

\$800K RURAL EB-5 INVESTMENT OPPORTUNITY

WOHALI UTAH (LOAN)

**MASTER PLANNED GOLF COMMUNITY DEVELOPMENT
NEAR PARK CITY, UTAH**

**FIVE-YEAR LOAN SECURED
BY MULTIPLE MORTGAGES**

**EB-5 JOBS ALREADY
CREATED**

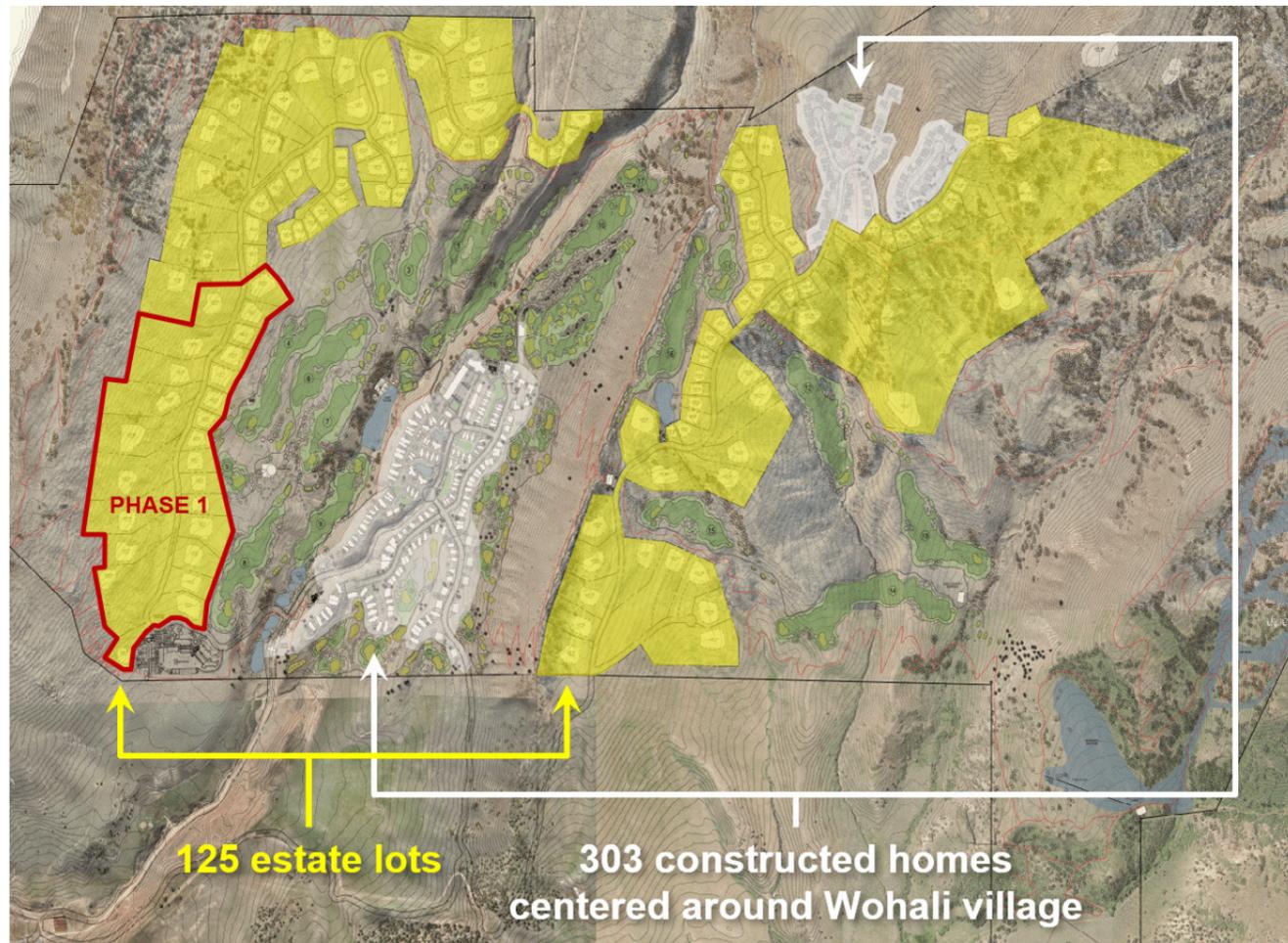
**RURAL QUALIFICATION
PROVIDES FASTER
PROCESSING AND ACCESS
TO 20% VISA SET ASIDE**

CONSTRUCTION UNDERWAY



WOHALI

WOHALI UTAH (LOAN)



SUMMARY PROJECT DETAILS

Land Area: 5,000+ acres / 7.8+ mi²

Residential Units: 428

Development Land:
1,622 acres / 2.5 mi²

Private Backcountry Amenity:
3,442 acres / 5.3 mi²

Features: 18-hole golf course, 11-hole short course, putting course, golf clubhouse, spa, lodge and wellness center, adventure center, lake house

Status: Construction is underway and Phase 1 is almost sold out

428 residence golf community development located just north of Park City, known for best skiing in USA, and just 45 mins from Salt Lake City, the largest city in Utah.

An under-construction \$800K EB-5 project with jobs already created and accelerated rural TEA processing.

PROJECT HIGHLIGHTS

QUALIFIES AS A RURAL TEA EB-5 PROJECT

Wohali Utah qualifies for priority I-526E processing and 20% visa set aside. The project is only 45 minutes from Salt Lake City.

EB-5 LOAN SECURED BY MULTIPLE MORTGAGES

The EB-5 loan is secured by first and second mortgages on over 5,000 acres of land. The developer has also pledged 100% of project equity as collateral for the EB-5 loan.

CONSTRUCTION IS UNDERWAY AND 300 JOBS ALREADY CREATED

Construction of the project started in August 2020 and has already created more than 300 EB-5 eligible jobs.

STRONG SALES

Sales of the project's estate lots have already begun. Phase I is nearly sold out.

PROJECT IS FULLY CAPITALIZED

\$50.0 million senior loan is already in place. EB-5 financing is not required to complete the project.

