



THE LAUDERDALE

Fort Lauderdale's Premier Luxury Residence







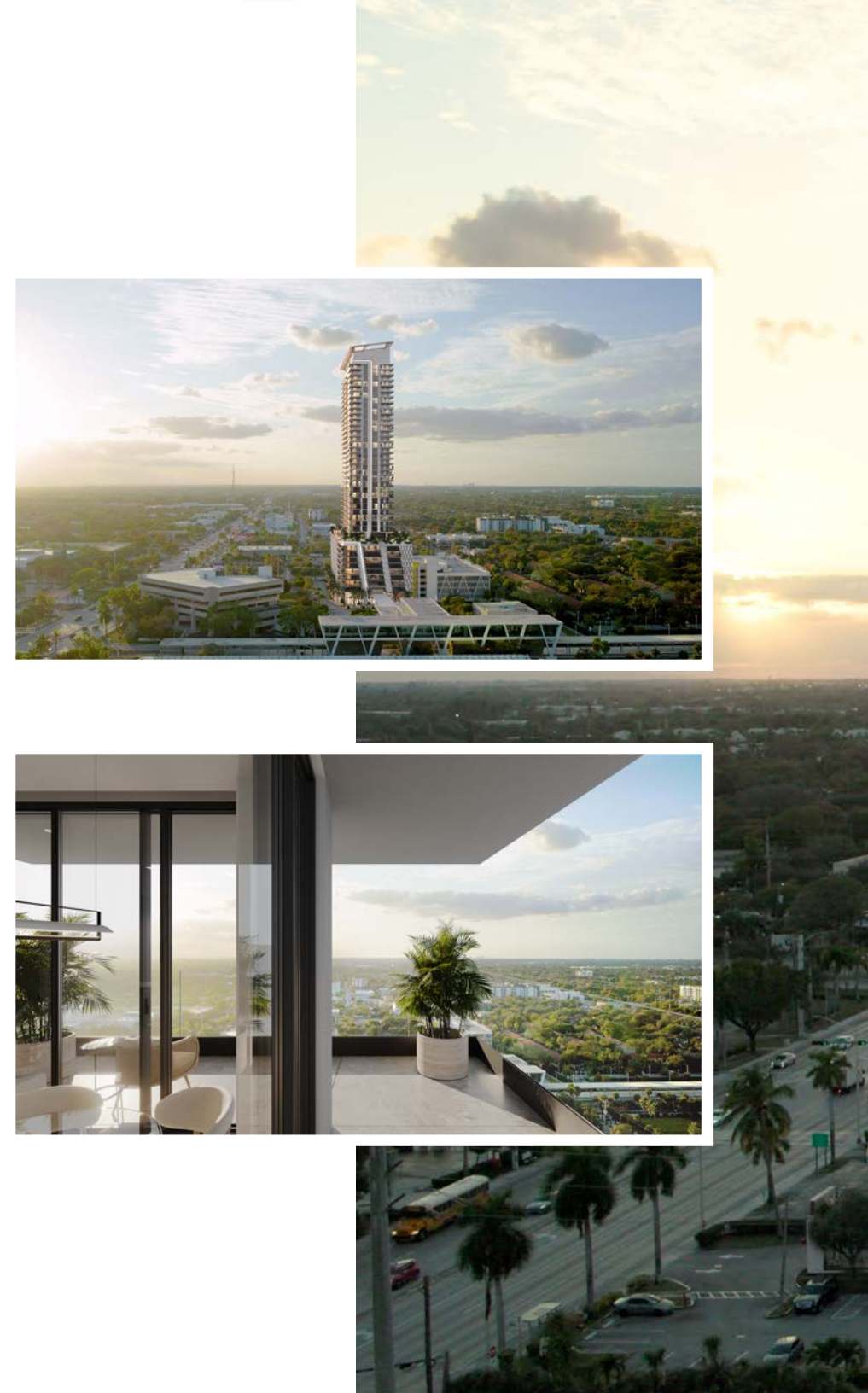
THE LAUDERDALE

Welcome to The Lauderdale. Rising 42 stories in downtown Fort Lauderdale, The Lauderdale offers an upscale coastal lifestyle combined with a unique investment opportunity. This luxury high-rise is more than an address, it's a gateway to an effortless, resort-inspired life in the heart of a vibrant city. Here, residents and investors alike find not only elegant residences and world-class amenities, but also a pathway to U.S. residency through the EB-5 visa program. It's an invitation to secure both a luxury home and a prosperous future for your family. In this Brochure: Part 1 introduces the project's vision, design, lifestyle, and investment highlights. Part 2 details the EB-5 Investor Visa opportunity, explaining how investing in The Lauderdale can lead to U.S. permanent residency. Use this guide to explore why The Lauderdale is Fort Lauderdale's new icon of luxury living and a compelling investment toward your American Dream.



Architectural Vision

A Bold Architectural Statement. The Lauderdale's striking design redefines Fort Lauderdale's skyline with modern elegance. Its sleek glass façade and artfully sculpted 42-story silhouette reflect a contemporary coastal style, creating an instant landmark. Large terraces and floor-to-ceiling windows blur the line between indoor luxury and the panoramic city and ocean views beyond. The design ethos, crafted by a world-class architectural team, blends iconic modernism with timeless sophistication, ensuring The Lauderdale stands as a beacon of innovative, upscale design for decades to come.







