



**The Fairmont Hotel, Long Beach
California, USA**

USASIA EB5 FUND 19 LLC





Michael Lai | CEO | Investing Partner

Michael is a successful entrepreneur with 21 years experience and has completed over 3000 real estate transactions. He came to the United States in 1993 as a political refugee from South Vietnam.

Michael's brokerage companies have completed \$100,000,000 in sales volume. Annually since 1998 Michael's development company, Seattle Modern Living (SML), currently has more than 2,000 residential units and 200,000 sq ft of retail space in pre-development or under construction. These assets include multi-family, residential, and retail developments. Upon completion, this real estate portfolio will be valued at over \$ One Billion USD.

Michael is an active member of the International Council of Shopping Centers (ICSC), Commercial Broker's Association (CBA), Certified International Property Specialists (CIPS), Invest In The USA (IIUSA), and is an approved real estate educator in Washington State.

Michael has over 22 years of experience in the EB-5 industry. He was introduced to the EB-5 industry by helping regional centers with their funding and development. He has worked with EB-5 and Real Estate Development Industry to complete over 20 successful projects. Personally, Michael has brokered and assisted over 400 EB-5 Investors and their families to obtain permanent citizenship in the US through the EB-5 investment visa program.



Contact Information

ML Companies | Real Estate Investment,
Development, Funding & Training.
USAsia Pacific Inc. | USCIS Approved Regional
Center | EB-5 Investment

Office: 16400 Southcenter Parkway Suite 206
Seattle, Washington, USA 98188

Phone: 206.310.3310
Office: 425.241.1034
Email: michaellai@mlcompanies.co

WhatsApp: +12063103325
WECHAT: Michaellai2063103325

Website:
MLCompanies.co/
usasiapacific.com/



John Stiver | Vice President

John has over 25 years of experience in startups, management and raising funds. He has expertise in corporate structure including the use of stock to raise equity. He has raised over \$10,000,000 and has launched several start-up companies including Advanced Biometrics, Inc. (ABI). At ABI, John patented Live Grip technology, and completed the successful acquisition of a titanium forming company. After winning several government contracts he turned the business over to a professional management team in 2001.

In 2019 John was introduced to Michael Lai. Now as Vice President of ML Companies John oversees acquisition negotiations, project management, and corporate accounting. John helped Michael create the ML Companies Funds to provide working capital and equity for development projects.

As Vice President of USASIA Pacific Inc., John is the head of investor relations, oversees corporate compliance, and works with the attorneys to ensure I-526 petition filings.

John has a passion for creating win-win situations between our clients and the communities that we live in.



Contact Information

ML Companies | Real Estate Investment,
Development, Funding & Training
USAsia Pacific Inc. | USCIS Approved
Regional Center | EB-5 Investment

Office: 1700 21st Avenue S, Suite 203
Seattle, Washington, USA 98144

Phone: 253.310.5468
Office: 425.241.1034
Email: john@mlcompanies.co

WhatsApp: +12533105468
WECHAT: Mithindril

Website:
MLCompanies.co/
usasiapacific.com/



What is the EB-5 Investor Program?



- ☐ 10,000 visas are available for individuals who make an investment in a new commercial enterprise (NCE).
- ☐ Applicants (and immediate family members) can become permanent residents of the US.



EB-5 Investor Program Established

Established in 1993 to increase investment through the EB-5 Program, the US Congress introduces the ‘temporary’ Immigration Investor Pilot Program (also known as the Regional Center).

The Program reauthorized on March 11th 2022 by US Congress, US Senate and the President Joe Biden signed into Law.