SIMPLE FIVE-YEAR LOAN TERM

Each EB-5 Investors' individual \$800,000 loan tranche will become due five years after escrow release, completely independent of the timing of any other EB-5 investors' investment in the project.

ONGOING CONSERVATIVE COLLATERAL COMPLIANCE TEST

To remain compliant, the amount of the effective collateral for EB-5 Loan must always be at least 150% of the amount of the EB-5 loan.

EXPERIENCED DEVELOPER

The Wohali Utah development team is experienced and financially strong, with a long track record of successful golf course community real estate development.

STRONG EB-5 TRACK RECORD

Wohali Utah is the 15th EB5AN regional center project. EB5AN has a 100% USCIS project approval rate and has never failed to repay investor capital.

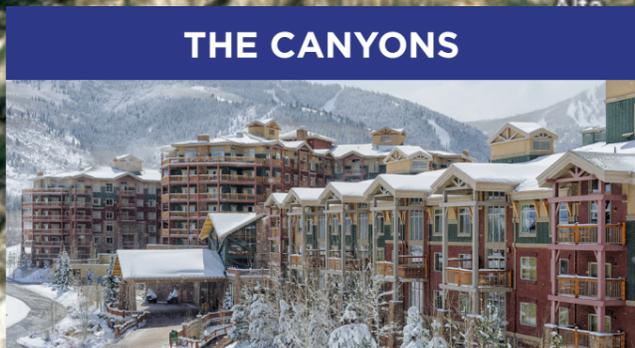


THE SALT LAKE CITY METRO AREA, WHERE 80% OF UTAH RESIDENTS LIVE, IS ONLY A 45-MIN DRIVE FROM WOHALI



45-MINUTE DRIVE

25-MINUTE DRIVE

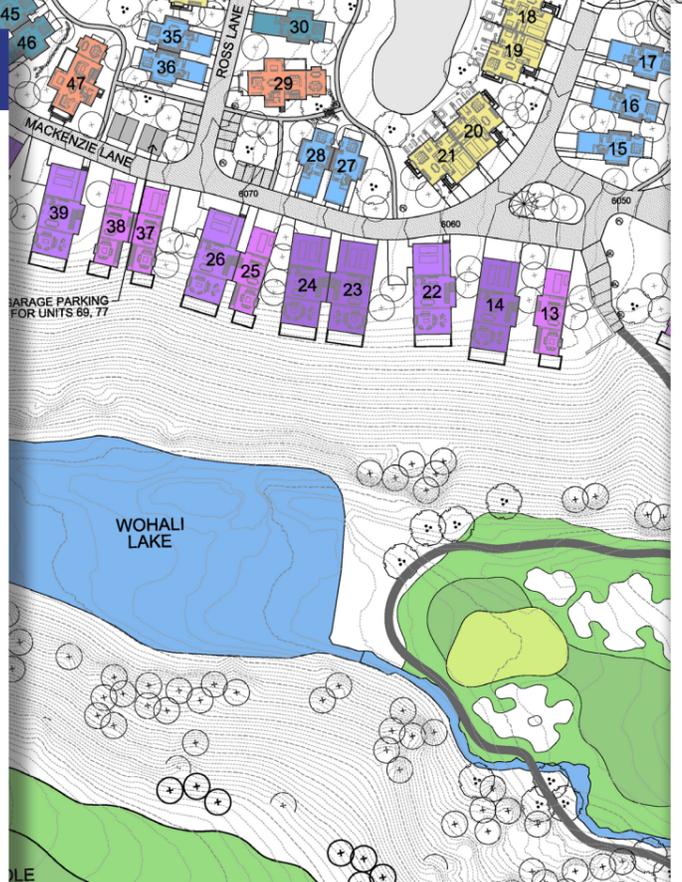
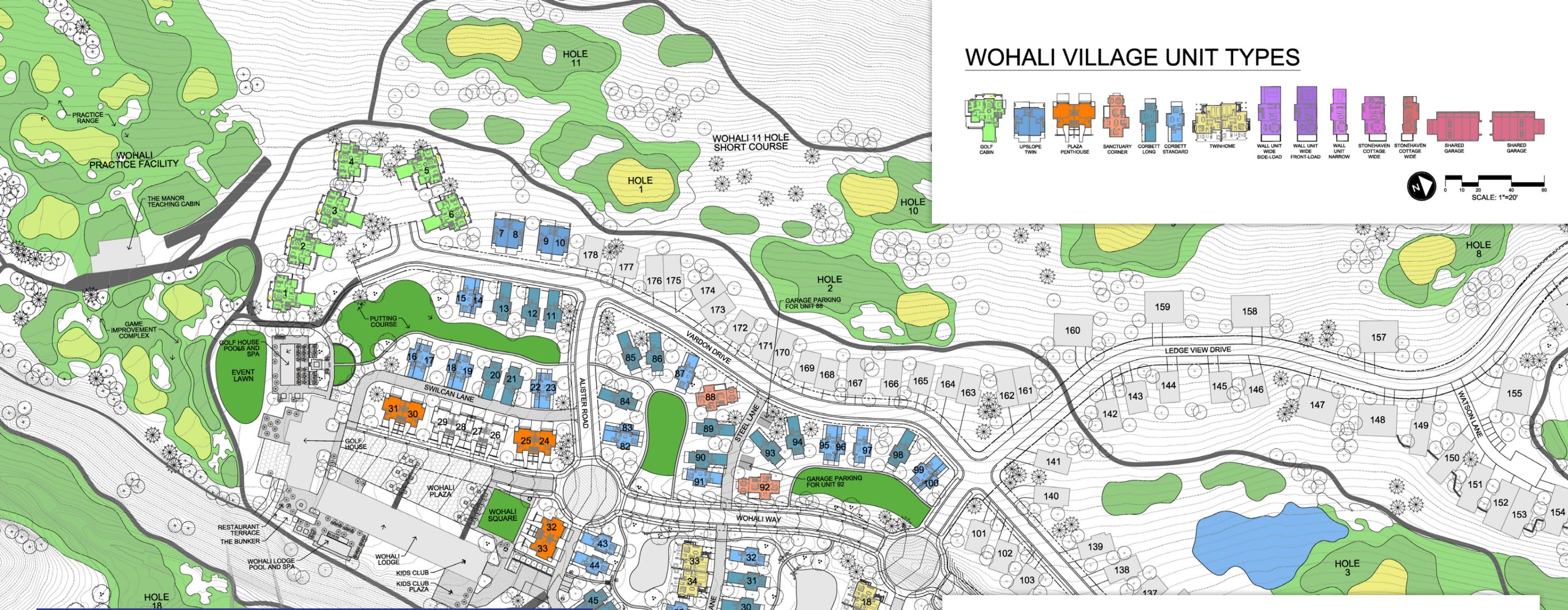
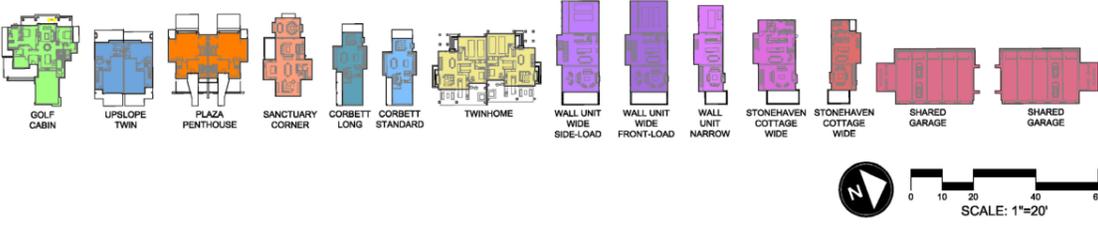


