the LAUDERDALE

LUXURY HIGH-RISE RESIDENTIAL DEVELOPMENT

Connected to Fort Lauderdale Brightline Station in a Qualified Opportunity Zone

EB5 DEVELOPMENT GROUP

TABLE *of* CONTENTS

A Unique Opportunity in Fort Lauderdale	4
Seamless Connectivity: Direct Access to Brightline Station	10
Proposed Pedestrian Overpass	14
Your Path to U.S. Residency: The EB-5 Visa Program	15
About The Lauderdale: Vision, Team & Project Details	19
Luxury Residences: Floorplans, Features, and Investment Insights	22
Amenities that Define Global Luxury Living	25
Prime Neighborhood: Connectivity, Attractions & Local Appeal	27
Explore The Lauderdale: Renderings	31
Media Spotlight: Coverage & Press Releases	36




the
LAUDERDALE
PLAY VIDEO

A UNIQUE OPPORTUNITY *in* FORT LAUDERDALE

the LAUDERDALE: A PREMIER OPPORTUNITY FOR LUXURY LIVING IN THE HEART OF FORT LAUDERDALE



YOUR PATH TO THE AMERICAN DREAM WITH A GREEN CARD



Developer
EB5 Development Group

Location
Qualified Opportunity Zone (eligible for tax-advantaged development)

Building Type
High-Rise

Storeys
43

Residences
392

Retail Space
8,874 sq ft

EXCLUSIVE HIGH-RISE LIVING WITH DIRECT BRIGHTLINE TRANSIT CONNECTIVITY

PRIME LOCATION
The Lauderdale straddles two booming neighborhoods in the heart of Fort Lauderdale (the Downtown Core / Central Business District and Flagler Village, respectively), and is immediately adjacent (and will be connected via covered pedestrian walkway) to the Fort Lauderdale Brightline station. The Brightline recently opened stations in Boca Raton, Aventura, and Orlando, with additional stations planned and under development. From 2021 to 2022, Brightline's ticket revenue increased 280%, and overall ridership increased 671%. In the first six months of 2023, Brightline has seen an 129% increase in revenue, prior to the opening of the Orlando station.

INVESTMENT OPPORTUNITY
The Lauderdale is located in a Qualified Opportunity Zone, making it eligible for tax-advantaged development. The 43-story high-rise includes 392 Class-A luxury residences and 8,874 sq ft of prime retail space, offering a unique opportunity for investors seeking growth in a booming market.

COMPETITIVE MARKETING ADVANTAGE
This will be the only residential project directly adjacent to the entrance of the Fort Lauderdale Brightline station, and will be connected directly to the Brightline station via a covered pedestrian walkway.

INTENSE, HIGHLY FLEXIBLE ZONING
Zoned under RAC-WMU within the Downtown Core area, The Lauderdale benefits from highly flexible regulations, with no specific height or density restrictions. The project includes 493 parking spaces, accommodating both residents and retail visitors.

EXCLUSIVE GREEN CARD EB-5 PROGRAM
The Lauderdale is the only residential project in Fort Lauderdale offering the Green Card EB-5 Program. This unique opportunity allows investors to secure U.S. residency while contributing to a premier development in a thriving market.





UNLOCK YOUR PATH TO U.S. RESIDENCY WITH *the* LAUDERDALE



YOUR PATH TO THE AMERICAN DREAM WITH A GREEN CARD

INVEST IN FORT LAUDERDALE'S BRIGHTEST DEVELOPMENT AND SECURE U.S. RESIDENCY FOR YOU AND YOUR FAMILY

- The Lauderdale offers an exclusive opportunity to invest in luxury real estate while benefiting from the **U.S. EB-5 Visa program**.
- A qualifying investment of $800,000 can provide investors and their families with a **U.S. Green Card** and a pathway to citizenship.
- Fort Lauderdale is a city on the rise, with world-class infrastructure and an unbeatable lifestyle — and now, it's your gateway to the American dream.

PROPERTY OVERVIEW



Developer
EB5 Development Group

Location
Qualified Opportunity Zone (eligible for tax-advantaged development)

Building Type
High-Rise

Storeys
43

Residences
392

Retail Space
8,874 sq ft



ADDRESS: Assemblage located at 110 NW 4TH Avenue, Fort Lauderdale, FL 33312
SIZE: .95 acres
APPROVED: 43 stories / 392 units
341,826 Residential SF / 8,874 Retail SF
SPECIAL ATTRIBUTES: Qualified Opportunity Zone
Pedestrian Connection to Brightline

IRREPLACEABLE LOCATION
Situated directly across from the booming Brightline Station, The Lauderdale is immersed in the dynamic Flagler Village neighborhood, surrounded by numerous proposed towers and developments. It offers seamless access to I-95, Fort Lauderdale-Hollywood International Airport, Port Everglades, and the beautiful Fort Lauderdale Beach.

