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AVENTURA

**EB-5 INVESTMENT
OPPORTUNITY**





UNIQUE AND AUTHENTIC

12|12 Aventura is a vibrant mixed-use project, made up of three independent components: Commercial Area, Senior Living and Medical / Professional Offices. It is located in the City of Aventura, Florida USA, on a major high traffic corridor - Biscayne Boulevard (US1).

THE PROJECT

The 10-story construction begins in 2019 and culminates in 2021, bringing together the team of professionals with the longest trajectory in South Florida.

On the first floor of 12|12 Aventura, there will be restaurants and market-style commercial area, becoming the epicenter of the District, it will be surrounded by office buildings, residences and a Hotel Tapestry by Hilton, currently under construction, belonging to the same developer group. Development is designed by locals for locals.

Visit www.1212aventura.com to learn more.





12|12
AVENTURA
MARKETPLACE

12|12  AVENTURA™ & EB5

WHAT IS EB-5?

THE U.S. IMMIGRANT INVESTOR PROGRAM

Since its introduction in 1990 by the U.S. Immigration Act, the EB-5 program provides a special category of immigration visa for the high-net-worth international investor.

After the successful completion of the program, investors and their family members (spouse and unmarried children under the age of 21) are given a conditional resident status in the United States, which can be converted into a permanent residency with a path to citizenship.

WHO CAN APPLY

International investors and their family members spouse and unmarried children under the age of 21.

FEE SCHEDULE FOR THE EB5 VISA

INVERSIÓN EN EL PROYECTO CALIFICADO EB-5

Total funds to invest in EB-5	\$500,000
Fees payable to the Regional Administration Center	\$50,000
Optional: Legal Fees*	\$20,000

US CITIZENSHIP AND IMMIGRATION SERVICES (USCIS)

Some Rates are required by forms I-526, I-485, I-829, and Biometric Services (if applicable). Please visit <https://www.uscis.gov/forms/our-fees> for updated information on these rates.

TOTAL** \$570,000

* The Investor can use its own Legal service

** Does not include Optional Legal Fees



WHAT DO WE OFFER EB5 INVESTORS?

- Fixed return between 3-5% payable quarterly
- EB5 represents less than 15% of the project capital
- The creation of employment is 5x the required by USCIS
- Experience in previous projects approved by the government and satisfied clients
- Mixed investment options
- Your investment goes to an escrow account
- Development in privileged location
- Direct deal with the developer team
- Qualified Area T.E.A.