Wohali Utah is located just north of Park City, Utah, which is recognized as one of the world's top ski and vacation destinations.

Wohali is also situated just a short 45-minute drive to Salt Lake City, Utah—one of the largest metropolitan areas in the United States.

Wohali offers the convenience of suburban living in a beautiful rural setting with resort style amenities.

WOHALI VILLAGE UNIT TYPES



ABOUT THE PROJECT

- 428 residence golf community development
- 125 estate lots averaging three acres
- 303 homes range from 1,900 sq.ft. with 3 bedrooms to 6,700 sq.ft. with 6 bedrooms
- More than 5,000 acres community with 3,442 acres of private recreational backcountry land for residents
- Community is powered by a five-acre solar farm
- Amenities include untouched nature, a world-class 18-hole golf course, a clubhouse, burrow, manor, and other luxury amenities
- Located just north of Park City, Utah, a top travel destination and only 45 mins from Salt Lake City where 80% of the Utah population lives
- Construction is underway and Phase 1 is nearly sold out
- \$79.2 million of EB-5 capital (currently open to 99 investors)
- Project creates 44 jobs per investor
- Senior loan executed and funded with Builders Capital

PHASE I ESTATES PRICING & AVAILABILITY

Golf Memberships at 80% equity and are required with purchase

ESTATE	ACRES	PRICE	MEMBERSHIP	TOTAL
1	2.39	\$900,000	\$150,000	<i>sold</i>
2	1.79	\$1,075,000	\$150,000	<i>sold</i>
3	2.27	\$1,185,000	\$150,000	\$1,335,000
4	2.52	\$1,275,000	\$150,000	<i>sold</i>
5	1.62	\$1,300,000	\$150,000	<i>sold</i>
6	1.48	\$1,325,000	\$150,000	<i>sold</i>
7	1.46	\$1,200,000	\$150,000	\$1,350,000
8	0.83	\$1,215,000	\$150,000	\$1,365,000
9	0.76	\$1,235,000	\$150,000	\$1,385,000
10	1.01	\$1,285,000	\$150,000	<i>sold</i>
11	1.12	\$1,275,000	\$150,000	<i>sold</i>
12	1.08	\$1,250,000	\$150,000	<i>sold</i>
13	1.03	\$1,225,000	\$150,000	\$1,375,000
14	1.35	\$1,285,000	\$150,000	<i>under contract</i>
15	2.00	\$1,500,000	\$150,000	<i>under contract</i>
64	2.90	\$1,575,000	\$150,000	<i>under contract</i>
65	4.79	\$1,200,000	\$150,000	\$1,350,000
66	3.65	\$1,285,000	\$150,000	<i>sold</i>
67	4.75	\$1,350,000	\$150,000	<i>sold</i>
68	5.41	\$1,220,000	\$150,000	<i>under contract</i>
69	6.02	\$1,435,000	\$150,000	<i>under contract</i>
70	4.73	\$1,360,000	\$150,000	<i>sold</i>
71	3.41	\$1,375,000	\$150,000	<i>sold</i>
72	6.64	\$1,330,000	\$150,000	<i>under contract</i>
73	1.45	\$850,000	\$150,000	<i>sold</i>

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Summit Sotheby's
INTERNATIONAL REALTY



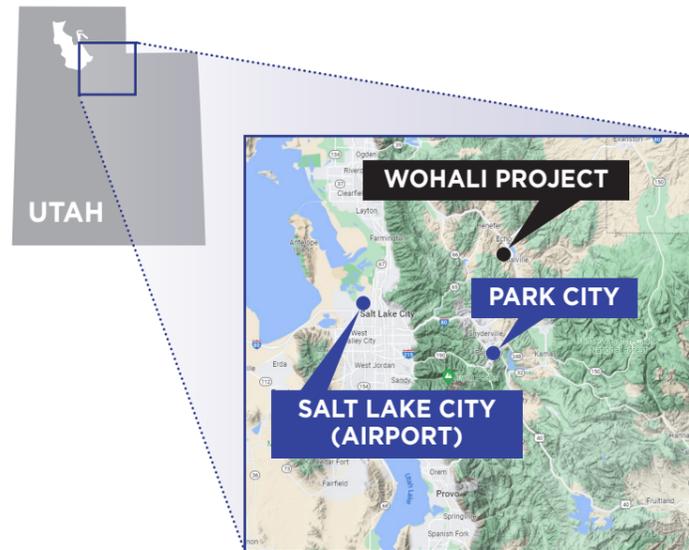
**PROJECT LOCATION:
COALVILLE, UTAH**

**JUST NORTH OF
PARK CITY**

**AND ONLY 45 MINS FROM
SALT LAKE CITY**

WHY INVEST IN UTAH?

