



Turnkey EB-5 Services for Project Developers

- ✓ EB-5 project documentation
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- ✓ New regional center creation
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- ✓ TEA and job creation reports

1-800-288-9138

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www.EB5AN.com

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Targeted Employment Area Qualification Report – ACS Methodology

EB5AN is a leading national EB-5 consulting firm and one of the largest regional center operators in the United States. EB5AN owns and operates more than 10 regional centers covering more than 20 states. The firm currently sponsors over 2,000 EB-5 investors in EB-5 projects around the United States. EB5AN specializes in providing turnkey EB-5 documentation and regional center sponsorship solutions to project developers seeking EB-5 capital for their own projects. The firm is led by an international team from a diverse set of institutional backgrounds in law, finance, management consulting, private equity, and real estate.

The address, 1570 Long Beach Blvd, Long Beach, California 90813 (the “**Project Site**”), is located in census tract 5753 within Los Angeles County, California. The Project Site qualifies as a high unemployment targeted employment area (“**TEA**”)¹ based on the latest American Community Survey (“**ACS**”) five-year data census-tract calculation methodology.² The unemployment rate threshold for TEA qualification using ACS data by census tract is 8.08% or higher (at least 150% of the current U.S. unemployment rate³).

EB5AN has examined census-tract unemployment data to determine whether the Project Site is located within a geographic or political subdivision that meets the “high unemployment area” TEA definition given in § 8 CFR 204.6(e) and (j)(6) and consistent with federal rule 84 FR 35750.⁴ Census-tract combinations (if any) have been made in accordance with current guidance and regulations from the U.S. Citizenship and Immigration Service (“**USCIS**”). A map showing the census tracts included in this TEA is attached as **Exhibit 1**.

EB5AN has determined that based on ACS census-tract unemployment data and calculations shown in **Exhibit 2**, the area in **Exhibit 1** qualifies as a TEA with an unemployment rate of 10.19%, which is greater than the required rate of 8.25%.

¹ As defined by USCIS; <https://www.uscis.gov/working-in-the-united-states/permanent-workers/eb-5-immigrant-investor-program>

² Acceptable data sources for calculating unemployment include U.S. Census Bureau data (including ACS data) and Bureau of Labor Statistics data (including data from Local Area Unemployment Statistics). USCIS Policy Manual Volume 6 – Immigrants, Part G – Investors, Chapter 2 – Eligibility Requirements; Section A(5) Targeted Employment Area, accessed at: <https://www.uscis.gov/policy-manual/volume-6-part-g-chapter-2>

³ <https://data.census.gov/cedsci/>

⁴ EB5AN has provided this Analysis and Qualification Report solely as a preliminary analysis of the Project Site’s potential qualification as a TEA. EB5AN provides no guarantee of (i) how USCIS will interpret the designation requirements of a TEA, (ii) the selection of information used to determine such designation, and (iii) that USCIS will designate the area in question as a TEA. EB5AN is not aware of planned changes to USCIS’s interpretations of EB-5 Program regulations; however, no guarantee is provided that regulations will not change. Additionally, all unemployment data is subject to revision or change, new methodology standards may be adopted, adverse interpretations of the TEA designation requirements by USCIS may be put into place, and new legislation could be enacted by Congress that may affect the viability of this analysis. EB5AN strongly advises that all EB-5 related documentation be reviewed by an immigration expert prior to inclusion in any documentation package, petition, or filing.



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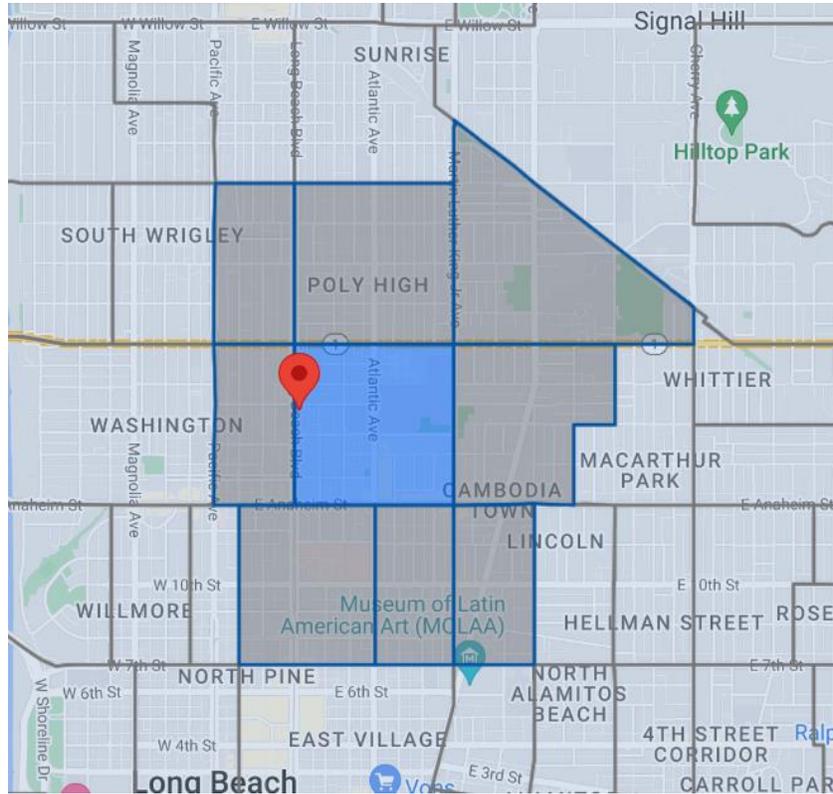
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Exhibit 1 Census Tract Map





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Exhibit 2

ACS 5-Year Unemployment Data by Census Tract

	<u>Tract Number</u>	<u>Civilian Labor Force</u>	<u>Employed</u>	<u>Unemployed</u>	<u>Unemployment Rate</u>
Project Tract:	5753	1,933	1,736	197	10.19%
Single Tract Area		1,933	1,736	197	10.19 %
			TEA Qualification Threshold		8.25%