Interior Design & Finishes

Luxury Within Every Residence. Step inside The Lauderdale and experience interiors curated for the most discerning tastes. Each residence is a showcase of modern luxury, from grand open-concept layouts with soaring ceilings to premium finishes at every touch. Renowned firm Michael London Design has infused contemporary elegance into every detail: gourmet kitchens feature European cabinetry and top-line appliances, spa-inspired bathrooms boast imported stone and designer fixtures, and living areas offer customizable enhancements to suit personal style. The interior design vision centers on light, space, and unparalleled quality, ensuring that coming home to The Lauderdale feels like retreating to a five-star sanctuary.

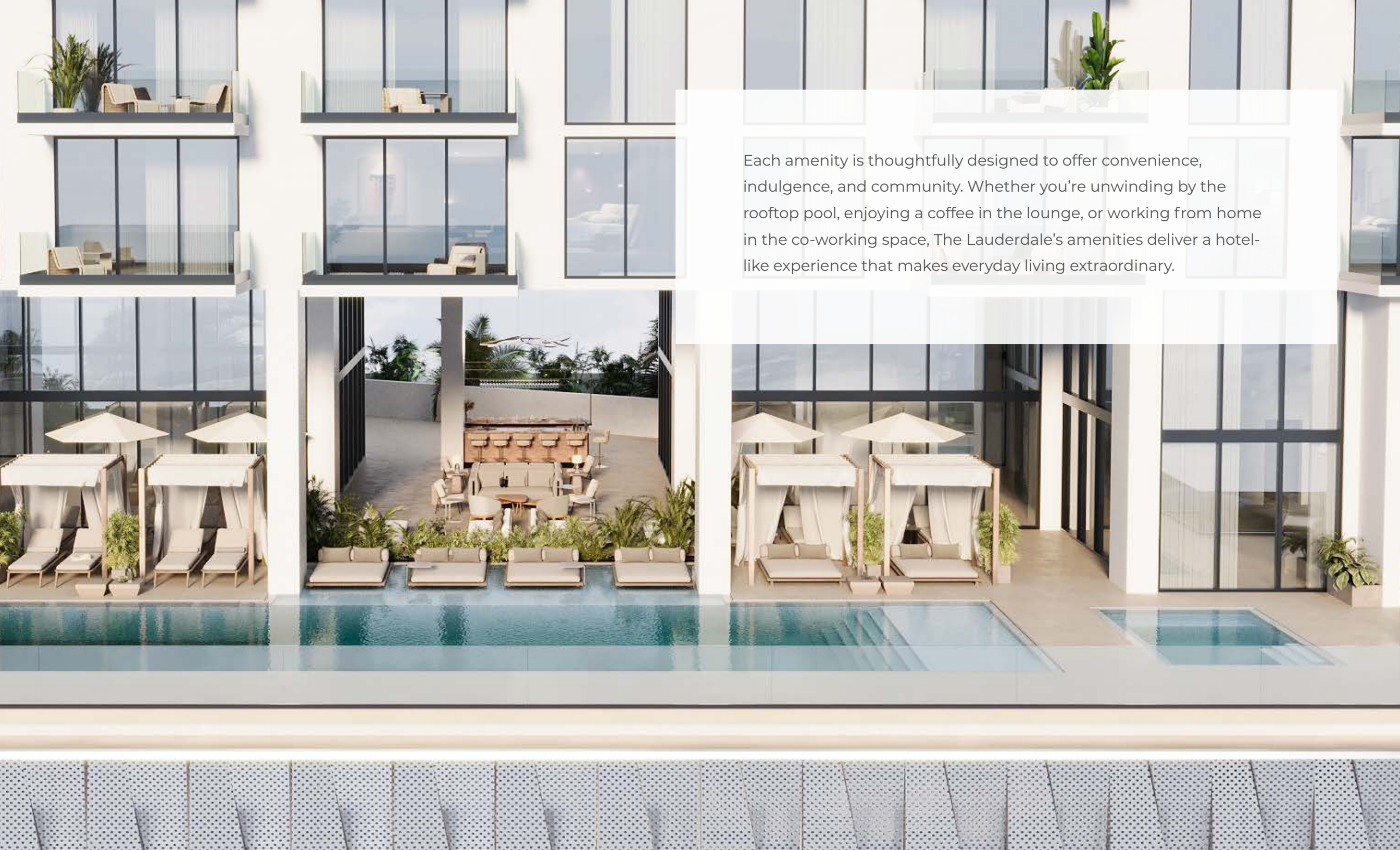


World-Class Amenities

Experience a five-star lifestyle at home with an array of resort-caliber amenities exclusive to residents of The Lauderdale:

- 10th-Floor Pool & Sun Terrace: An infinity-edge pool with panoramic skyline and ocean views, perfect for relaxing or entertaining under the sun.
- State-of-the-Art Fitness Center: A fully equipped gym with cutting-edge training equipment and dedicated yoga and spin studios to keep you in peak health.
- Spa, Sauna & Hot Tub: Wellness facilities including a serene spa suite, steam and sauna rooms, and hot tub for ultimate relaxation and rejuvenation.
- 24/7 Concierge Services: White-glove concierge and security staff available around the clock, providing personalized assistance from reservations to deliveries.
- Private Lounge & Café ("The Junction"): An exclusive lobby-level café and bar where residents can gather, work, or unwind – The Junction is the social heartbeat of The Lauderdale, offering craft espresso by day and signature cocktails by night.
- Co-Working Spaces: Elegant business center and co-working lounges with high-speed internet and meeting rooms, so you can conduct business just an elevator ride away.
- Pet-Friendly Park & Spa: On-site dog park and pet spa, ensuring even four-legged family members enjoy a pampered lifestyle.