- Utah's strong population growth supports long-term demand for new homes
- Utah has one of the lowest property taxes, at just 0.63%
- Utah has one of the nation's lowest home vacancy rates
- Utah is a popular place to live and to visit
- Utah is home to numerous startups and major tech companies, such as Amazon and Silicon Slopes



HIGHLIGHTS

PARK CITY, UTAH

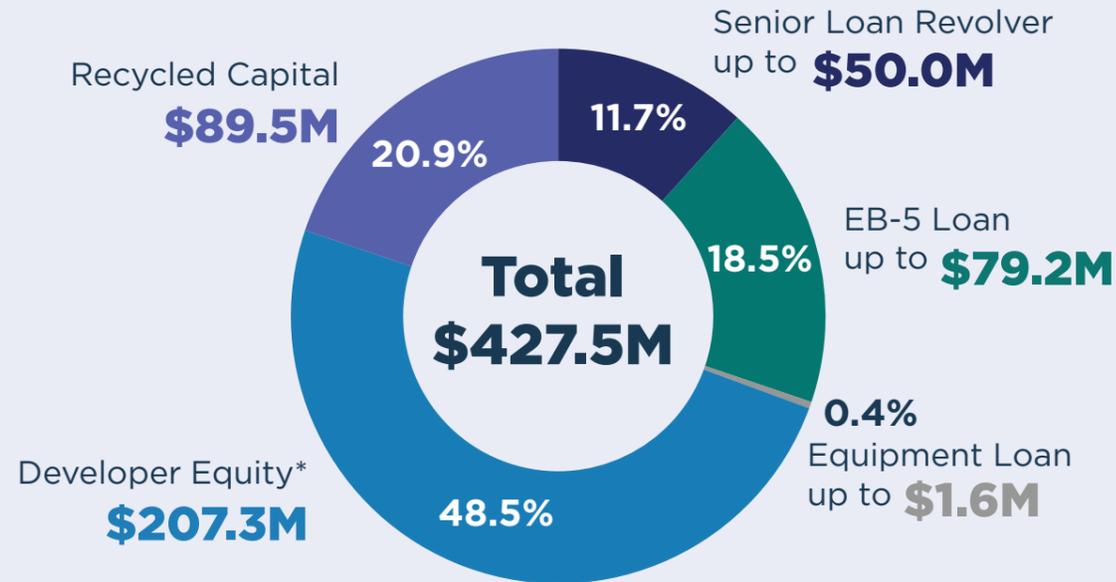
- Historic mountain town and major tourist hotspot.
- Popular ski destination and home to the U.S. Olympic Ski Team.
- Diverse food scene and energetic nightlife, from casual dining to award-winning restaurants and a variety of bars and clubs.
- Main location for the Sundance Film Festival, the largest film festival in the United States.
- Deemed as the very first "Gold Level Ride Center" by the International Mountain Bike Association (IMBA).
- Home to two major ski resorts – Deer Valley Resort, voted the #1 ski resort in North America by SKI Magazine in 2018, and Park City Mountain Resort, which has the most ski-able terrain of any resort in the United States (7,300 acres).

SALT LAKE CITY, UTAH

- Largest city in Utah with nearly 80% of the state's population living within its greater metro area.
- Economic and business hub and capital of the state of Utah.
- Perennially listed as one of the best cities in America to live.
- Home of Utah Jazz, historic NBA franchise with consistent trips to the NBA playoffs.
- Utah's public school system is one of the best in the country.
- Part of what is known as "Silicon Slopes", Utah's version of tech and startup community, with a booming economy for tech jobs.

SECURE CAPITAL STRUCTURE FOR EB-5 INVESTMENT

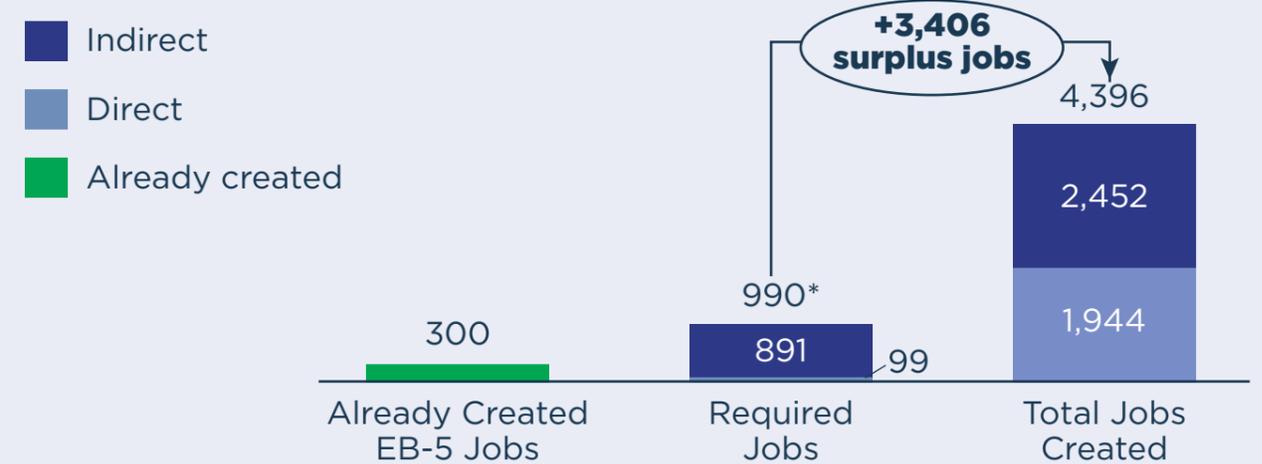
Wohali Utah will be capitalized with equity, recycled capital, a \$50.0 million revolving senior loan and the EB-5 loan.



*Includes Cash Equity, Unsecured Notes from Minority Equity Investors, and Reinvestable Cash Flow.