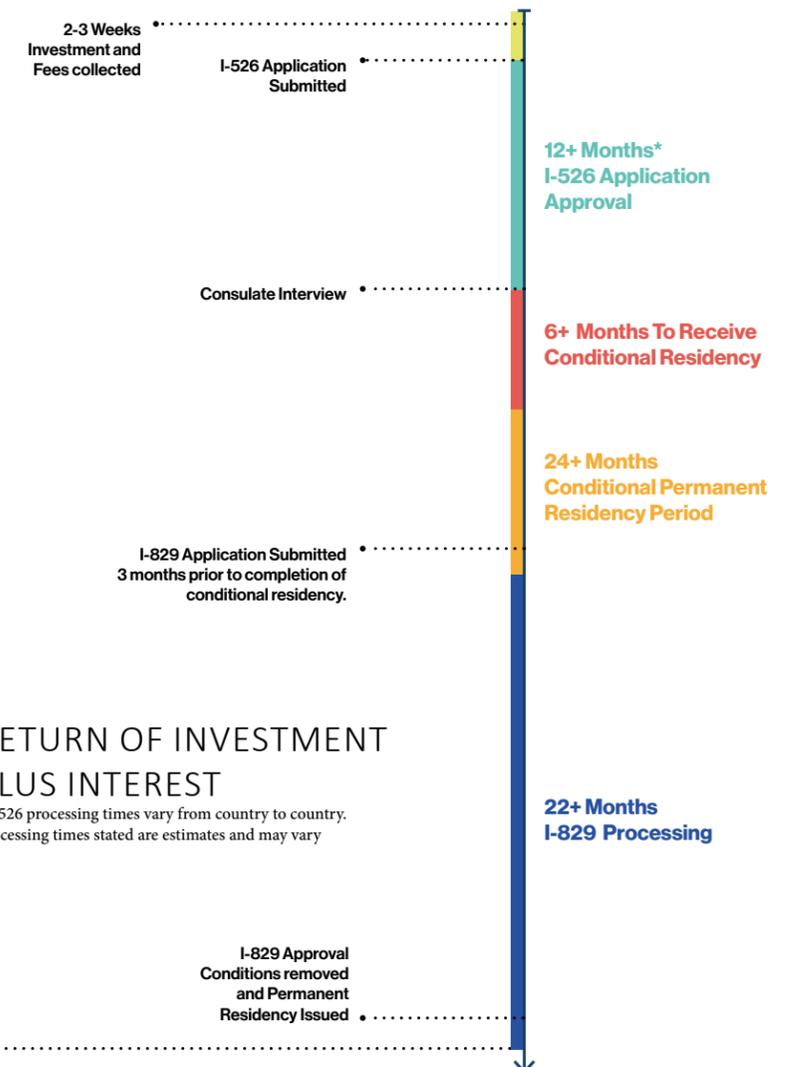
APPLICATION PROCESS



After the approval of the initial application, which is focused primarily on establishing the legal source of the investment of \$500,000 (known as an I-526 Petition), the applicant and his or her immediate family are eligible for a conditional resident status in the United States.

Once the applicant establishes that the investment of \$500,000 was made in the selected project and the 10 full-time jobs were created within the required period (or will be created within a reasonable time period), the condition attached to the visa is removed and the applicant and family receive permanent resident status in the United States.

STEPS TO APPLY AND RECEIVE THE EB5 INVESTOR VISA*



RETURN OF INVESTMENT PLUS INTEREST

* I-526 processing times vary from country to country. Processing times stated are estimates and may vary



12|12 Aventura is located in the city of Aventura, Florida - In Miami Dade County. Just minutes from major highways in South Florida, including I-95, I-595, the Turnpike and I-75. It is less than 20 minutes from the Ft. Lauderdale Airport, and less than 25 minutes from the Miami International Airport and Miami Beach.

BISCAYNE BLVD AND THE MEDICAL DISTRICT

12|12 Aventura is located in the city of Aventura, Florida, United States. The address is 21290 Biscayne Blvd. Aventura, FL 33180 diagonal to Gulfstream and two blocks from the Aventura Hospital, which has been designated as a “Trauma II” level facility, one of only two facilities with that designation in Miami. The surrounding area to the west is classified as the “Medical district” and only allows the construction of medical services facilities and related services. This area is the epicenter of medical facilities, including the hospital, as well as the 300 medical practices that surround it. To the north of 12|12, a new development will be built, “Gateway Aventura” which is in the planning stage. This space will offer commercial and residential buildings with a large commercial area along the new 214th St Boulevard. In order to alleviate road congestion and provide easier access to the area, the city of Aventura approved the master plan for roads for the medical district around 12|12. This plan requires, among other ways, the construction of 214 Street - which is in progress, connecting the US-1 / Dixie highway with Biscayne Boulevard. In addition, Brightline/Virgin passenger train is considering to have a new station near 12|12 Aventura, which will facilitate reaching 12|12 Aventura without the need for a private vehicle, but using alternative methods such as bicycle stations nearby, which is also part of the vision ecological of the city and of the developers.

FACTS ABOUT SOUTH FLORIDA

Travel Hub

- Miami International Airport - 2nd airport in the U.S. for international travel
- Ft. Lauderdale International Airport - 26.9 million passengers (2015) - One of the fastest growing airports in the U.S.
- Port of Miami - Busiest passenger cruise port in world
- South Beach - rivals Riviera as international tourist attraction, magnificent beaches

Top Health and Wellness Facilities:

- Aventura Medical Center (Aventura, FL)
- Cleveland Clinic (Weston, FL)
- Baptist Hospital (Miami, FL)
- Jackson Memorial Hospital (Miami, FL)

Gateway to the Americas and the World

- More than 100 financial institutions
- More than 300 Fortune 500 multinational corporations have regional and worldwide headquarters in Miami-Dade County
- State Population: 19.89 million (2014) - Third most populated state in the U.S.
- State GDP: 789.8 billion (2015) - Fourth largest economy in the nation
- No state personal income tax
- Florida average temperatures of 28 (C) degrees in the summer and 20 (C) degrees in the winter





DEVELOPERS AND CONSULTANTS

THE DREAM TEAM!