Each amenity is thoughtfully designed to offer convenience, indulgence, and community. Whether you're unwinding by the rooftop pool, enjoying a coffee in the lounge, or working from home in the co-working space, The Lauderdale's amenities deliver a hotel-like experience that makes everyday living extraordinary.









HAMMER STRENGTH

MATRIX

Neighborhood & Lifestyle

In the Heart of Fort Lauderdale's Best. The Lauderdale places you amidst the energy and charm of a world-class city by the sea. Fort Lauderdale is famous for its vibrant coastal lifestyle – a place where arts and culture thrive alongside laid-back beach living. Stroll the palm-lined streets of Las Olas Boulevard, just steps from your door, to enjoy upscale shopping, galleries, and fine dining. Spend weekends on the sandy Atlantic beaches (only a six-minute drive away), or explore the city's famed boating canals and marina life in the "Yachting Capital of the World." Imagine mornings at cozy sidewalk cafés, afternoons browsing boutiques or museums, and evenings indulging in waterfront restaurants with ocean breezes. From the Broward Center's performing arts to international boat shows and year-round sunshine, Fort Lauderdale offers an ideal blend of urban sophistication and relaxed coastal comfort. The Lauderdale's prime downtown location means you're connected to it all – an upscale, family-friendly community with a warm, cosmopolitan spirit. Living here is an invitation to experience the best of Fort Lauderdale: a sunny, culturally rich environment that appeals as much to global investors as it does to local trendsetters.



Transit Connectivity

(Brightline Access)

Connected like Nowhere Else. The Lauderdale is the only residential development in Fort Lauderdale with a direct link to the high-speed Brightline rail, offering an exclusive level of transit convenience. A planned covered pedestrian bridge will connect The Lauderdale's lobby to the adjacent Brightline station, meaning residents can walk from their home straight onto a train, a one-of-a-kind feature in the city. From there, all of South Florida is at your doorstep: travel to Miami or West Palm Beach in about half an hour, or ride comfortably to Orlando in around three hours. Future Brightline expansions (like the Miami-to-Tampa line) will only enhance this connectivity. This seamless access to modern transportation makes The Lauderdale a transit-oriented luxury hub. Whether commuting for business, catching a sports game or concert in Miami, or planning a family trip to Orlando's attractions, residents enjoy car-free convenience that's fast, stress-free, and unique to this address. Moreover, this connectivity doesn't just make life easier – it adds lasting value. Properties near Brightline stations are in high demand, with buyers and renters drawn to the ease of mobility. In fact, homes around South Florida's Brightline stops have seen significant price appreciation, underscoring that The Lauderdale's built-in transit access is an investment in future growth and convenience



Walkability & Local Conveniences

Leave the car keys at home – The Lauderdale's downtown location boasts a high Walk Score and unmatched access to everyday conveniences. Situated at the crossroads of Fort Lauderdale's business district and the trendy Flagler Village neighborhood, residents enjoy the best of both worlds: corporate offices, cafes, art galleries, green spaces, and nightlife are all within easy reach. A quick look at what's nearby:



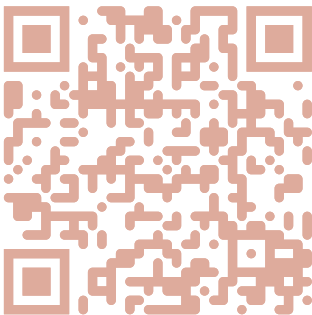


- **1 Minute Walk:** Direct covered access to the **Brightline Station**, offering seamless regional travel to Miami, West Palm Beach, and beyond.
- **10-Minute Walk:** Stroll to **Las Olas Boulevard**, Fort Lauderdale's iconic shopping and dining strip, with its boutique stores, fine restaurants, and lively entertainment venues.
- **Steps Away:** Essentials like **Whole Foods Market**, **Walgreens**, and **Holiday Park** are right around the corner, making daily errands a breeze.
- **6-Minute Drive:** The **Fort Lauderdale Beach** with its golden sands and oceanfront activities is just a short drive or rideshare away, perfect for spontaneous beach days.
- **5-Minute Walk:** Access to **Broward Health Medical Center**, providing high-quality healthcare services to residents.
- **10-Minute Drive:** Excellent educational institutions like **Fort Lauderdale High School** and **The Sagemont School** are within a short distance, making it an ideal location for families.

Living at The Lauderdale means everything you need is close at hand. Whether grabbing your morning coffee from St. Kilda Coffee, catching a show at The Broward Center for the Performing Arts, or enjoying an afternoon at Holiday Park, this prime location delivers an urban lifestyle of ease and accessibility. For urban-minded investors, it's a key advantage that signals long-term desirability in Fort Lauderdale's vibrant growth.



