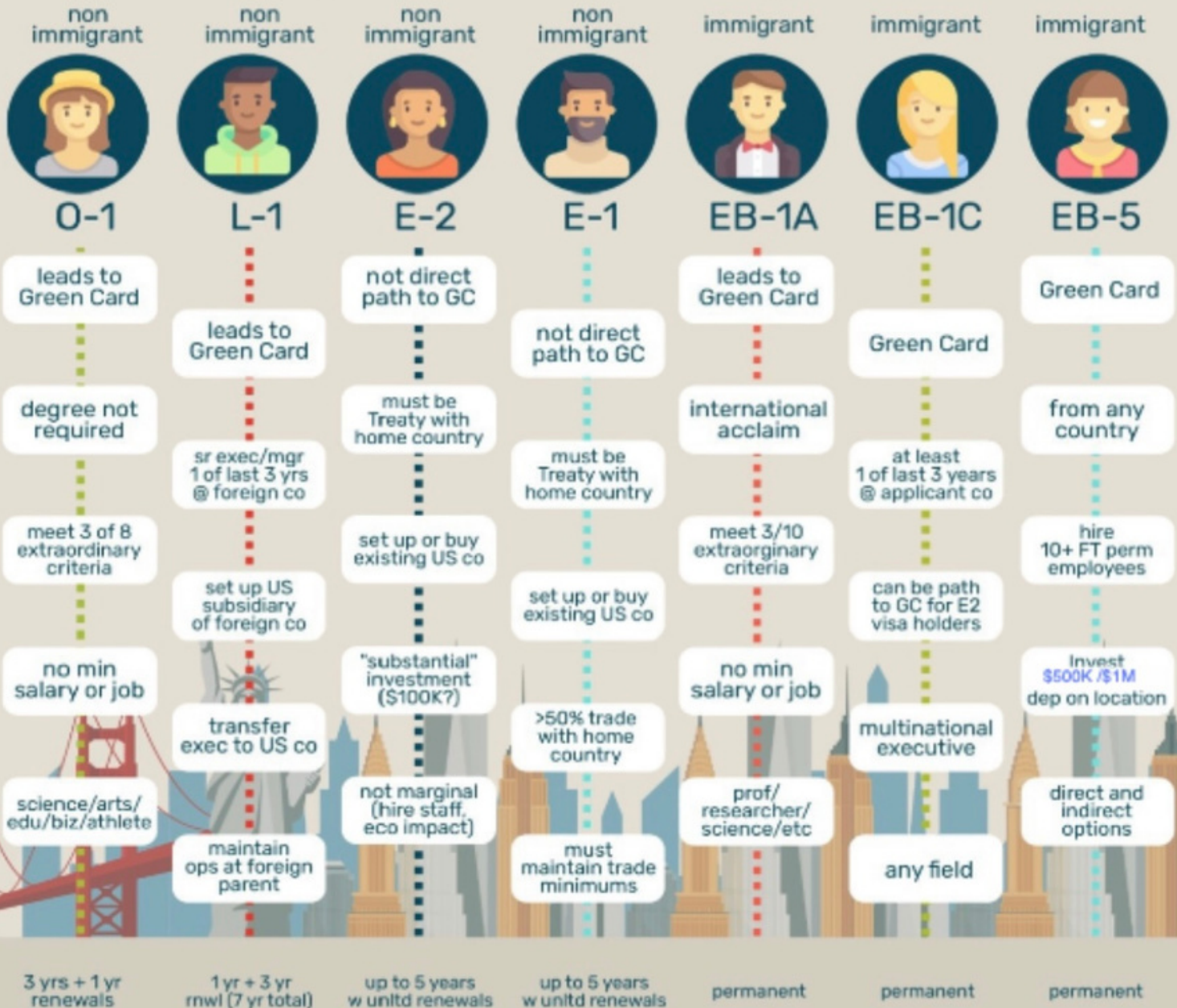
COMING TO AMERICA



Which Business Visa is Right for you?

by Lauren Cohen, Esq.

Navigating Your Path to Invest, Live, Work & Play Across Borders



STEPS TO OBTAIN COVETED E-2 VISA...

E-2 Process & Required Documentation PROCESS AND ESSENTIAL STEPS

A. SET UP/BUY U.S. BUSINESS OR FRANCHISE

STEP 1

SET UP U.S. COMPANY- OBTAIN EIN, SET UP BANK ACCOUNT

STEP 2

INVEST IN THE U.S. BUSINESS (WHETHER NEW OR EXISTING)

STEP 3

DEVELOP A PROFESSIONAL, COMPREHENSIVE BUSINESS PLAN

STEP 4

SET UP U.S. BUSINESS (IE: LEASE, TAXES, INSURANCE, ETC.)

STEP 5

HIRE U.S. EMPLOYEES

STEP 6

OPERATE & GROW U.S.-BASED BUSINESS

B. CONSULAR PROCESSING/ CHANGE OF STATUS

STEP 01

COMPLETE DS-160 NON VISA NON-IMMIGRANT APPLICATION

STEP 02

PAY VISA FILING FEES TO USCIS

STEP 03

SCHEDULE AN E-2 VISA INVESTOR INTERVIEW

STEP 04

SUBMIT E-2 INVESTOR VISA APPLICATION TO U.S. CONSULATE

STEP 05

E-2 INVESTOR INTERVIEW AT U.S. CONSULATE (IF CONSULAR PROCESSING)

STEP 06

ENTER THE U.S. WITH E-2 VISA





WORKBOOK



WHAT ARE SMART GOALS?

The SMART in SMART goals stands for Specific, Measurable, Achievable, Relevant, and Time-Bound. Defining these parameters as they pertain to your goal helps ensure that your objectives are attainable within a certain time frame.



STEP 10

VISA INTERVIEW & APPROVAL



REAL ESTATE INVESTMENT

- ✓ Continue to operate and grow real estate business
- ✓ Ensure ongoing activity and involvement
- ✓ Prepare for eventual renewal or transition to alternative visa type

BUSINESS/FRANCHISE

- ✓ Continue to operate and grow real estate business
- ✓ Ensure ongoing activity and involvement
- ✓ Prepare for eventual renewal or transition to alternative visa type

Notes