Basic Requirements

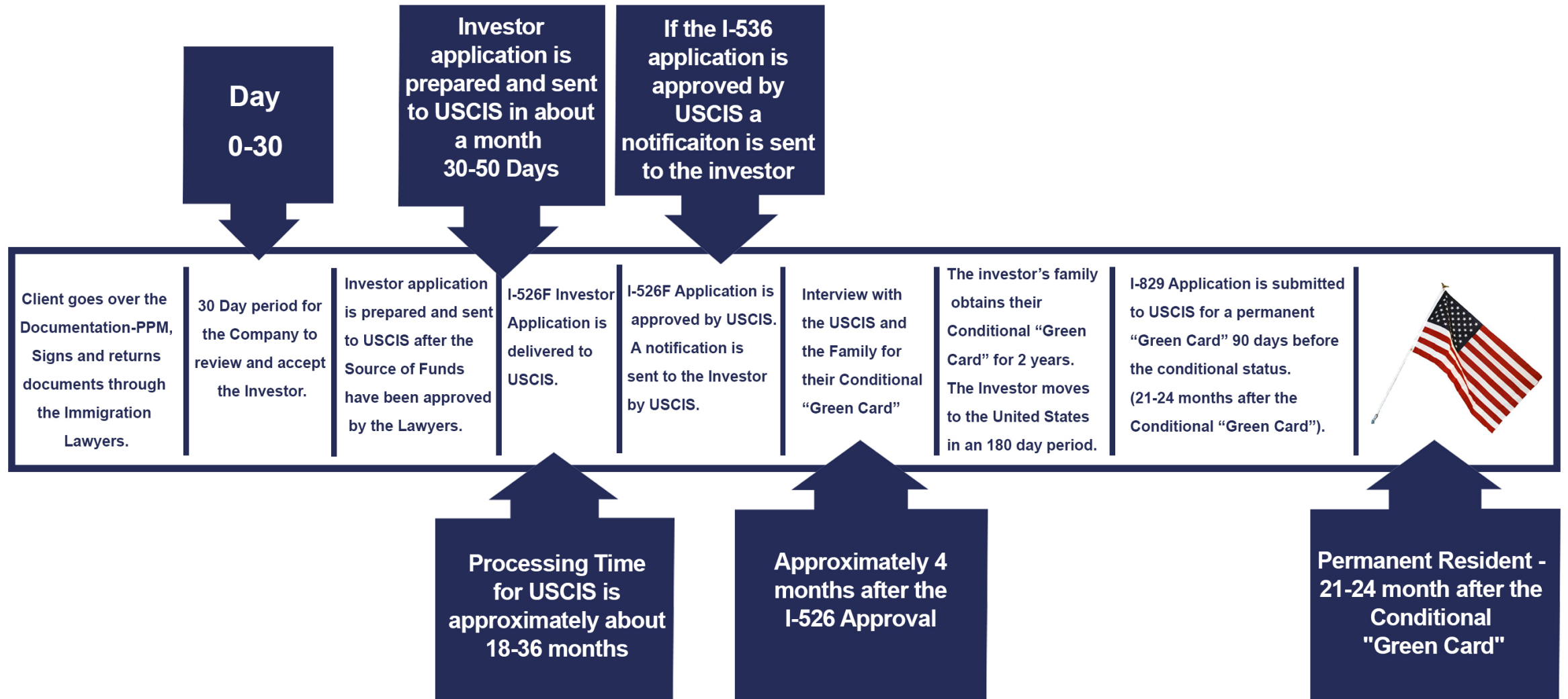
- ☐ Investment requirement of \$800,000 into designated ‘regional centers’ approved by United States Citizenship and Immigration Services (USCIS)
- ☐ Money must come from legitimate and legal sources
- ☐ Investment must create 10 full-time jobs (direct + indirect)
- ☐ Money must be ‘at risk’
- ☐ No required involvement in day-to-day activity