THE LAUDERDALE



Pricing

Studio:	\$656,400.00	-	\$717,600.00
1 Bed:	\$736,800.00	-	\$877,392.00
1 Bed + Den:	\$985,200.00	-	\$1,034,460.00
2 Bed:	\$978,000.00	-	\$1,364,688.00
2 Bed + Den:	\$1,437,600.00		
3 Bed:	\$1,327,200.00	-	\$1,937,520.00
3 Bed + Den:	\$2,126,880.00	-	\$2,187,648.00

Project Highlights

What sets The Lauderdale apart? Beyond its lifestyle appeal, The Lauderdale represents a sound investment opportunity in one of Florida's fastest-growing markets. Key highlights include:

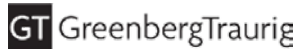


- **Booming Market:** Fort Lauderdale's real estate market is on the rise, fueled by South Florida's population and business growth. Properties near the new Brightline station have seen surging values – total resale home values in the station area climbed over 50% from 2018 to 2023
- This trend, highlighted by The New York Post, shows how transit-oriented developments like The Lauderdale are poised for strong appreciation as demand intensifies along the Brightline corridor.
- **Tax Advantages:** Investing in Florida comes with significant tax perks – there's no state income tax here, preserving more of your gains. Additionally, The Lauderdale's site sits in a federally designated Qualified Opportunity Zone, which may offer savvy investors special tax deferral or reduction benefits on eligible capital gains. Few luxury projects combine EB-5 eligibility with such potentially favorable tax considerations.
- **Transit-Oriented Value:** The Lauderdale's direct Brightline access makes it a rare jewel. Transit-oriented properties often command premium values and resilience; studies show real estate near major transit lines can see value increase over time.
- This high-speed rail linkage is a built-in value driver – enhancing rental demand, resale appeal, and long-term growth potential as the Brightline network expands.
- **First of Its Kind:** This is the city's first luxury high-rise to integrate with Brightline's downtown station. That "first-mover" advantage means The Lauderdale enjoys a unique market position with no direct comparables. Its combination of luxury living, transit hub connectivity, and an EB-5 investment program is unparalleled, giving it a competitive edge and marketing buzz that should translate into sustained buyer interest and premium property values.
- **High Demand & Growth:** Fort Lauderdale's economy is thriving – record tourism, corporate relocations to South Florida, and an influx of new residents are driving strong housing demand. With 422 units, The Lauderdale is poised to capitalize on this growth. Whether the owners live or lease out these units, they will benefit from a deep pool of renters and buyers attracted to the location and lifestyle. South Florida's continued population and job gains suggest robust occupancy and potential price appreciation for years to come.

These highlights reflect a project with both immediate and long-term upside. From day one, The Lauderdale's unique features set it apart, while macro trends in the region amplify its value. It's an opportunity to invest not only in real estate, but in a visionary development at the center of Fort Lauderdale's promising future.

Developer & Team Profile

A Seasoned Team You Can Trust. The Lauderdale is being developed and built by an experienced team with a proven track record of success. We believe that a project is only as strong as the people behind it – and this team’s combined expertise offers investors security and confidence:



- EB5 Development Group, Inc. (Developer): A diversified real estate development firm with over 25 years of experience delivering high-quality projects across Ontario, Florida, Texas, and beyond. The team specializes in projects that marry strong investment fundamentals with community value. Their portfolio of successful developments and deep knowledge of the EB-5 program ensure The Lauderdale is structured for both financial success and immigration compliance.
 - Suffolk Construction (General Contractor): A nationally renowned builder leading construction for The Lauderdale. Suffolk is operating under a Guaranteed Maximum Price (GMP) contract, meaning they guarantee the tower will be built on-budget and on-time. This GMP structure protects investors from cost overruns by capping the construction cost, and partnering with Suffolk (known for delivering iconic high-rises) adds an extra layer of quality assurance and credibility to the project.
 - FSMY Architects + Planners (Architect): An award-winning architecture firm based in Fort Lauderdale responsible for The Lauderdale's visionary design. FSMY's local insight and world-class design expertise have shaped the tower's sleek aesthetics and smart functionality. Their commitment to excellence ensures the building will be as practical and structurally sound as it is beautiful.
 - Michael London Design (Interior Design): A celebrated luxury interior design studio crafting The Lauderdale's sophisticated interiors. From the grand lobby to each residence, Michael London Design brings a modern, elegant sensibility that elevates every space. Their involvement guarantees that finishes and furnishings meet the highest standards, giving the project a distinct boutique luxury feel.
 - Expert Consultants & Partners: Rounding out the team is a roster of top-tier consultants, including structural and engineering experts, legal advisors, and EB-5 consultants. For example, Saul Ewing LLP serves as the project's immigration counsel, ensuring all EB-5 offerings and investor processes are fully compliant. This comprehensive team approach means every aspect of development, from design and construction to legal and financial oversight, is handled by professionals at the pinnacle of their fields.
- Together, these partners form a first-class development team committed to the success of The Lauderdale. Investors can move forward with confidence knowing the project is backed by industry leaders dedicated to transparency, quality, and delivering on promises.





EB-5 Investor Opportunity

Your Path to U.S. Residency Through Investment



EB-5 Program Overview – The Lauderdale Project

Invest in your future, invest with confidence. The Lauderdale is an official USCIS-approved EB-5 project, which means that qualified international investors can attain U.S. permanent residency (Green Cards) by investing in this development. Below is a snapshot of the EB-5 Immigrant Investor Program requirements as they apply to The Lauderdale:



- Investment Amount – \$800,000 (USD): The Lauderdale qualifies as a project in a Targeted Employment Area (TEA), allowing the lower EB-5 investment threshold of \$800,000 (versus the standard \$1.05 million). This means investors in The Lauderdale enjoy a reduced capital requirement under EB-5 rules while still investing in a prime project.
- Job Creation – 10 U.S. Jobs: Each EB-5 investment must create at least 10 full-time American jobs. The Lauderdale's scale and budget are structured to comfortably generate well over 10 jobs per investor. By pooling EB-5 funds into a major construction project, we ensure that the employment impact meets and exceeds USCIS requirements, setting the stage for successful immigration outcomes.
- While the EB-5 program and USCIS guidelines are fundamentally built on the principle of investment involving some degree of risk, the development team has taken thoughtful and strategic steps to not only meet but exceed these requirements, while also working to mitigate risk wherever possible. By securing a prime site adjacent to the Brightline, engaging Suffolk Construction, one of the largest and most reputable general contractors in the U.S. under a Guaranteed Maximum Price (GMP) contract, and implementing other proactive measures, the team has created a project framework that balances compliance with USCIS expectations and investor peace of mind. Investors in The Lauderdale contribute their \$800,000 into the project's funding and those funds are actively used to build the tower and create jobs. While the project is carefully planned and financially sound, the capital is truly invested (with standard real estate development risks) to comply fully with EB-5 regulations.