BERNARDO RIEBER

Bernardo Rieber is a Civil Engineer with a Master's Degree in Finance from the IESA in Caracas, Venezuela.

Bernardo is a State Certified General Contractor and a Real Estate Broker. He has participated in multiple projects in South Florida from condo conversion to marketing and commercialization, having successfully completed over \$100,000,000 in construction projects. His comprehensive experience, and the understanding of the capacity and capabilities in the design and construction field in South Florida, as well as the Real Estate Market, makes Bernardo the key orchestrator of the success of many projects.



ANTONIO J. ZEITER

Antonio J. Zeiter is the CEO and Owner of IFAMEL - BETCO ENGINEERING. Antonio is a civil engineer and has supervised all areas

of construction. He has recently completed 5 private apartment buildings of over 500,000 square feet. Over his career has completed 2 private residential homes and 4 private apartment buildings of over 200,000 square feet and 5 commercial buildings for A.C. NIELSEN, HONDA VENEZUELA, DATOS INFORMATION RESOURCES, SERVICAMPO and AUDIO CONCEPT of over 120,000 square feet.



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NES FINANCIAL

NES Financial is a market leader in EB-5 escrow and fund administration solutions and has served over 450 projects representing \$20 billion in EB-5 capital. NES partners with leading banks to ensure funds are held safely on deposit. The company's technology increases security and provides 100% transparency, enabling investors to monitor their investment online. Company leaders are active Board Members of IIUSA and the EB-5 Investment Coalition.

SAUL EWING ARNSTEIN & LEHR LLP

Saul Ewing Arnstein & Lehr LLP was founded in 1893, the firm represents numerous Regional Centers and developers in EB-5 offerings, which include more than 200 projects. Our team lectures and publishes in the EB-5 corporate/securities fields, served on the Best Practices Committee of Invest In the USA ("IIUSA") and currently serves on the Compliance Committee of IIUSA.

SENIOR LIVING OPERATOR

Thrive has dedicated his life to ensuring that there is a purpose in every breath of every resident that they feel honored to serve. Thrive understands that the elderly and their loved ones depend on us not only to live, but also to live well. It is a challenge to which they welcome, every day. Currently operate about 30 centers in the US.

ACCOUNTANT

Gerson Preston, Klein P.A., is a full-service public accounting firm that has a wide range of clients in South Florida. They are ranked among the Top 200 firms in the US offering a full line of accounting services including tax, audit, advisory, and litigation support.

ARCHITECT

Arquitectonica. Since its inception in 1977, the firm received almost instant attention and acclaim from both the critics and the public, due to a bold modernism that was immediately identified with a renaissance in Miami's urban landscape. Led by directors Bernardo Fort-Brescia and Laurinda Spear, Arquitectonica continues to push the limits of design with its innovative use of materials, geometry, pattern and color to introduce a new brand of modern humanist design to the world.

GENERAL CONTRACTOR

Winmar/Coastal Construction Group, has been building throughout South Florida for five generations. Operating in Florida for more than 25 years, Winmar/Coastal employs more than 400 people and has developed a distinguished roster of public and private clients. Winmar/Coastal focuses on nine primary markets: Commercial, Hospitality, Education, Residential, Mixed-Use, Interiors, Worship, Historic Restoration, and Disaster Recovery. Coast has won numerous national, regional, and local awards.

EB5 SUPPORT

Florida EB5 Investments, LLC Regional Center [W09000940] is a USCIS-designated regional center which has been operating as an official regional center since its initial approval on July 15, 2010. The geographic scope of its economic development activities is the entire State of Florida. The sole principal is Walter M. Cummins, Jr.

STRUCTURAL ENGINEERS

Bliss & Nyitray, Inc., vision is that the company exists to make their clients' dreams and visions become a reality through the blend of Art and Science which is Engineering. The mission of BNI is to provide structural engineering services responsive to the needs of their clients. Working in partnership with their build team, employees, colleagues and community, they strive to promote excellence in performance and a safe environment for all the people who will enter the doors of each building they engineer.