Process

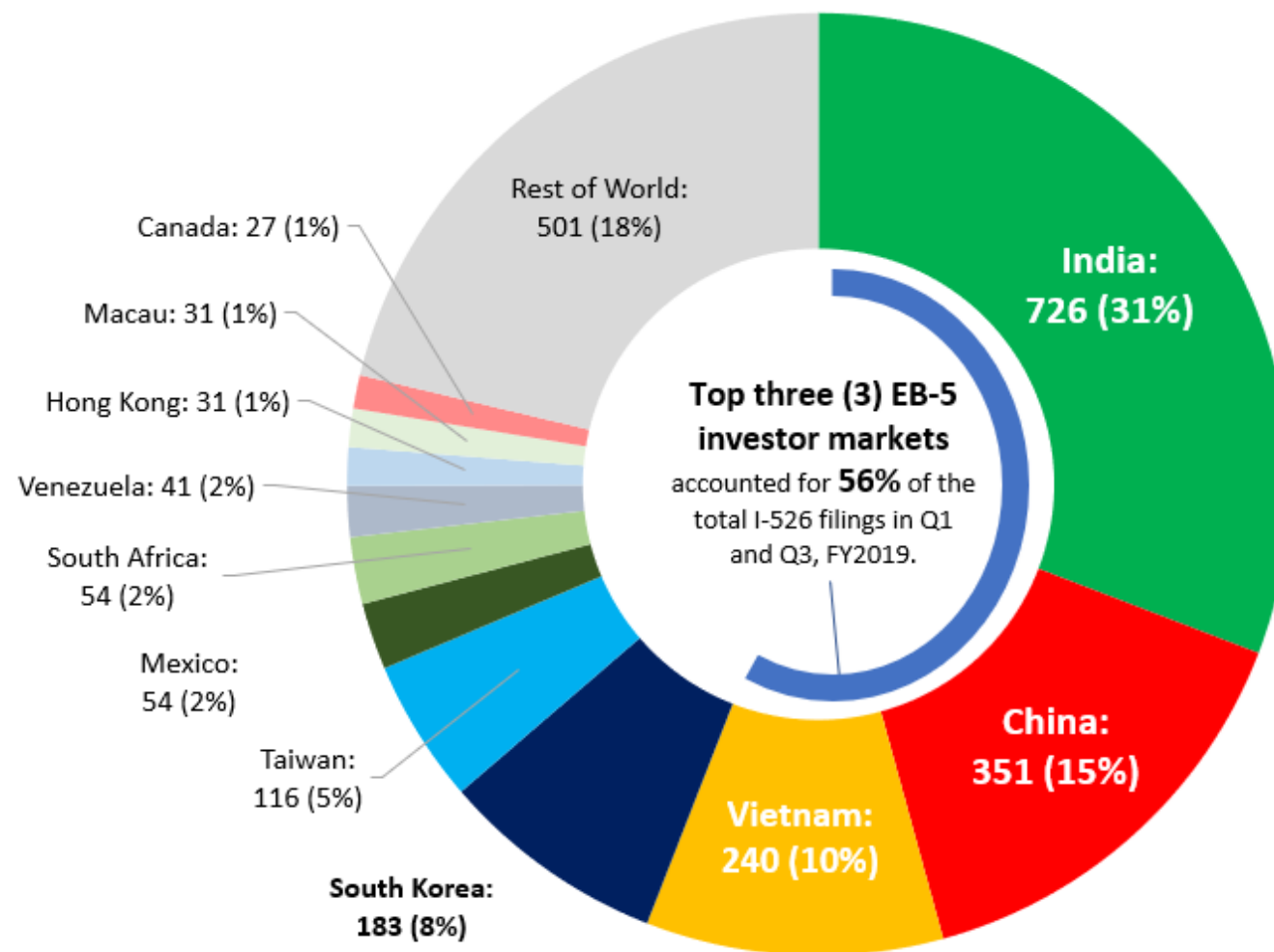
- ☐ **Review and Acceptance (Signing) of Project Documents**
- ☐ **Wire total deposit of \$155k (\$95k Syndication Fee + 30k Regional Center fee, \$20k Immigration Attorney Fee + \$10k Source of Funds Attorney Fee, and \$3675 administration fee)**
- ☐ **Engagement with Immigration Attorney and Source of Funds Attorney**
- ☐ **I-526: Immigration Investor Petition**
- ☐ **Visa Application**
- ☐ **I-829: Removal of Conditions**