- Following completion of the pre-screening process with the attorneys at Saul Ewing, and upon receiving clearance, Investors may proceed to contribute the required USD \$800,000 EB-5 investment into EB5 Lauderdale Lender LLC (the New Commercial Enterprise "NCE"). The NCE is managed by EB5 Lauderdale Manager LLC (the "NCE Manager"), and the Investor's funds will be loaned and deployed by the NCE to The Lauderdale LLC (the "Job Creating Entity" or "JCE"), in accordance with USCIS requirements.

These fundamentals set the stage for how the EB-5 process works with The Lauderdale. In the following pages, we'll walk through the step-by-step investor journey, from making the investment to obtaining your Green Card, and outline why The Lauderdale offers an exceptional platform for your EB-5 goals.

Investors may receive an anticipated annual return of up to 2% on their EB-5 investment. While the primary benefit of participation is the opportunity to secure U.S. permanent residency, this projected return represents a modest financial incentive aligned with typical EB-5 industry standards. Returns, if any, are dependent on project performance and are not guaranteed.

EB-5 Investor Process Overview

(Timeline – Part 1)

Your Journey to U.S. Residency Begins Here. The EB-5 application process may seem complex, but The Lauderdale's team guides investors every step of the way. Here is an overview of the initial stages of the journey, presented as a simple timeline:



- Step 1 – Make the Investment: The EB-5 process starts when you commit \$800,000 to the project's EB-5 entity (EB5 Lauderdale Lender LLC). To protect all parties, your funds are typically placed in escrow or a secure account while your application is prepared. Once your petition is filed, the funds are released into the development to finance construction and job creation. This capital is invested at-risk in The Lauderdale, as required by EB-5 regulations, meaning it will be actively used in the project, while you pursue your residency.
- Step 2 – File the I-526E Petition: With your investment in place, the next step is for our immigration attorneys at Saul Ewing to file your I-526E petition with USCIS on your behalf. This petition is the formal application to U.S. Citizenship and Immigration Services (USCIS) for EB-5 status. It documents your \$800,000 investment in The Lauderdale and demonstrates how this investment will create the required jobs. Filing the I-526E essentially launches your EB-5 case – from this point, you are in the queue for USCIS to review your application.
- Step 3 – Petition Approval & U.S. Entry: After thorough review, USCIS issues an approval of the I-526E petition. This is a major milestone. If you are outside the U.S., you will then proceed to consular processing – essentially an interview at a U.S. Embassy or Consulate in your home country. Once approved, you receive an EB-5 visa in your passport and can enter the United States as an immigrant

investor. If you are already in the U.S. on another valid visa, you may have the option to file for Adjustment of Status (Form I-485) instead, allowing you to transition to EB-5 status without leaving the country. In either scenario, upon entering the U.S. with your EB-5 visa (or upon approval of status adjustment), you and your immediate family are granted Conditional Permanent Residency – a Green Card valid for two years.





EB-5 Process Continued – Conditional Residency & Investment Structure

Completing the Path to Permanent Residency. Once you've arrived in the U.S. as an EB-5 investor, a few final steps lead to full Green Card status:



- Step 4 – Two-Year Conditional Residency: Live your new life in the United States as a conditional permanent resident. For approximately 24 months, you (and your spouse and children under 21) enjoy nearly all the benefits of a Green Card, you can live anywhere, work freely, attend schools, only with the condition that after two years, you must confirm the investment requirements were met. During this time, you are welcome to settle into The Lauderdale's luxurious community or anywhere in the country, enjoying the freedom and opportunities that come with U.S. residency.
- Step 5 – Remove Conditions (I-829 Petition): In the 90-day window before your two-year conditional Green Card expires, our team will help you file the I-829 petition to remove conditions on your residency. This petition provides evidence to USCIS that your investment was sustained throughout the period and, crucially, that The Lauderdale project created the required jobs. Because The Lauderdale is large-scale and well-funded, investors can be confident in the job creation numbers. Upon I-829 approval, the "conditions" are lifted from your status.
- Step 6 – Full Permanent Residency: Approval of the I-829 petition grants you and your family unconditional permanent resident status, a standard Green Card that is valid for 10 years and renewable indefinitely. You are now free of any EB-5-related requirements. Even more exciting, after five years of holding permanent residency (conditional time counts toward this), you become eligible to apply for U.S. citizenship. At that stage, if you choose, you can naturalize and obtain a U.S. passport, completing your journey from investor to full American citizen.



