BECOME A UNITED STATES CITIZEN

USA IMMIGRANT INVESTOR EB-5 PROGRAM

ARLINGTON DOWNS RESIDENTIAL, PHASE II, ARLINGTON, IL
WHY THE USA?

As the world’s only Superpower and biggest economy by a huge margin, the USA offers residents a wide range of endless possibilities and experiences.

As a permanent USA resident, enjoy limitless advantages, including:

- The opportunity to become a full USA citizen in just five years
- Residency for your immediate family including dependent children under the age of 21
- An American passport offers visa free travel to over 160 countries
- Access to the finest education, medical facilities, and social programs at the same cost as a USA citizen
- The opportunity to live, work, study or build a business anywhere in the USA
- A lower cost of living than most large industrial nations

WHY ARLINGTON, ILLINOIS?

Located in the densely populated suburb of Arlington Heights, this location offers strong demographics and a thriving economy. Arlington Heights represents a compelling investment for the following reasons:

**Economic viability:** Chicago is the economic engine of the Midwest and a global economic center. Chicago has become a major business, distribution, transportation and financial centre for the country and is continuing to grow. The Village of Arlington Heights is a premier suburb of Chicago, located 25 miles northwest of the City. The Village population according to the 2010 census was 75,101, making it one of the most populous suburbs in Chicago.

**Ideal Location:** Not only is this project situated just a short commute from Chicago’s main business district, but it is also positioned just outside of downtown Arlington Heights with grocers, retail, restaurants, banking, parks and public transportation all within a short drive. Arlington Heights is home to Arlington International Racecourse as well as a vibrant downtown community offering the “suburban urban” lifestyle renters look for outside of the urban core.

WHY CHOOSE AN EB-5 INVESTOR PROGRAM?

- No sponsor required - foreign investors use their own personal funds and do not require sponsorship from either an employer or a family member
- In the case of a significant political event in your home country, you and your immediate family gain entry to the USA without delay
- Individuals are not obliged to run a business full-time, allowing you to pursue any other personal or professional endeavours
- No specific language skills, special education or business experience is required
- Investment capital can come from inheritance, business ownership or any other lawful activity
- The freedom to choose how, where, and when to spend your financial investment

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PERGOLA

FRONT ENTRANCE

ARLINGTON DOWNS RESIDENTIAL, PHASE II

WHY INVEST IN AN ARLINGTON HEIGHTS PROJECT?

Arlington Heights offers great promise for investors:

- One of the most populous suburbs in Chicago – it boasts over 75,101 people (2010 census)

- The downtown Arlington Heights commuter train station is located within a short drive of the subject site. The Metra station is the 5th busiest station in the Metra system outside of the downtown terminals.

- The City has experienced a labour force growth of 8.9% over the last 5 years.

- Arlington Downs Residential, Phase II’s location will appeal to a person in transition and with a very diverse renter profile. ie. Moving locally or transferees

ARLINGTON DOWNS RESIDENTIAL, PHASE II

Springbank Capital Advisors as the Sponsor (“Springbank”) and CA Residential as the Developer are offering the opportunity to invest in the Arlington Downs Residential, Phase II, a suburban “transit-orientated development” (TOD) located near the Arlington international Racecourse and the Metra train station. Springbank believes that this development, located in the densely populated suburb of Arlington Heights, represents a compelling investment for endless reasons. The Arlington Downs Residential, Phase II will be the second phase of a multi-phased redevelopment project approved by the Village and is only a 6 minute drive to the Metra train station serving Chicago’s CBD.

Arlington Downs Residential, Phase II are situated along a corridor and in a submarket that has experienced little new rental apartment construction in recent years. Only within the last few years has a new product been completed in the Northwest Cook County submarket.

People who desire to live in the Arlington Heights/Schaumburg area had limited apartment options until very recently. Renters seeking a luxury apartment within close proximity of employment within Schaumburg would previously need to travel significant distances to find newly constructed , Class A rental apartments.

FEATURED PROJECT: ARLINGTON DOWNS RESIDENTIAL, PHASE II
The Arlington Downs Residential, Phase II will be composed of approximately 263 residential housing units and supporting parking facilities, totalling to approximately 418,520 gross square feet. The development, composed of several different studio, 1-2- and 3-bedroom unit types, will also contain approximately 395 parking spaces.
ARLINGTON DOWNS RESIDENTIAL, PHASE II DEVELOPMENT TEAM

The American Dream development team is comprised of industry experts with over 100 years of collective experience in real estate and investor management. Our team is completely committed to maintaining the best practice every step of the way.

ARLINGTON DOWNS RESIDENTIAL, PHASE II DEVELOPMENT AFFILIATES

American Dream are specialists in EB-5 Investments. Our dedicated team of EB-5 experts seek to identify and structure EB-5 projects that maximize the success of visa applications, while providing capital to qualifying development projects. Our teams combined developmental experience exceeds 100 years.

CA Venturers is a real estate investment holding company based in Chicago, with over 250 employees. Over the last decade CA Venturers has consistently demonstrated their ability to determine unique investment opportunities. The company's current services include investment and acquisition support, development and renovation, equity and debt sourcing and asset management services.

CA Design Build offers a team of over 200 years of collective experience running and managing top real estate companies to plan, build and manage projects of all sizes, scopes and complexity levels – driving the project from vision to reality. Our construction business provides a full suite of services including design-build, general contracting, construction management, project management, owner's representation, preconstruction and consulting services.

CA Residential invests, acquires, develops, redevelops, and manages premier apartment communities in desirable, high barrier-to-entry urban markets, selected suburban markets and underserved niche markets nationwide. Great care is taken to develop residential communities of the highest quality design, building materials, construction, and amenities in the most desirable locations. With our vast knowledge and extensive experience, we’re able to create a standard of living unlike any other. While our investors yield above market returns, our discerning residents benefit from the latest in contemporary urban living.

Springbank has been at the forefront of some of the most innovative projects in the Chicago MSA including the development of One Arlington. Creating a highly transparent and efficient platform, Springbank provides investors with direct access to superior investment opportunities otherwise not made available to the broader market. Springbank will seek to deploy the majority of its capital in institutional-quality real estate with a focus on Transit Oriented Developments. Transit-oriented development, or TOD, is a type of community development that is anchored by simplified housing options and includes office, retail and/or other amenities integrated into a pedestrian-friendly neighborhood located within walking distance of a quality public transportation hub.
READY TO APPLY?
For more information or to be considered for participation in Arlington Downs Residential, Phase II EB-5 Visa Investor Program, please call us on +27 11 483 1182 or visit www.americandream-eb5.com.

AMERICAN DREAM
Agulhas House, Glenhove Office Park, 71 4th Street, Houghton, 2198
www.americandream-eb5.com

Stuart Ferguson
CEO
Tel +27 76 426 2333
Email stuart@americandream-eb5.com

Robb Neumann +27 72 621 2181
Email robb@americandream-eb5.com

Office +27 11 483 1182
Email info@americandream-eb5.com

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