Estimate Time Line of the EB5 Investment Program



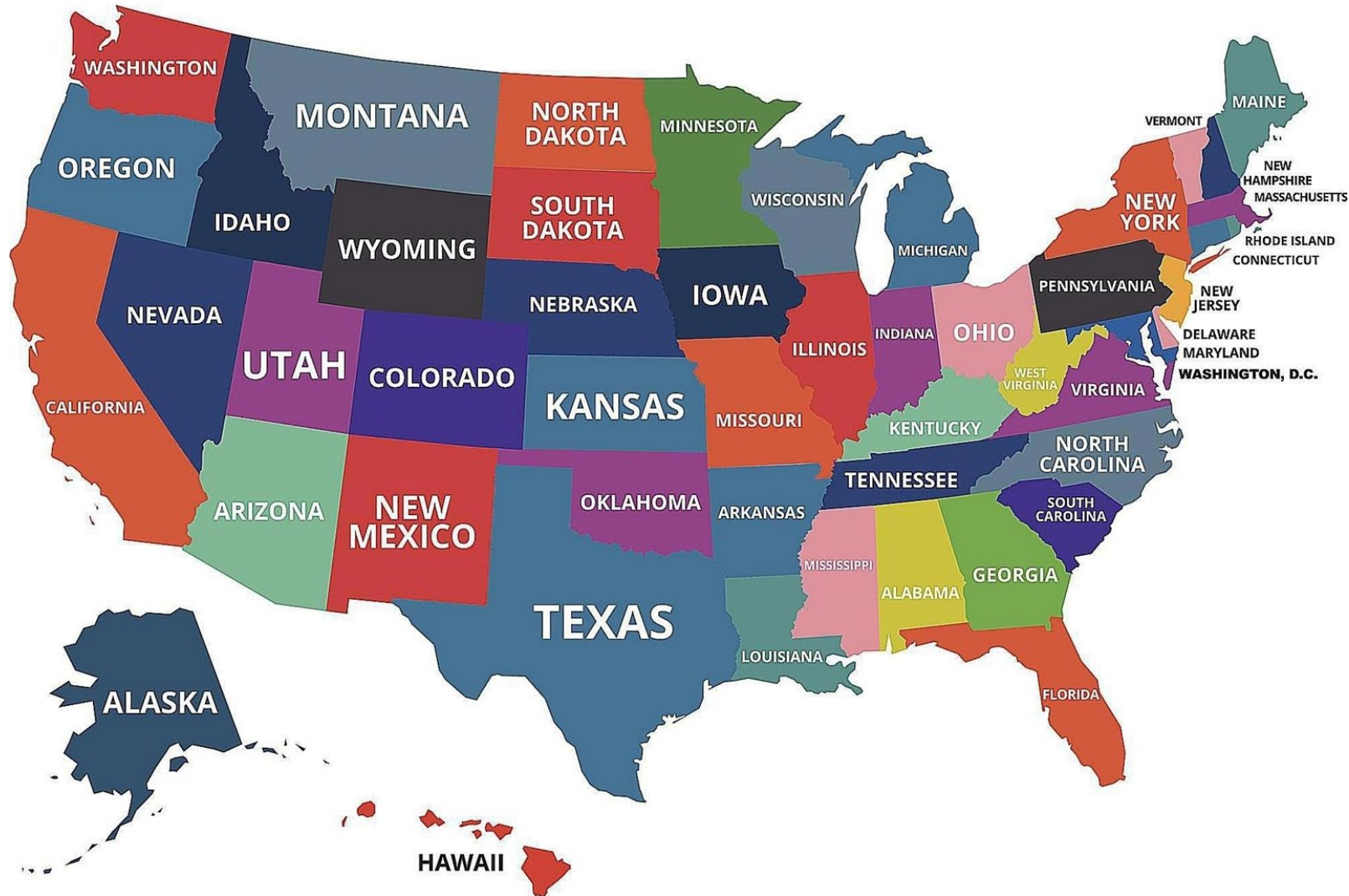
Number and Percentage of I-526 Filings by EB-5 Investor Market (Q1+Q3 FY2019) **These are Pre-Covid Numbers**