Investor-Friendly Funding Structure. The Lauderdale offers a phased investment schedule designed to provide additional peace of mind for EB-5 investors, aligning the timing of your contributions with the progress of your immigration petition:

- **Reservation Deposit:** To reserve your place in our EB-5 Investment offering, you are required to pay a refundable deposit of USD \$5,000 into either our Canadian legal trust account or a designated escrow account (the “Escrow Agent”) provided by the NCE Manager. This deposit secures your reservation and grants you a six (6) week period to engage with our attorneys at Saul Ewing (“Saul”) to coordinate, collect, and submit all required documentation for your EB-5 application, including the preparation and review of your source of funds as required by USCIS. By making this reservation, you confirm your commitment to the process while you finalize and deliver your application materials to Saul.
- **Documentation & Pre-Screening (6 Weeks):** Following payment of the reservation deposit, you will have up to six (6) weeks to compile and submit the required personal and financial documentation for your EB-5 petition. During this period, our immigration attorneys at Saul Ewing will conduct a comprehensive pre-screening review of your application to ensure all requirements are satisfied. Only once you have successfully completed this internal pre-screening will you

proceed to commit the full EB-5 investment. You are responsible for all the legal fees associated with your application including the Pre-screening process.

- **First \$400,000 Investment:** Upon successful completion of the pre-screening process, the Investor shall proceed with the initial capital contribution of USD \$400,000, representing 50% of the required EB-5 investment. These funds will be deposited into the New Commercial Enterprise (NCE) and managed by the NCE Manager, who will oversee the proper deployment of funds. Through the approved channels, the funds will then be loaned and injected into the Job Creating Entity (JCE). This structure, under the administration of the NCE Manager, ensures continued advancement of the development and the creation of qualifying jobs while the Investor’s petition is under review by USCIS. At this stage, your \$5,000 reservation deposit will be returned to you.
- **Remaining 50% Investment Upon I-526E Approval:** The final USD \$400,000 (representing the remaining 50% of your EB-5 investment) will only be required once your I-526E petition has been approved by USCIS. This approval confirms that your EB-5 case is progressing successfully. Only at that stage will you be asked to complete the funding, ensuring that only half of your capital outlay is contingent upon a favorable initial immigration outcome.
- **Phased Funding Advantage:** This staged funding structure is designed to provide greater peace of mind for our Investors. By tying half of the investment to USCIS approval of the I-526E petition,

The Lauderdale demonstrates both confidence in the Project and respect for our Investors. You contribute in phases, with half of your capital committed only once your immigration petition is advancing successfully. At the same time, the Project secures the full USD \$800,000 per Investor within the required timeframe for job creation, ensuring full compliance with EB-5 regulations and supporting the financial strength of the development.

- NCE Manager Discretion on Funding Structure: Notwithstanding the phased funding structure described above, The NCE Manager reserves the sole right and discretion to require an Investor to fund the full USD \$800,000 EB-5 investment upfront, rather than in stages. This option may be applied to Investors from certain countries, with specific personal or professional backgrounds, source of funds, circumstances or other considerations that, in the judgment of the NCE Manager could introduce unnecessary delays in the Injection, development and job creation requirements or risks to the EB-5 application.
- The NCE Manager is under no obligation to provide any explanation or detailed reasoning for exercising this discretion. This flexibility ensures the Project can proceed efficiently and reduces potential risks associated with delayed funding or application complications

It is important to understand that proceeding with a phased investment approach may result in a slower overall application process with USCIS compared to making the full \$800,000 USD investment upfront.



An architectural rendering of a modern, multi-story building complex. The building features large glass windows and balconies. In the foreground, a tall palm tree stands prominently. To the left, a pedestrian is walking on a paved path. In the background, another building with a sign that reads "BRIGHTLINE FORT LAUDERDALE" is visible. The scene is set in a sunny, tropical environment with other palm trees and landscaping.

Investor Benefits & Lifestyle Impact

Invest in The Lauderdale – Transform Your Future. Choosing The Lauderdale's EB-5 program is more than an investment in real estate – it's an investment in your family's future. Here are some of the life-changing benefits successful EB-5 investors enjoy:

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- Permanent U.S. Residency: Obtain U.S. Green Cards for yourself, your spouse, and your children under 21. This means the freedom to live anywhere in the United States with lawful permanent resident status. You can purchase homes, work or start a business without special visas, and your family can set down roots in America with all the security and opportunities that residency provides.
 - Education & Opportunity: Unlock world-class education and career options for your children and yourself. Your children can attend public schools for free and qualify for in-state tuition rates at U.S. universities (significantly reducing college costs), and all family members can seek employment freely or launch businesses in the world's largest economy. The EB-5 visa opens the door to limitless opportunities from Silicon Valley startups to Ivy League universities, empowering the next generation to thrive.
 - Path to Citizenship: The EB-5 is not just a residency, it's a stepping stone to American citizenship. After roughly five years as a permanent resident, you and your family can choose to apply for U.S. citizenship. Naturalization will grant you a U.S. passport and the full rights enjoyed by native-born Americans, including the right to vote. It's a journey that can take your family from residents to proud U.S. citizens, if you so desire, securing your legacy in the United States.
 - Quality of Life: Enjoy an enviable lifestyle in a safe, prosperous country. If you happen to choose Florida, the warm climate and diverse culture mean you'll have a rich day-to-day life, surrounded with palm trees in a prosperous and ever-growing state.
 - As an additional voluntary benefit the development may extend to Investors the opportunity, but never an obligation, to reserve a residential unit within the project for potential purchase upon completion. This optional reservation is entirely independent of and not a condition of the EB-5 investment. Should an Investor wish to exercise this option at the appropriate time, such purchase would be made under a separate agreement of purchase and sale at then-applicable market terms. This gesture is intended solely as a token of appreciation for Investors who place their confidence in The Lauderdale, without affecting the structure, compliance, or eligibility of the EB-5 investment.



