

## **EB-5 REGIONAL CENTER DUE DILIGENCE FOR INVESTORS**

### **1. Investors Due Diligence regarding EB-5 Project**

- a. What is the projected return on investment? (in Prospectus)
- b. Obtain documentation of returns on past EB-5 investment projects.
- c. How many projects has EB-5 company completed?
- d. May EB-5 applicant need to invest additional money over and above \$500,000 at a later date?
- e. Does EB-5 project have U.S. investors as well as immigrant investors?
- f. Does applicant get interest on money until it is spent on EB-5 project?
- g. When is the return paid? Monthly, yearly, end of project.
- h. How is the return determined?
- i. In Subscription Agreement or Purchase Contract, is there a provision for return of money if I-526 denied? How much is refunded?
- j. Does the investor have to make any deposit or pay any fee for the offering materials?
- k. What is the amount required to be paid by the investor?
- l. Does the Regional Center provide regular reporting of the status of the investment to the investors? At what intervals?
- m. Does a referring attorney get any fee from the Regional Center? How much?
- n. Has any Regional Center project lost money? Been in default? Investors lost money? Any law suit?

## 2. Investors Immigration Due Diligence

- a. How many I-526 approvals?
- b. How many I-526 denials? Reasons?
- c. How many Conditional Green Card approvals?
- d. How many Conditional Green Card denials? Reasons?
- e. How many Removal of Conditions approvals?
- f. How many Removal of Conditions denials? Reasons?

## 3. Investors Due Diligence of Regional Center. Will Regional Center company and principals be in business in the future for Removal of Conditions?

- a. Obtain Bank reference of EB-5 general partner and/or principals
- b. Obtain Dunn and Bradstreet on general partners and/or principals.
- c. Any past law suits? (Regional Center, general partners or principals)
- d. Any past criminal convictions? (general partners or principals)
- e. When was Regional Center established?
- f. How long has EB-5 company been doing business? Any previous business?
- g. When can the investment be sold? When can client get money (\$500,000) back?  
How many investors have received return of investment?
- h. How is the amount determined?
- i. How many years of experience does the general partner or principal in the investment project have in working with immigrant investor programs?
- j. What precautions are taken to monitor job creation? What steps are taken if the requisite job creation has not occurred?