Source: U.S. Citizenship and Immigration Services
Prepared by: IIUSA



UNITED STATES OF AMERICA

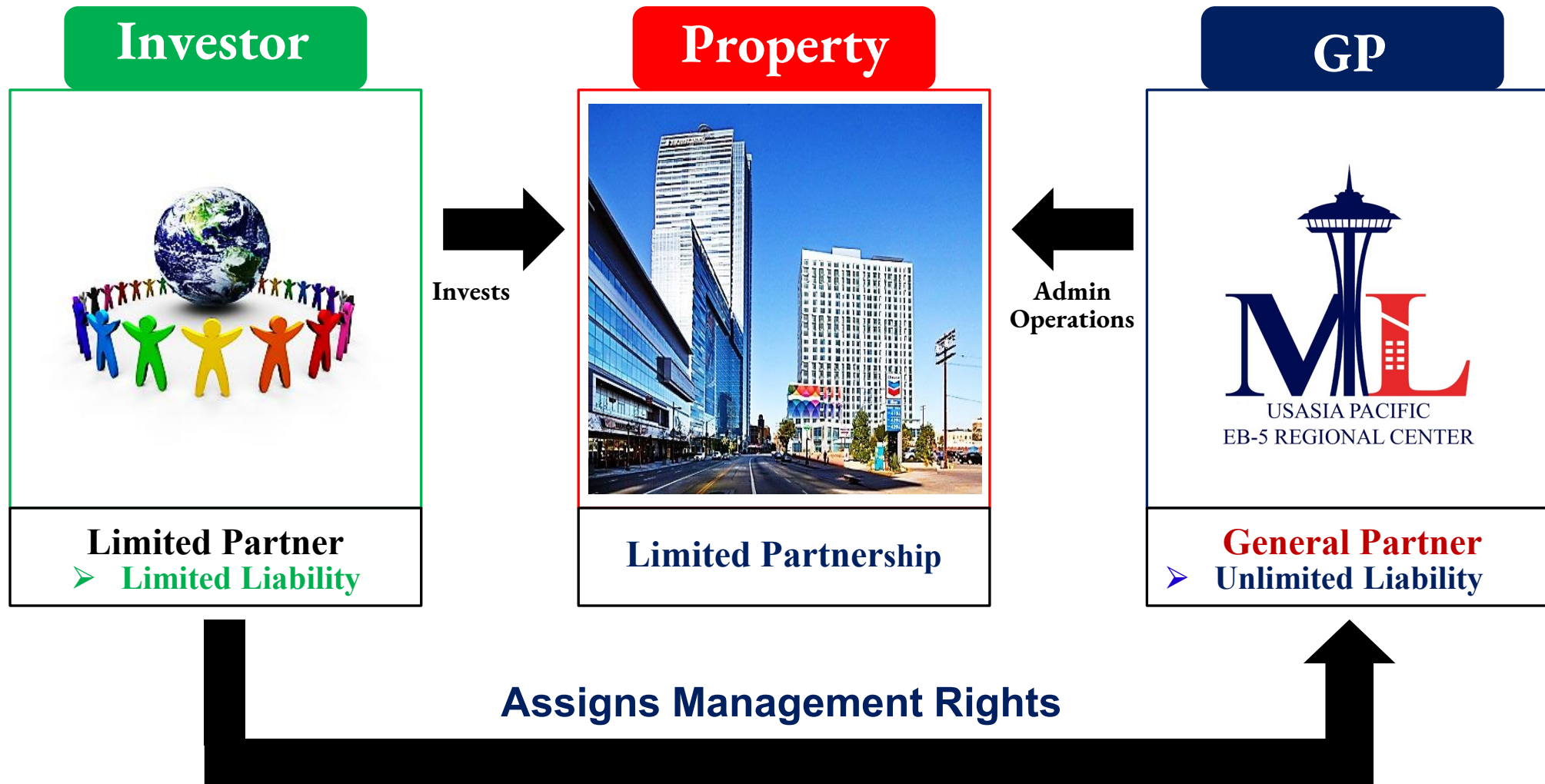




OUR MISSION

- ❑ Deliver superior EB-5 projects for foreign nationals to obtain green cards.
- ❑ Promote economic growth.
- ❑ Establish a multicultural community.
- ❑ Focus on real estate development projects.

