

PASALA ARENA

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.

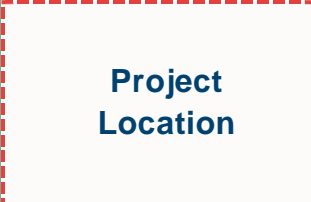
Under the EB-5 program, foreign investors (and their spouses and unmarried children below the age of 21) can apply for a Green Card if they make the necessary investment in a commercial enterprise in USA and create or preserve 10 permanent full-time jobs for qualified US workers.



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

EB-5 DEVELOPER PROGRAM

- PROJECT**
PASALA ARENA
- PROJECT LOCATION**
34625 Eight Mile Rd, Livonia, MI 48335, USA
- TOTAL EB-5 CAPITAL**
\$1 Million
- TOTAL EB-5 INVESTOR ALLOTMENTS**
1
- ADMINISTRATION FEES**
\$100,000*



8 mile road

PASALA ARENA

PROJECT IS FULLY
FINANCED

PROJECT IS NEARLY 70%
SOLD WITH
DEPOSITS 50%
CLOSING DUE BEFORE

SUSTAINABLE
JOB CREATION

UNDER
DEVELOPMENT

COMPLETION
GUARANTEE

EXPERIENCED
DEVELOPER

PROPERTY TYPE
COMMERCIAL SPACE

NUMBER OF SHOPS
04

NUMBER OF OFFICES
03

ARCHITECT
Ar.Murali Krishna

CONSTRUCTION COMPANY
PASALA PROPERTIES*

AREA OF EACH SHOPS
1095sft - 1239sft

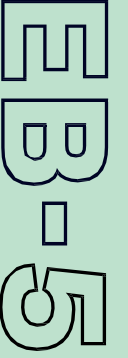
AREA OF EACH OFFICE
1272sft - 1521sft

GREEN SPACE
13937 sft

PARKING
50

CONSTRUCTION START DATE
JUNE 2024

CONSTRUCTION END DATE
MAY 2026





THE AMERICAN WAY OF LIFE



EB-5

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.



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



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

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.

- Location on 8 mile road, which has very high annual average daily traffic of over 20,000 Vehicles.
- Easy to attract retail stores as this project is located in highly populated area (310,000 in a 8 - mile radius).
- Just 7 minutes to **All Major intersections**

TOTAL PROJECT COST \$3 Million

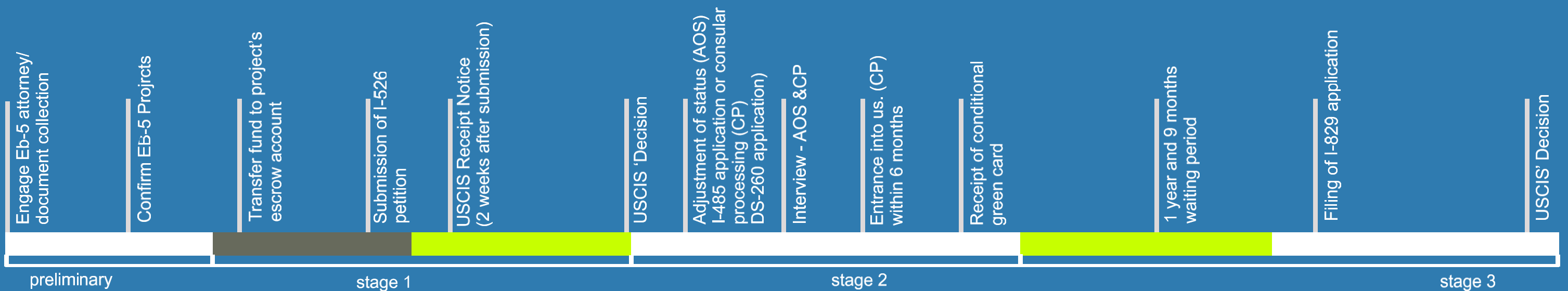
PROTECTION FOR EB-5 INVESTMENTS

- 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



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

6
MONTHS

6
MONTHS

2
MONTHS

STAGE 2

PERMISSIONS
AND APPROVALS
6 MONTHS

6
MONTHS

STAGE 1

DESIGN PHASE
6 MONTHS



TOTAL PROJECT COST

\$3.00 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.

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

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.

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

It is an investment that will change your life forever.

It is an investment in the American Dream.



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ASSOCIATIONS

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EB-5



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