EB-5 JOBS ALREADY CREATED AND SUBSTANTIAL JOB CUSHION

The total number of EB-5 jobs required for Wohali Utah investors is 990 (99 investors). Construction of the Wohali Utah project will create a total of 4,396 EB-5 jobs, or 44.4x the number of required jobs with a job surplus of ~3,406 jobs. EB-5 investors will be assigned 44.4 jobs each.



*Note: Already created EB-5 jobs as of August 2022.

4,396 jobs / 99 EB-5 investors = 44+ EB-5 jobs per investor, far greater than the 10 jobs required

WOHALI UTAH OFFERS INVESTORS A SIMPLE FIVE-YEAR LOAN TERM

Each EB-5 Investors' individual \$800,000 loan tranche will become due five years after escrow release, completely independent of the timing of any other EB-5 investors' investment in the project.



- Each EB-5 Investor's \$800,000 investment will be a separate tranche in the EB-5 loan.
- Each EB-5 investor's five-year loan term starts immediately on \$800,000 escrow release.
- Each tranche is due five years after escrow release, independent of all other EB-5 investors' timelines.
- Developer has the option to extend the five-year loan term for one additional year.

WOHALI UTAH USES SIGNATURE BANK AS ITS EB-5 ESCROW AGENT



MARKET LEADER IN ESCROW AND FUND ADMINISTRATION SOLUTIONS

Full-service commercial bank in NYC with extensive experience administering EB-5 escrow accounts. Signature Bank (NASDAQ: SBNY) has assets exceeding \$26 billion.

DEDICATED EB-5 BANKING SERVICES TEAM

End-to-end EB-5 escrow services make it easy as possible for investors.

Tracking and diligence improves likelihood of immigration success.

AWARD-WINNING INSTITUTION AND LEADERSHIP TEAM

Named as top Attorney Escrow Services organization from the New York Law Journal.

Voted by Forbes Magazine in 2014 as the #1 publicly traded bank in the U.S.



WOHALI COMPETITIVE SET: HOME LISTING COMPARISON

Wohali is competing with other similarly priced luxury single-family home residential communities in the Park City, Utah area.