An architectural rendering of a modern building named 'The Lauderdale'. The building features a prominent glass facade on the left side, reflecting the sky and surrounding greenery. The upper portion of the building is clad in a complex, geometric pattern of light-colored panels. A large, dark, triangular structural element is visible on the left side of the glass facade. The building is surrounded by lush greenery, including palm trees and other tropical plants. A paved walkway leads towards the building, and a few people are visible near the entrance. The sky is a clear, bright blue.

Why The Lauderdale for EB-5 – Project Advantages

An Exceptional EB-5 Opportunity. Among the many EB-5 projects available, The Lauderdale stands out for its unique strengths. Here's why investing here sets you up for both immigration success and financial confidence:

- **Exclusive Offering:** The Lauderdale is the only residential high-rise in Fort Lauderdale offering a direct EB-5 investment opportunity. This exclusivity means you're part of a select group, you're not one of thousands in a sprawling fund, but rather investing in a flagship, one-of-a-kind project. The limited EB-5 slots available in this luxury development make it a sought-after and high-profile program.
- **TEA Qualified – Lower Investment:** Because the project is in a Targeted Employment Area, you qualify at the \$800,000 investment level (not \$1.05M). This lower capital requirement reduces your financial outlay while preserving the full benefits of EB-5. It's a significant incentive that The Lauderdale can offer thanks to its location in a designated economic development zone.
- **High Job Creation, Large-Scale Project:** The Lauderdale is a substantial development, a 42-story tower with 422 residences plus retail space. The scale of construction and operation means robust job creation. Economic analyses project far more than 10 jobs per investor will be created, providing a generous cushion above USCIS minimums. For EB-5 investors, this reduces risk; the abundant job creation helps ensure each investor's immigration petition has the necessary employment counts.
- **Shovel-Ready & City-Backed:** This project isn't a distant dream, it's shovel-ready with city approvals in place. In fact, The Lauderdale has a partnership agreement for the Brightline station pedestrian

bridge, reflecting strong community and political support. These factors translate to lower execution risk and a clear, credible construction timeline. For investors, that means confidence that the project will be completed successfully and on schedule, which is crucial for the EB-5 program's job timeline.

- **Opportunity Zone Location:** The Lauderdale sits within a Qualified Opportunity Zone, an area the U.S. government has targeted for economic growth. Beyond the EB-5 visa benefits, this location could provide additional financial advantages. Depending on your situation, you might be eligible for certain tax incentives (such as deferral of capital gains) by investing in an Opportunity Zone project. Moreover, developments in these zones often enjoy significant public and private investment in the surrounding area, potentially boosting property values and the vibrancy of the neighborhood long-term.

In summary, The Lauderdale isn't just another EB-5 project, it's a premier investment on its own merits, strengthened by distinctive features that align perfectly with EB-5 investor needs. Choosing The Lauderdale means you're investing in a project with a strong foundation: one that marries luxury real estate value with a well-structured, secure EB-5 program.

Compliance & Investor Safeguards

Your Security is Our Priority. Investing in an EB-5 project is a significant decision, and The Lauderdale's team has implemented rigorous safeguards to protect our investors and maintain full compliance with all regulations. We believe in complete transparency and robust oversight. Here are some of the key measures in place to give you peace of mind:

- **Strict Financial Oversight:** The development follows stringent financial controls. An independent accounting firm conducts regular audits of the project's finances, ensuring that all EB-5 funds are tracked and utilized exclusively for project costs and job creation. This oversight guarantees that your investment is managed responsibly and as promised.
- **Third-Party EB-5 Monitoring:** We have engaged an independent EB-5 escrow and compliance agent to monitor the flow of funds and job creation milestones. This third-party watchdog continuously reviews construction progress, expenditures, and employment reports to verify that USCIS requirements are being met or exceeded. It's an extra layer of accountability that helps de-risk the immigration process for our investors.
- **Transparency & Reporting:** When you invest with The Lauderdale, you become part of our family, and we keep our family informed. Investors will receive regular project updates, including quarterly construction progress reports, financial summaries, and job creation analyses. You'll see photos of the tower rising, know how your funds are being deployed, and stay up-to-date on key development milestones. Transparency is core to our values, so you'll never be in the dark about the status of your investment.

- Job Creation Assurance: Before launching the EB-5 offering, professional economists rigorously vetted The Lauderdale's business plan. Their analysis confirmed that the project is expected to create far more jobs than required for every investor. We built in a substantial buffer to protect against any unforeseen changes, even under conservative scenarios, each \$800,000 investment should comfortably yield at least 10 qualifying jobs. We will also provide investors with ongoing job creation reports as construction progresses. This thorough approach ensures that by the time you need to file to remove conditions on your Green Card, there is clear, verifiable evidence of the necessary jobs created on your behalf.
- Risk Mitigation & Due Diligence: Extensive due diligence has been conducted on every aspect of The Lauderdale. This includes analysis of the developer's track record, local market demand, construction budgets, and financial projections. The project carries comprehensive insurance, from general liability to builder's risk coverage, to safeguard against unexpected events. All key documentation (market studies, insurance certificates, feasibility studies, etc.) is available for investor review. We want you to feel comfortable that every reasonable risk mitigation strategy has been put in place, underscoring our commitment to delivering a successful project and protecting your investment.

