

EB-5 Visa Investment Opportunity

Get a U.S. Green Card



▶ **Are you living in the US?**

Visa holders can invest now and adjust their immigration status.

▶ **Are you living outside the US?**

Invest in US and get a green card for you, your family and children under 21 years of age.

About Fulshear Central

Fulshear Central is a mixed use/lifestyle center coming up on FM 1093 in Fulshear, TX. The is a brainchild of Janapriya Upscale Developers. We at Janapriya Upscale believe that 'home is where the heart is' at the core of our belief system and given that, we wanted the residents of Fulshear to have a functional lifestyle center close to their homes.

Janapriya Upscale is a retail developer with multiple retail projects in Katy,TX and in Saint Cloud,FL. Janapriya Upscale started US operations on 2017. Prior to this the company originally started operations about 30 years ago in the southern part of India. Janapriya Upscale has pioneered many construction technologies in India as a leading developer of apartment complexes with over 25,000 units delivered to happy customers.



Fulshear Central Mixed-Use Development

Highlights:

Targetted Employment Area (TEA)

Our Fulshear Central Project is in a TEA zone, which requires an \$800,000 investment instead of the \$1,050,000 needed for I-526E filing.

Ideal Location

Fulshear Central is strategically located on FM 1093 where the on-going extension of west park tollway ends.

Diversified Mixed Use

Retail and Office uses combined in one master-planned community offer diversified cashflow and credible job creation.

Demand

Fulshear Central is set amid hundreds of new built homes that are longing to see a commercial lifestyle center to hangout for an evening or a weekend.

Job Cushion

Our business plan supports the creation of over 400 full-time jobs, which qualifies us to pursue up to 40 EB-5 investments. However, to provide a cushion in job creation, we are opting for only 17 EB-5 investments.

Solid Investment*

While any investment is going to involve a level of risk, with Fulshear Central's location and surrounding demographics and rooftops, this makes for a great investment.



Fulshear Central Offering

Pave your way to prosperous living and working in the US sooner than before by investing in Fulshear Central.



Diversified Mixed-Use Development

INVEST NOW TO FILE ADJUSTMENT OF STATUS AND GET EAD AND ADV. PAROLE.

Targetted Employment Area (TEA) investment with a minimum investment of \$800K+ Admin fee.

EAD lets EB-5 investors and families work while awaiting green card, or if on visas like F-1 or H-1B.

EAD and advanced parole for residents of US.

No hidden fees, 5 years hold period (subject to unlimited extensions), admin fee of \$10K.

Land is zoned commercial.

Completed US projects

Non EB5 Project

Katy Parkway

This facility is 100% leased.



Katy Parkway

This facility is 100% leased.



Fulshear Central Gallery



Fulshear Central Gallery



Benefits of EB5 Program

- › Path to a green card and permanent residency in the U.S for the investor and his/her immediate family (spouse & unmarried children under age 21)
- › Free education in US Public School Systems once EAD / Green Card is Issued
- › In state tuition eligibility for your college kid in US Universities*
- › Access to US healthcare similar to US citizens
- › No specific experience or business qualification needed to apply only requirement is to be an accredited Investor
- › No limitations on residency which means you can live in any state in the US and retire with future social security/retirement benefits (Qualifications vary)

*qualifications vary by state

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