WOHALI

Home sales open in September 2022

VICTORY RANCH

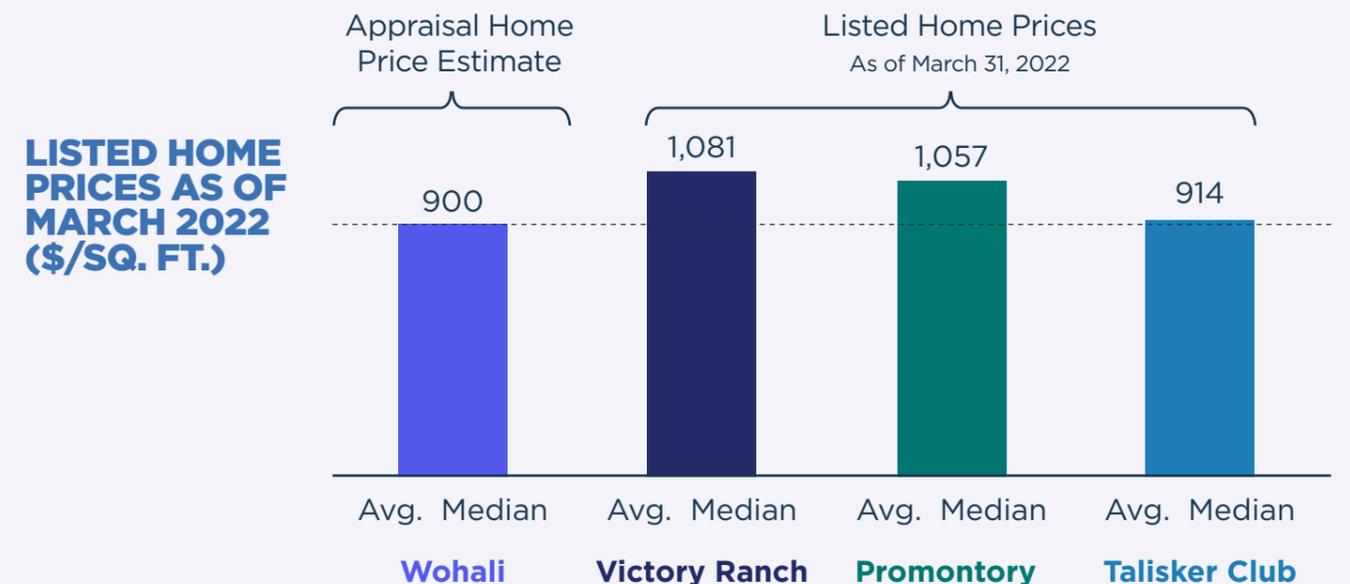
64 home sales 2021 & Q1 2022

PROMONTORY

115 home sales 2021 & Q1 2022

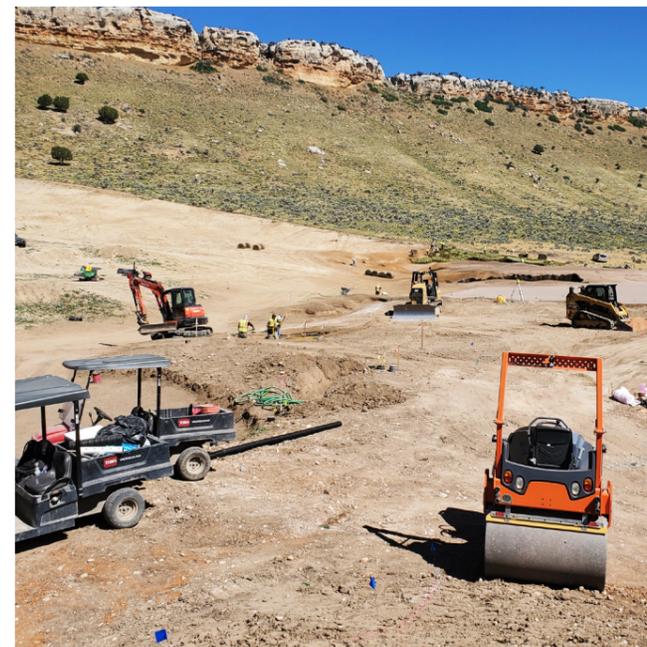
TALISKER CLUB

41 home sales 2021 & Q1 2022



WOHALI CONSTRUCTION PHOTOS

AS OF AUGUST 2022



WOHALI UTAH VILLAGE TOWNHOME RENDERINGS



WOHALI UTAH AMENITIES



Championship
Golf



Organic
Produce
Greenhouse



Arts &
Crafts



Sauna &
Steam Room



Ski Resort
Access



Multiple
Restaurants



Event
Space



Fitness
Center



Amphitheater



Outdoor
Pool



Pet
Friendly



Pickleball



Guided
Backcountry
Excursions



Lodge



Climbing
Wall



Kids
Campus



Tennis



Walking
Tours



WOHALI UTAH BACKCOUNTRY



BACKCOUNTRY AMENITIES

- Cat Skiing for Intermediate and Expert Skiers
- Snowmobiling and 4-wheeling Adventures
- Snow Glamping and Full-Service Dining with a View
- Backpacking and Camping
- Kids Science Lab and Stargazing
- Rock Climbing and Via Ferrata Course
- Echo Reservoir Barge Gathering
- Mountain and Fat Bike Tours

WOHALI SUMMER ACTIVITIES

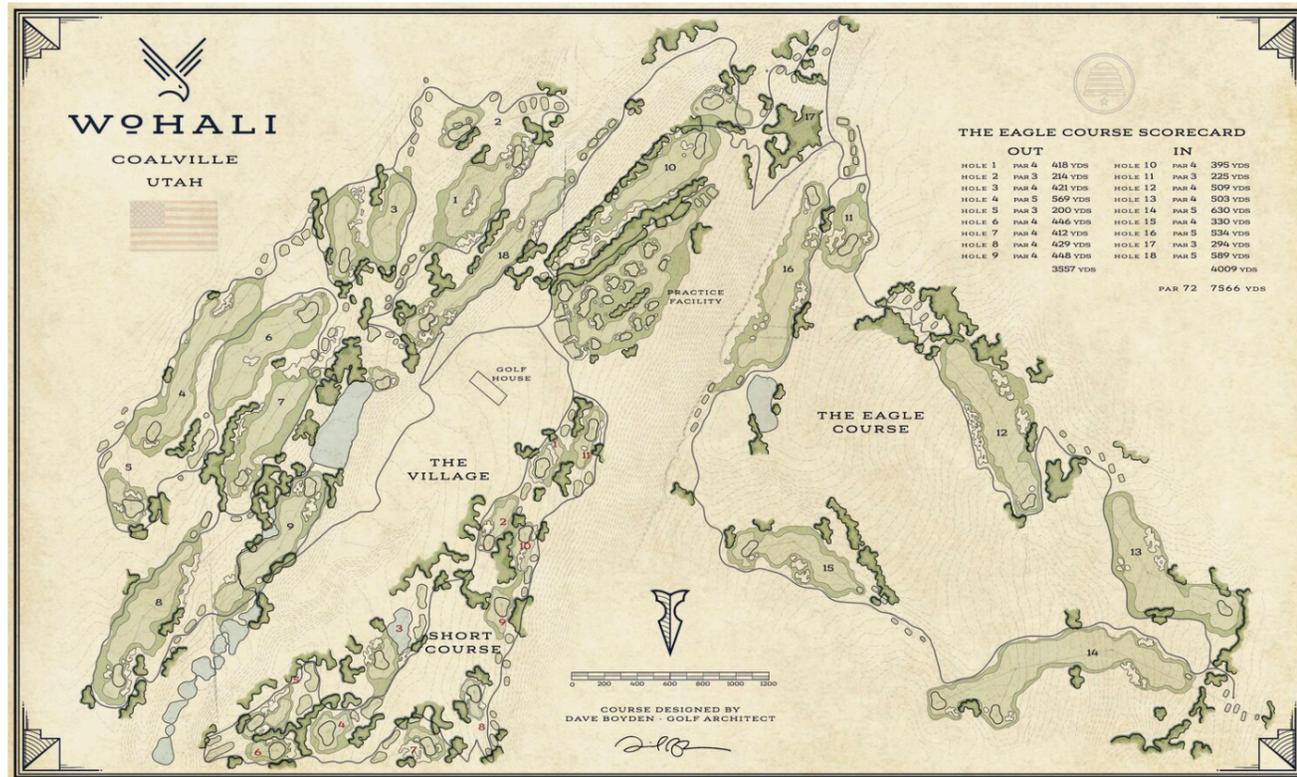


WOHALI WINTER ACTIVITIES



WOHALI UTAH GOLF EXPERIENCE

GOLF COURSE CONSTRUCTION UPDATES AS OF AUGUST 2022



\$150,000 GOLF MEMBERSHIP AT 80% EQUITY

GOLF COURSES DESIGNED BY DAVID BOYDEN

- Championship 18-Hole
- 11-Hole Short
- Putting Course

GOLF TRAINING FACILITY

- Practice Cabin
- Golf Simulator
- Private Instruction

GOLF SIMULATOR EXPERIENCE

- At Summit Sotheby's International Realty's 625 Main Street Office in Park City
- Install Date of Simulator: Late August 2021



“ I have been fortunate to play some of the best golf courses in the world. When I first set eyes on Wohali, I knew this was the place for me, my family, and my students. The brilliant design of Dave Boyden's championship golf course, combined with the natural beauty of Wohali's stunning mountain setting, will set it apart alongside some of the best golf courses across the globe. We are honored to call Wohali home.