Limited Partnership Structure



Job Creating Enterprise performs property management and development. Investors have no obligation to fund future capital needs

INVESTMENT AND RETURN

- ☐ **\$800,000 in a Target Employment Area (TEA) Project**
- ☐ **\$95,000 Syndication Fee**
- ☐ **\$30,000 Regional Center Fee**
- ☐ **\$30,000 Attorney Fee**
- ☐ **Long - term investment**
- ☐ **Exit: Principal (\$800K) + 1.5% Interest
(\$60K Appx) = \$860K + US Citizenship**

EXIT STRATEGY

- ☐ **Sale of Limited Partner (LP) slot or mortgage of LP slot to private investor**
- ☐ **Sale of entire project (JCE)**
- ☐ **Refinance the project.**

EB 5 - INVESTMENT PROGRAM THROUGH LICENSED REGIONAL CENTER

- A process for qualified Foreign Investors to obtain a “Green Card”.
- No need to create your own business
- Return of your investment after receiving permanent “Green Card”.
- Investment through a Licensed Regional Center
- Must prove legitimate source of funds for the investment
- Investors can live anywhere in the United States
- Investor, spouse and unmarried children under 21 years of age are eligible to receive a green card.



USASIA EB5 FUND 19, LLC

The Fairmont Hotel, Long Beach California, USA

210 East Ocean Blvd

Long beach, California 90802 USA





LONG BEACH PERFORMING ARTS CENTER







































EB-5 REGIONAL CENTER

**US IMMIGRATION
APPROVED REGIONAL
CENTER**

**Creating Jobs Through
Foreign Investment.**



USASIA PACIFIC INC.
Regional Center Designation
RCW 1511152669 / ID 1511152669

www.mlcompanies.co



Real Estate Investment, Development,
Funding & Training







www.mlcompanies.co




Michael Lai
CEO / Investing Partner

(425) 241-1034 | Phone
(206) 322-3315 | Fax
Michaelai@MLCompanies.co | Email
www.MLCompanies.co | Website

1700 21st Ave. S., Suite #203
Seattle, Washington 98144 USA




MICHAEL LAI, Principal
Regional Center Designation
RCW1511152669 / ID1511152669
DIRECT: 206-310-3325
Email: EB5@usasiapacific.com
Website: www.usasiapacific.com




**ML COMPANIES
EB-5 INVESTMENT**



EB 5 – INVESTMENT PROGRAM THROUGH LICENSED REGIONAL CENTER

- A process for qualified Foreign Investors and their families to obtain a "Green Card"
- No need to create your own business
- Return your investment
- Investment through our Licensed Regional Center
- Must prove legitimate source of funds for the investment
- Investors can live anywhere in the United States
- Investor, spouse and children under 21 years of age are eligible to receive the green card

USASIA EB-5 FUND 19 FAIRMONT THE BREAKERS

**USASIA Pacific Inc. | USCIS Immigration
Approved Regional Center**

Office: 16400 Southcenter Parkway #206

Seattle, WA 98188



Michael Lai - CEO

+1.206.310.3325 (WhatsApp)
michaellai@mlcompanies.co

John Stiver - Vice President

+1.253.310.5468 (WhatsApp)
john@mlcompanies.co

Lai Tran - Investor Relations

+1.206.214.7000 (WhatsApp)
laitran@mlcompanies.co

Zachary Ishimitsu - Investor Relations

+1.206.355.5619 (WhatsApp)
zishimitsu@mlcompanies.co

Website

www.MLCompanies.co