



# EB-5 Bridge Financing / Escrow Services

Issuer Services





# Citi EB-5 Services

Citi offers unique bridge financing and escrow services to keep projects funded and on track for success.

Citi Community Capital's EB-5 Bridge program is designed to give project sponsors access to capital while investor I-526 applications are pending USCIS approval. Working in coordination with our Agency and Trust team, the bridge loan will be extended to project developers based on a percentage of the funds held in escrow at Citi. The bridge loan is intended for projects located in low-income communities that seek to create jobs for low-income earning individuals. We are seeking strong partners who facilitate job creation and help to further economic development across low-income communities across the country. Our clients benefit from a trusted partner to help finance and oversee project construction.

The bridge loan program is greatly enhanced by the proven expertise of the Citi Agency and Trust team which provides EB-5 Escrow services. Our escrow solution helps

to simplify and centralize the transaction flows that accompany the complex processing requirements of USCIS-approved Regional Centers. By drawing on our many years of experience, Regional Centers can expect an efficient and streamlined solution that will help minimize costs, mitigate risks and provide greater transparency and comfort to the investors they seek to serve.

## Key benefits include:

- Globally recognized brand providing scale and expertise across financial markets
- A custom end-to-end Bridge and Escrow solution that incorporates the breadth of services Citi is able to provide
- Highly experienced and dedicated team to tailor solutions that deliver premier service and customer satisfaction

# Overview of Bridge Lending Product

## Bridge requirements:

- Regional Centers and developers with a strong track record
- EB-5 Escrow balances held with Citi Agency and Trust
- Loan size based on a percentage of escrowed deposits
- Collateral required to be held (first lien real estate position preferred)

| Standard Terms                   |  |
|----------------------------------|--|
| Loan Amount                      | \$20 - \$75 million  |
| Sizing                           | Based on a percentage of escrow account balances               |
| Target Markets                   | Low-income communities across the United States                |
| Borrower                         | Project Developer  |
| Tenor                            | 18 to 24 months  |
| EB-5 Escrow Services             | Required with Citi Agency and Trust through I-526 adjudication |
| Repayment                        | In tranches  |
| Prepayment available             | Yes  |
| Construction Completion Guaranty | Required   |



# The Importance of Citi's EB-5 Escrow Structure

## Credibility

The Citi brand and reputation is behind every escrow transaction we support. That is why Citi has remained steadfast in its decision to hold investor funds in escrow until individual investor I-526 applications are approved or denied by the USCIS. This structure provides investors with the highest amount of protection and truly embodies the purpose of the EB-5 Escrow.

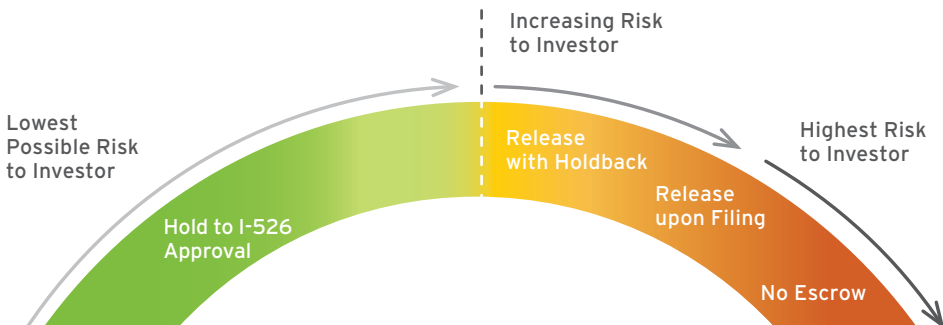
## The Risk of Early Release:

There are several types of early release escrow structures in the market today. The early release structures expose investors to the risk of losing their entire capital contribution (not just the administration fees) if their application is denied or the project is not completed.

## A Better Alternative

By offering a Bridge Loan solution, Citi is able to provide EB-5 funded projects an alternate source of capital without having to resort to early release escrow structures that expose investors to risk. This joint solution offers protection to the investor, helps facilitate the completion of the projects they are investing in, and provides the necessary safeguards and controls that will enhance the EB-5 program in the long term.

Citi's role as Escrow Agent is to safeguard investor funds from inception of investment through I-526 Approval



# About Citi

To find out more about our Bridge Financing, Escrow or Project Finance capabilities, **please contact Gina Nisbeth (212-723-4233 or [gina.d.nisbeth@citi.com](mailto:gina.d.nisbeth@citi.com)) and Ishween Sethi (212-816-5835 or [ishween.sethi@citi.com](mailto:ishween.sethi@citi.com)).**

Citi Community Capital (CCC) is a premier financial partner with nationally recognized expertise in financing all types of affordable housing and community reinvestment projects. CCC's origination, structuring, asset and risk management staff across the country provides creative financing solutions designed to meet their clients' needs. CCC helps community development financial institutions, real estate developers, national intermediaries and nonprofit organizations achieve their goals through a broad, integrated platform of debt and equity offerings. Additional information may be found at **[www.citicommunitycapital.com](http://www.citicommunitycapital.com)**.

Citi® Agency and Trust is a leading provider of corporate trust and agency services with a unique blend of experience, global reach and superior service. Agency and Trust offers a full range of agency, fiduciary, tender and exchange, loans agency and custody, and depository and escrow services to a wide array of financial institutions, corporate clients and public sector entities around the world. To learn more about Agency and Trust products and services, visit **[www.agencyandtrust.citigroup.com](http://www.agencyandtrust.citigroup.com)**.