- Guaranteed Maximum Price Contract: To cap it off, construction of The Lauderdale is under a Guaranteed Maximum Price contract with Suffolk Construction. This means the contractor has contractually agreed that the build cost will not exceed a set price. Any overruns beyond that cap are on the contractor, not the developer or investors. The GMP contract shields the project (and you as an investor) from budget inflation, a particularly important safeguard in times of rising construction costs. Coupled with Suffolk's reputation for on-time delivery, this ensures the tower will be completed without financial surprises. It's a powerful example of how we've structured The Lauderdale to protect our investors' interests at every turn.

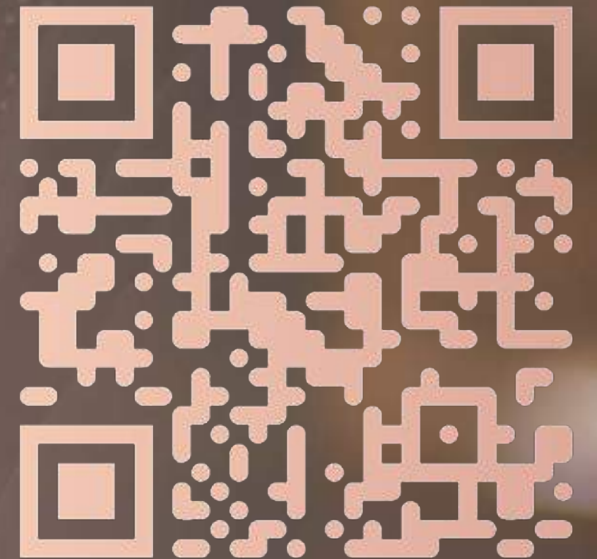
Every one of these safeguards is designed with a single goal: to ensure your investment journey is as secure, transparent, and successful as possible. We take our responsibility to our investors seriously. By choosing The Lauderdale, you're partnering with a team that values your trust and has taken concrete steps to honor it.



Legal Disclaimers

(The following disclaimers are provided for your protection and to ensure full compliance with securities and immigration law requirements. Please read carefully.)

1. No Offer or Solicitation: This brochure is for informational purposes only and does not constitute an offer to sell securities or a solicitation of an investment. Any investment in The Lauderdale EB-5 offering can only be made through official offering documents and in accordance with applicable securities laws.
2. Investment Risk: All investments carry risk, including the potential loss of principal. There is no guarantee of financial return, nor of successful immigration outcomes. USCIS must review and approve each investor's petition on a case-by-case basis; individual results can vary and neither the developer nor any partner can promise a specific immigration result or timeline.
3. Program Changes: Project details, terms, and timelines are subject to change. Additionally, the EB-5 Immigrant Investor Program is governed by U.S. immigration laws and visa quotas which may change over time. Investors should be aware that visa availability (particularly for certain countries) and immigration regulations can affect processing times and eligibility. We commit to updating investors on any material changes, but it is the investor's responsibility to stay informed of EB-5 program conditions.
4. Forward-Looking Statements: Any forward-looking statements, projections, or financial illustrations in this brochure (for example, regarding property appreciation, rental income, or job creation figures) are estimates and not guarantees of future performance. Actual results may differ due to market conditions, construction factors, or regulatory changes. Investors should not place undue reliance on any such forward-looking statements and should review the official offering documents, which include a comprehensive discussion of risks and uncertainties.



Contact Information & Next Steps

Ready to Take the Next Step? The Lauderdale's dedicated team is here to assist you. We invite you to reach out, ask questions, and learn more about this rare opportunity to invest in a luxury project and secure U.S. residency. Here's how to connect with us and move forward:

The Lauderdale Presentation Gallery

819 East Las Olas Boulevard, Fort Lauderdale, FL 33301

Phone: (754) 258-2260

The Lauderdale Presentation Gallery

185 Davenport Rd, Suite 100, Toronto, ON M5R 1J1

Email: info@thelauderdale.com

Immigration Attorney (EB5 Investment Inquiries)

Rohit Kapuria | Partner

SAUL EWING LLP | Chicago

161 North Clark Street, Suite 4200

Chicago, IL 60601

Office: (312) 876-6653

Cell: (312) 493-2302

Email: rohit.kapuria@saul.com

To explore investing in The Lauderdale and securing your family's future through the EB-5 program, reach out to us today. We look forward to welcoming you to The Lauderdale, where your American Dream awaits.

Website & Resources:

Visit TheLauderdale.com for detailed information, downloadable brochures, and the investor kit. You can also find FAQs and videos about the project and the EB-5 process.

Scan the QR code on the left to jump directly to our website.

Schedule a Consultation: We encourage interested investors to contact us for a one-on-one consultation. Our team can arrange a meeting in person or via video call to walk you through the investment process, discuss any questions, and guide you through the next steps. Your journey to The Lauderdale and the EB-5 visa begins with a conversation, we're here to provide personalized support every step of the way.

Upcoming Events: Want to learn more in person? Join us at one of our exclusive seminars or webinars. Live Events: We host regular investor seminars in various cities (for example, Toronto, Vancouver, and Dubai) where you can meet the developers and immigration experts behind The Lauderdale. Webinars: If you prefer to learn from home, sign up for our next online info session through our website. These events are a great opportunity to get in-depth information and ask questions in a friendly, open forum. (Contact us or check our website for a schedule of upcoming event dates.)



THE LAUDERDALE



THE LAUDERDALE

Fort Lauderdale's Premier Luxury Residence

Fort Lauderdale's Premier Luxury Residence Developed by EB5 Development Group, Inc. in partnership with Suffolk Construction, FSMY Architects + Planners, and Michael London Design. Equal Housing Opportunity

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