SURROUNDING DEVELOPMENT PIPELINE

Unparalleled and Irreplaceable location adjacent to Fort Lauderdale's Brightline Station

Proposed Approved Under Construction/Complete Public Attraction



1 The Lauderdale
Mixed Use Residential

2 Station Village
Mixed Use Residential

3 Major Development Site
Pending Contract

4 Brightline Railway
Mixed Use Parking

5 Brightline Rail Station
Regional Transit

6 Broward County
Government Center

7 Broward Center/DDA
Major Development Site

8 Woodfield Partners
Mixed Use Residential

9 300 West Broward
Mixed Use Residential

10 Legacy Partners
Mixed Use Residential

11 200 West Broward
Mixed Use Residential

12 Legacy Partners
Mixed Use Residential

13 One Stop Entertainment Park/
Entertainment P3

14 New City Hall Government/Municipal

15 Bachow Ventures
Mixed Use Residential

16 Society Phase II
Mixed Use Residential

17 Society Phase I
Mixed Use Residential

A Broward Center for the Performing Arts

B Museum of Discovery & Science / IMAX

C Esplanade Park

D History Fort Lauderdale
New River Inn

E Proposed Panthers Arena / Stadium Sports /
Entertainment Venue

F NSU Art Museum

G Huizenga Park

FOR LAUDERDALE DOWNTOWN DEVELOPMENT PIPELINE





YOUR PATH TO THE AMERICAN DREAM WITH A GREEN CARD

PROPOSED DEVELOPMENTS & KEY DESTINATIONS

A. The Lauderdale
  a. The Lauderdale Investments
  b. Mixed Use Residential
  c. DRC Approved
B. Broward County Center
  a. County Government Offices
C. Brightline Rail Station
D. Broward Center for the Performing Arts
E. 300 W Broward
  a. Kushner Companies
  b. Mixed Use Residential
  c. Approved
F. 200 West Broward Blvd.
  a. Newgard
  b. Mixed Use Residential
  c. Approved
G. City Center
  a. City Goverment Offices
H. Potential Sports/Entertainment Venue
I. Raintree Riverwalk Residences
  a. Cymbal DLT
  b. Mixed Use Residential
  c. Approved
J. River Lofts on 5th
K. New River Yacht Club
  a. Related
  b. Multi-Family
  c. Status-Unknown
L. Next Las Olas
M. First Ave. Residences
N. 488 Residences
O. RD Las Olas
P. Riverparc Square
Q. Riverwalk Residences
  a. Gables Residential
  b. Mixed Use Residential
  c. Under Construction
R. New River Central

EB5 DEVELOPMENT GROUP

SEAMLESS CONNECTIVITY: DIRECT ACCESS *to* BRIGHTLINE STATION

COVERED PEDESTRIAN CONNECTION TO BRIGHTLINE





YOUR PATH TO THE AMERICAN DREAM WITH A GREEN CARD

The Lauderdale has received city approval for its development plans, along with a conceptual agreement with Florida East Coast Industries (FECI), the owners of Brightline, to construct a covered pedestrian walkway directly connecting the building's main lobby to the Brightline Station and its parking garage. This feature would be exclusive to the Fort Lauderdale market and provide a one-of-a-kind marketing advantage for the project.

COVERED PEDESTRIAN WALKWAY CONNECTING THE RESIDENTIAL LOBBY TO THE BRIGHTLINE STATION



BRIGHTLINE ROUTE & PROPOSED STATIONS



YOUR PATH TO THE AMERICAN DREAM WITH A GREEN CARD



Brightline currently has stops in Miami, Aventura, Fort Lauderdale, Boca Raton, and Orlando with an additional seven stations proposed.

Within the first six months of this year, a total of 956,120 passengers rode Brightline, compared to the 538,140 passengers from the same period in 2022. As such, revenue for the company is rising even faster, up 129% in the first half of 2023 to $30.2m (compared to $13.2m in the first six months of 2022).

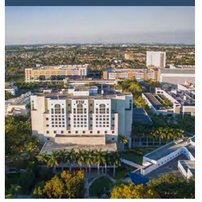
The potential upside of building multifamily on a property that is connected to the Fort Lauderdale Brightline Station in a booming market such as Fort Lauderdale comes once in a lifetime.