- Boyd Summerhays PGA Tour Coach, Wohali Golf Ambassador



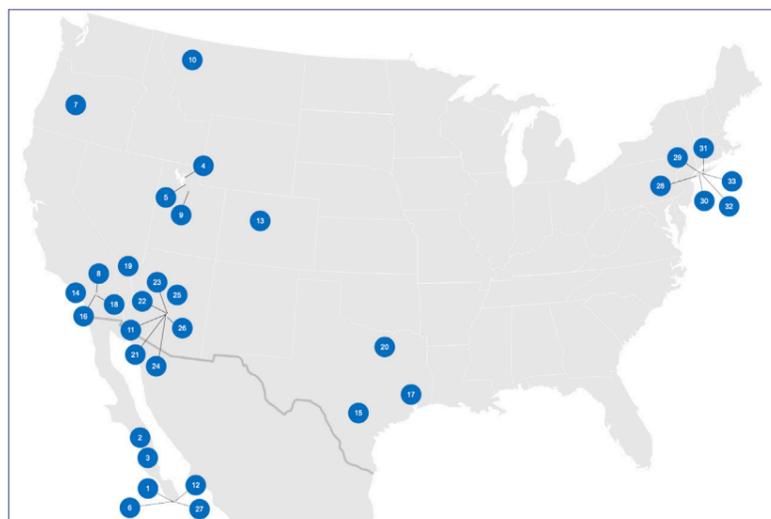
WOHALI PARTNERS BACKGROUND AND TRACK RECORD

Wohali Partners: A Financially Strong Developer with an Experienced, Strategic, and Award-Winning Management Team



Thomas M Cottone, Partner and CFO; **John Kaiser**, Wohali Partners Construction Principal; **David Boyden**, Wohali Partners Principal and Golf Course Designer: The Boyden Group. (left to right)

Wohali Partners Development Experience



STRONG FAMILY TIES TO WOHALI LAND

David Boyden and his family have owned the land of Wohali's southern canyon for decades. Together, they share a deep connection for the land.



EXPERIENCED GOLF COURSE DESIGNER

David Boyden has a background in architecture and landscaping and extensive design experience with the biggest names in golf. Designed 2011's top new international golf course according to golf magazine—Dunes Course at Diamanté Cabo San Lucas (currently ranked #38 in the world).



EXPERIENCED, BUSINESS-CYCLE TESTED, COHESIVE MANAGEMENT TEAM

Team has 30+ years of cumulative real estate and golf design experience. Degrees in civil and environmental engineering and architecture. Family of the developer were the first Americans to settle the Wohali land in the mid 1800s.

WOHALI UTAH HAS AN EXCLUSIVE SALES PARTNERSHIP WITH SOTHEBY'S INTERNATIONAL REALTY

Sotheby's
INTERNATIONAL REALTY

Founded in 1744, Sotheby's is one of the most well recognized real estate brokerage companies in the world.

\$204 Billion
ANNUAL SALES (USD)

78
COUNTRIES & TERRITORIES

25,000
SALES ASSOCIATES

1,000
OFFICES WORLDWIDE

Sotheby's operates five modern, state-of-the-art sales office in Park City, Utah and an onsite Wohali sales office



EB-5 PROJECT TEAM MEMBERS

PROFESSIONALS WITH EXTENSIVE EB-5 EXPERIENCE

Wohali Partners



Wohali was established by partners David Boyden, John Kaiser, and Thomas Cottone to develop the Wohali Utah project. The team has over 30 years of experience in construction and real estate development, including commercial and residential buildings, golf courses, resorts, and luxury homes across the United States and Mexico.

Signature Bank



Established in 2001, Signature Bank is a full-service commercial bank in New York City. Its total assets exceed \$26 billion. Signature Bank's clients consist mostly of private entities, each with a net worth of at least \$20 million. It is traded in the U.S. stock market on NASDAQ with the trade symbol SBNY. Signature Bank was voted by Forbes Magazine in 2014 as the #1 publicly traded bank in the U.S.

Marcum LLP



Marcum LLP is one of the largest independent public accounting and advisory services firms in the United States, with offices throughout the U.S., Grand Cayman, and China. They offer an extensive range of professional services and a high degree of specialization. Marcum is a founding member of the Leading Edge Alliance (LEA). As the second-largest international professional association, LEA Global can open doors in the more than 106 countries where its 220 member firms operate.

Builders Capital



Founded in 2009, Builders Capital® has quickly become one of the leading private lenders for residential construction developments in the United States. With \$3.5 billion in active loans, \$6.0 billion in total lending, and over 3,000 projects in 45 states, Builders Capital's® high standards for borrowers—including ample experience and past success in residential real estate development, creditworthiness, and high liquidity—have established its reputation as one of the most respected private financing providers in the industry.

EB5 Affiliate Network



EB5 Affiliate Network is a national EB-5 consulting and investment firm with of a unique team from a diverse set of institutional backgrounds including business strategy, private equity, capital markets, and real estate as well as securities, tax, and immigration law. The firm's diverse backgrounds give it an advantage in identifying and structuring EB-5 deals from a professional finance perspective with established developers in the United States who are interested in creating economically feasible and financially sound EB-5 projects.

Sotheby's



Founded in 1744, Sotheby's is a global brand with an unmatched reputation in giving its clientele unparalleled exposure to the finest properties around the world. Sotheby's International Realty is an international network of more than 25,000 sales associates in more than 1,000 offices in 78 countries and territories worldwide, with over \$240 billion in annual sales.

Newmark



Newmark is a world leader in commercial real estate, seamlessly powering every phase of the property life cycle. Newmark's services and products include real estate brokerage, leasing, capital markets (including investment sales), global corporate services, industrial and logistics services, landlord representation, multifamily, property management, retail services, tenant representation, valuation and advisory services, real estate management technology systems, workplace and occupancy strategy, consulting, project management, and lease administration.

EB5 Economist



EB5 Economist Consulting, LLC, is a business consulting firm that specializes in econometric analysis. The firm has successfully prepared numerous economic studies to evaluate and analyze job creation impacts and economic benefits attributed to economic development projects throughout the United States. In addition to individual project analyses, EB5 Economist Consulting has completed many econometric reports at the USCIS Regional Center level. The firm has studied hypothetical and actual scenarios and has assisted regional centers nationwide in evaluating their economic impacts on the local and national economies.