TESTING

NV5 provides engineering and consulting services to public and private sectors, delivering solutions through five business verticals: Construction Quality Assurance, Infrastructure, Energy, Program Management, and Environmental. With offices nationwide and abroad, NV5 helps clients plan, design, build, test, certify, and operate projects that improve the communities where we live and work. As engineers, architects, construction/program managers, and environmental professionals, NV5 plays a significant role in shaping their communities through the services they provide.

EXCLUSIVE SALES TEAM

Cervera Real Estate is a South Florida based family owned and operated real estate company. Their nearly half-century transforming the South Florida landscape has taught them that personalized customer service ensures the satisfaction of their clients. A far reaching and unrivaled international network and decades on the ground have cultivated unique and long-lasting relationships with developers, architects, investors, and real estate firms that are crucial to the success of their clients and partners.

ECONOMIC IMPACT CONSULTANT

Baker Tilly Capital, LLC has expanded its EB-5 service offering with the strategic combination of Wright Johnson LLC. The addition of Wright Johnson's consulting practice-specializing in economic studies, business plans and regional center operation plans-adds to the depth of the Baker Tilly Capital's EB-5 services. Together, Baker Tilly Capital has successfully prepared hundreds of economic studies to evaluate and summarize the job-creation and economic impact attributed to regional center designation and individual EB-5 projects. Methodologies and economic research are well-vetted and considered to be in accordance with the best practices and standards of professional economists nationwide. Baker Tilly Capital, wholly-owned by Baker Tilly Virchow Krause, LLP, is a broker-dealer member of FINRA and is approved to offer EB-5 investments.

DEVELOPERS AND CONSULTANTS

THE DREAM TEAM!

ARQUITECTONICA



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GERSON PRESTON
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ID & DESIGN INTERNATIONAL



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DEVELOPMENTS

NES Financial



BLISS & NYITRAY, INC.
STRUCTURAL
ENGINEERS



Senior Living

NV5 Delivering Solutions
Improving Lives

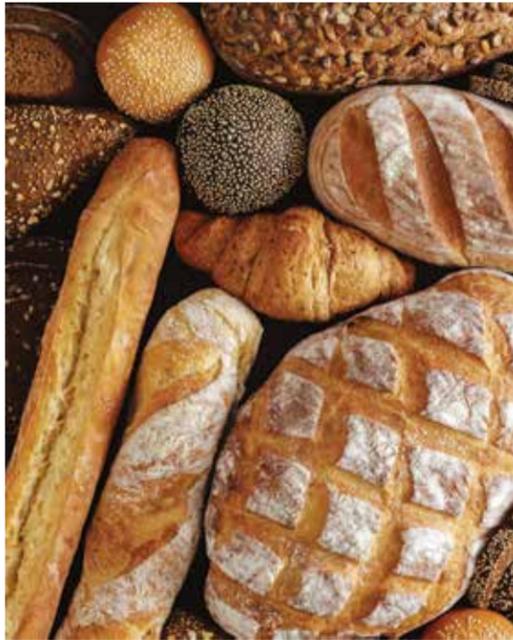
Florida EB-5 Investments LLC



BAKER TILLY



COMUNIDAD



CULTURA



BIENESTAR



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AVENTURA

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(858) 381-3489
1212Aventura.com/eb5



Success, Prosperity and Family. That took me 20 years ago to emigrate to the US, through the L1 Visa, which led to residency and later to citizenship. At that time, the investment in EB5 was very high. Today we are pleased to be able to help many families to emigrate to this beautiful country, we perfectly understand what each of you is thinking at this moment. Therefore, we offer you direct deal with the developers in order to understand your case, in addition the project is located in a privileged area, the City of Aventura, so that you can move on to see the progress of the construction every time you visit Miami. Your money goes to a Trust, and it is only used when the project has reached a point of equilibrium, providing security. Finally, as we know the cost of money, we offer you a high, guaranteed interest of 3 to 5% payable quarterly. Come and meet us, we are here to support you.

Bernardo Rieber
Partner / Developer

