

# PASALA SQUARE

+ EB-5 PROGRAM





# EVERY INVESTMENT GIVES YOU RETURNS. THIS ONE MAKES YOU A GLOBAL CITIZEN



## EB-5 VISA PROGRAM

The United States Immigration Act's EB-5 program provides a special category of immigration visa for the international investor. Through the program, foreigners have the opportunity to obtain U.S. permanent residency by investing in a qualifying, job-creating project.

Under the EB-5 program, foreign investors (and their spouses and unmarried children below the age of 21) can apply for a Green Card if they make the necessary investment in a commercial enterprise in USA and create or preserve 10 permanent full-time jobs for qualified US workers.



INVEST IN THE  
**US**

AND BE REWARDED WITH ONE  
OF THE MOST POWERFUL  
PASSPORTS IN THE  
WORLD.

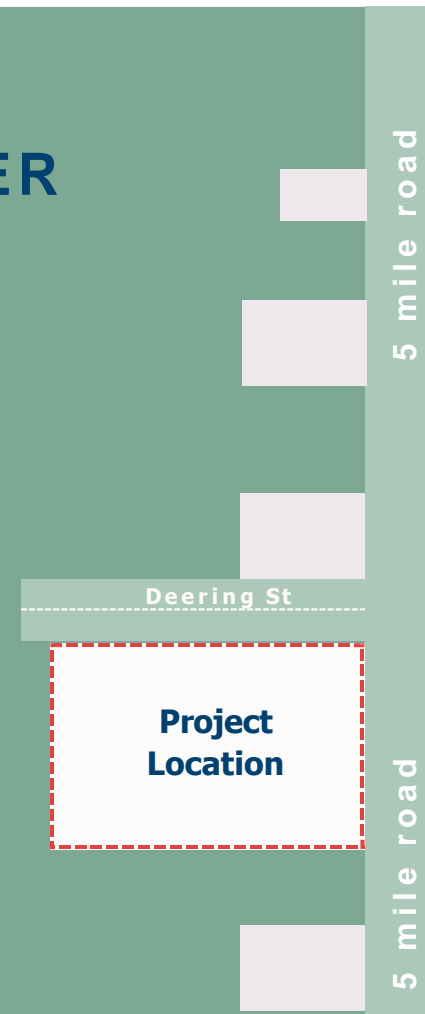
## EB-5 DEVELOPER PROGRAM

**PROJECT**  
PASALA SQUARE

**TOTAL EB-5 CAPITAL**  
\$1 Million

**TOTAL EB-5 INVESTOR ALLOTMENTS**  
1

**ADMINISTRATION FEES**  
\$100,000\*



PROJECT IS FULLY FINANCED

PROJECT IS NEARLY 60% SOLD WITH DEPOSITS 50% CLOSING DUE BEFORE

SUSTAINABLE JOB CREATION

UNDER DEVELOPMENT

COMPLETION GUARANTEE

EXPERIENCED DEVELOPER

# PASALA SQUARE

**PROPERTY TYPE**  
STRIP MALL

**CONSTRUCTION COMPANY**  
PASALA PROPERTIES\*

**PARKING**  
45+ (3 FOR HANDICAPED)

**NUMBER OF SHOPS**  
08

**AREA OF EACH SHOPS**  
1200 Sqfts

**CONSTRUCTION START DATE**  
JUNE 2024

**ARCHITECT**  
Ar.Murali Krishna

**GREEN SPACE**  
4400 Sqfts

**CONSTRUCTION END DATE**  
MAY 2026







## THE AMERICAN WAY OF LIFE



E  
B  
S

# GOOD LIFE BEGINS WITH GREAT INFRASTRUCTURE

- ◆ **The US passport is one of the most powerful in the world.** It gives you visa-free access to more than 174 countries in the world, which means you can travel when you want to, you can safely set up business meetings in countries without spending time waiting for a visa.
- ◆ While America offers opportunities and an excellent infrastructure for entrepreneurs, there is also a lot to be said about the quality of life. Americans are by and large friendly, almost gregarious people. They are welcoming and tolerant. When you move to America, remember there is already a large group of Indians who will ease you into their way of life.
- ◆ Naturally, no country in the world is perfect. But when you invest in America, the returns you get are not just commercial. They are also personal.