EB5AN PROJECT TRACK RECORD

10+ PRIOR EB5AN REGIONAL CENTER PROJECTS



Water Club Project
I-526, I-924 and I-829
Approved



Hyatt Boca Raton
I-526 and I-924
Approved



The Mark Sarasota
I-526 and I-924
Approved



Vue Sarasota
I-526 and I-924
Approved



Hyatt Fort Lauderdale
I-526 and I-924
Approved



Marriott Delray
USCIS I-924 Exemplar
Filed



Westin Sarasota
I-526 and I-924
Approved



One St. Petersburg
I-526 and I-924
Approved



Saltaire St. Petersburg
I-924 Approved;
I-956F Submitted

EB5AN IS ONE OF THE LARGEST AND MOST EXPERIENCED EB-5 REGIONAL CENTER OPERATORS

WITH MORE THAN 10 USCIS-APPROVED REGIONAL CENTERS SPONSORING 2,000+ INVESTORS FROM 60+ COUNTRIES.

Why Do EB-5 Investors Consistently Choose EB5AN Regional Center Projects?

I-526E Approval Refund Guaranty

Your I-526E petition will be approved or you will be refunded 100% of your investment.

Fully Committed Projects

All EB5AN regional center EB-5 projects have obtained, or are expected to obtain, enough financing to ensure project completion regardless of the amount of EB-5 capital joining the project.

Job Creation from Construction Alone

Job creation from construction activity alone (RIMS II model) meets 100% of EB-5 job requirement. Additionally, construction timeline ensures that enough direct construction jobs are created for each investor.

Independent EB-5 Regional Center

EB5AN is 100% independent from Wohali to avoid conflicts of interest. Our duty is to act in the best interests of our EB-5 investors.

Transparent Financial Reporting

All our EB-5 investors receive quarterly financial reports providing maximum transparency on investment status.

Best-in-Class Development Team

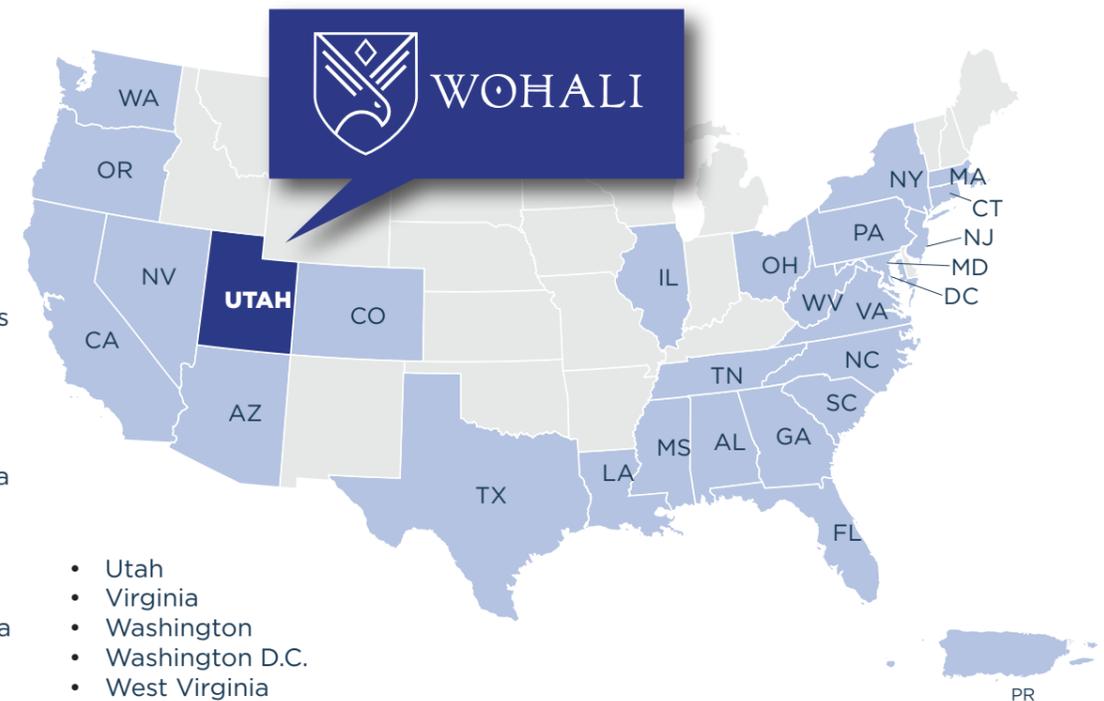
We partner only with institutional private developers and banks with strong balance sheets and extensive EB-5 project experience.

EB5AN strategies lower immigration and financial risks for EB-5 investors

USCIS-APPROVED EB-5 REGIONAL CENTERS



- Alabama
- Arizona
- California
- Colorado
- Connecticut
- Florida
- Georgia
- Illinois
- Louisiana
- Maryland
- Massachusetts
- Mississippi
- Nevada
- New Jersey
- New York
- North Carolina
- Ohio
- Oregon
- Pennsylvania
- Puerto Rico
- South Carolina
- Tennessee
- Texas



- Utah
- Virginia
- Washington
- Washington D.C.
- West Virginia



EB5AN has been selected as the only regional center compliance partner out of more than 700 USCIS approved regional centers today.

Multiple project I-924 exemplar approvals and investor I-526 & I-829 approvals for EB5AN EB-5 projects

ABOUT OUR COMPANY

- EB5 Affiliate Network (EB5AN) has extensive experience structuring EB-5 projects across the United States
- Offices in San Juan, Shanghai, Rio de Janeiro, Mumbai, Ahmedabad, Dubai, Ho Chi Minh City, and Mexico City
- Team involved with over \$4B in private equity investments
- EB-5 regional center consulting and project strategy experts
- EB5AN owns and operates a regional center network of USCIS approved regional centers covering 20+ states, Puerto Rico, and Washington D.C.
- EB5AN has received multiple project I-924 exemplar approvals, investor I-526 & I-829 approvals, and has returned EB-5 investor capital.

\$800K RURAL EB-5 INVESTMENT OPPORTUNITY

WOHALI UTAH (LOAN)

MASTER PLANNED GOLF COMMUNITY DEVELOPMENT
NEAR PARK CITY, UTAH

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