## Why this **EB-5 PROJECT** is so **ATTRACTIVE**

EB-5 investment is a very small component of the investment made by PASALA PROPERTIES there by your investment is safe with us.

## The Core **MARKETING STRATEGY** is **Access & Location**



*Located in the high density population area, which ensures return on investments.*

- Location on five mile road, which has very high annual average daily traffic of 15,340 vehicles.
- Easy to attract retail stores as this project is located in highly populated area (280,560 in a 5 - mile radius).

Very close to all **Major Intersection.**

- \* 4mins to jeffries freeway
- \* 5mins to telegraph road
- \* 10mins to i965, i275

## TOTAL PROJECT COST **\$2.7 Million**

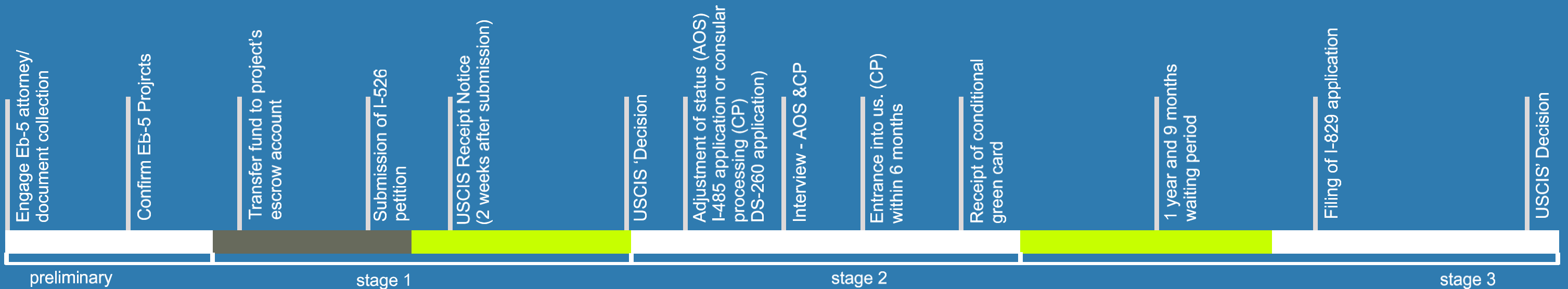
## PROTECTION FOR EB-5 INVESTMENTS

- Job creation substantially above required amount for level of EB-5 investment.
- Pasala Properties have strategically selected this location for this project based on average Sq.ft rental rate which is 15% more then the city average rental rate per Sq.ft.

“ Investing in this project helps you to protect your investment as leading commercial realtors in the state of Michigan, **Thomas Duke** is working with us. 😊 ”



## EB-5 IMMIGRATION PROCESS TIMELINE



EB-5

## STAGE 4

### PHASE 1 CONSTRUCTION

BUILDING STRUCTURE  
6 MONTHS

## STAGE 5

### PHASE 2 CONSTRUCTION

ALL EXTERIOR, INTERIOR WORKS  
6 MONTHS

## STAGE 3

SITE DEVELOPMENT  
2 MONTHS

## STAGE 2

PERMISSIONS  
AND APPROVALS  
6 MONTHS

## STAGE 1

DESIGN PHASE  
6 MONTHS



TOTAL PROJECT COST

**\$2.7 M**

**TIMELINE**



# INVEST IN YOURSELF TO LIVE THE AMERICAN DREAM.



## RETURN OF INVESTMENT YOUR INVESTMENT WILL BE RETURNED IN 4 YEARS + 7% APY.



Here is an investment that gives you much more.

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It is an investment in one of the most dominant economies on the planet.

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It is an investment that will reward you with a passport which allows you to travel to most parts of the world without a visa.

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It is an investment that will enable you, your spouse and your children to live an evolved life.

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It is an investment that will change your life forever.

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It is an investment in the American Dream.





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Novi, MI 48335

A S S O C I A T I O N S

EST. **T** 1978  
**THOMAS DUKE**  
COMMERCIAL REAL ESTATE



**CITY OF LIVONIA**

**ABDUL ARIF**

**ATTORNEYS AT LAW**



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**EB-5**



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