PROPOSED STATIONS

TAMPA



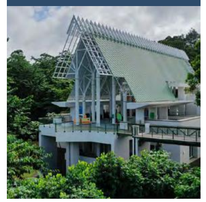
FIU CAMPUS



NORTH MIAMI



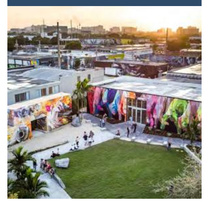
EL PORTAL



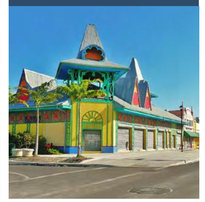
DESIGN DISTRICT



WYNWOOD



LITTLE HAITI



PROPOSED PEDESTRIAN OVERPASS









YOUR PATH *to* U.S. RESIDENCY: THE EB-5 VISA PROGRAM

EB-5 VISA PROGRAM OVERVIEW





YOUR PATHWAY TO U.S. RESIDENCY THROUGH INVESTMENT

The **EB-5 Visa Program** is a reliable and secure way for foreign nationals to obtain U.S. permanent residency by investing in a qualifying American enterprise. Through The Lauderdale, investors have the opportunity not only to enjoy luxury living in a prime location but also to secure a prosperous future for themselves and their families with U.S. residency and a pathway to citizenship.

- **INVESTMENT OPPORTUNITY:** Invest $800,000 in The Lauderdale, an EB-5 approved project in a Targeted Employment Area (TEA), to qualify for the EB-5 Visa.
- **GREEN CARD FOR YOUR FAMILY:** Gain **U.S. Green Cards** for you, your spouse, and children under 21, with the freedom to live, work, and study anywhere in the United States.
- **SECURE PATHWAY TO RESIDENCY:** Achieve permanent residency through a secure investment in a highly desirable downtown Fort Lauderdale location.

BENEFITS OF U.S. RESIDENCY AND THE GREEN CARD

Investing through the **EB-5 Visa Program** at The Lauderdale offers a host of benefits for foreign investors looking to build a life in the United States:

- **Green Card** for Main Applicant, Spouse, and Children Under 21 at the time of application
- Path to US Citizenship
- Ability to Work, Travel, and Live anywhere in the United States
- Ability to Enter and Exit the United States as a Permanent Resident
- Ability to Start a Business in the US without Immigration Restrictions on the Enterprise
- Children of Investors may study in US Public School System
- No Language or Professional Experience Requirements
- Depending on the immigrant's country of birth, the EB-5 may be the fastest way to get a **Green Card** in comparison to other paths like the EB-2/3

HOW IT WORKS - STEP-BY-STEP GUIDE





THE JOURNEY TO U.S. RESIDENCY MADE SIMPLE

Securing your **Green Card** through the EB-5 Program is a straightforward and transparent process:

1 INVESTMENT

Invest $800,000 in The Lauderdale—a prestigious EB-5 approved project in a Targeted Employment Area (TEA), providing an exclusive opportunity to be part of Fort Lauderdale's most promising development.

2 SUBMIT PETITION (I-526E)

Our experienced legal partners will submit your I-526E petition to USCIS, documenting your investment's impact.

3 FLEXIBLE PROCESSING FOR ALL INVESTORS

For International Applicants:

- Consular Processing: Once the I-526E IS approved, we'll guide you through consular processing, typically completed in around 6 months, bringing you to the U.S. with a conditional **Green Card** in hand.

For U.S.-Based Applicants:

- Seamless Concurrent Filing: File your I-526E alongside the I-485 Change of Status to receive an Employment Authorization Document (EAD) and Advanced Parole (AP) travel permit within 3-4 months. This allows you to start working and traveling freely in the U.S. while waiting for your **Green Card** approval.

4 CONDITIONAL GREEN CARD

Enjoy Your New Life in the U.S.:

- Obtain your conditional **Green Card** and begin your life in the United States with ease. The 2-year conditional residency period allows you to fully integrate and enjoy the benefits of U.S. living for your entire family.

5 SECURE FULL PERMANENT RESIDENCY

Transition to Full Permanent Residency:

- Apply to remove conditions 3 months before the expiration of your conditional **Green Card** by submitting the I-829 petition. This step grants you full permanent residency, solidifying your status in the U.S.
- After maintaining permanent residency for five years, you become eligible to apply for U.S. citizenship, offering you and your family a lifetime of opportunities in the United States.

FREQUENTLY ASKED QUESTIONS (FAQS)





YOUR PATH TO THE AMERICAN DREAM WITH A GREEN CARD

ANSWERS TO YOUR KEY CONCERNS

Q1: What is the required investment amount for the EB-5 Visa?
The qualifying amount is $800,000 if the project is in a Targeted Employment Area (TEA), such as The Lauderdale.

Q2: Can my entire family receive Green Cards through my investment?
Yes, your spouse and children under 21 are eligible to receive **Green Cards** along with the main applicant.

Q3: Do I need to have specific professional experience or language skills to qualify?
No, the **EB-5 Visa Program** does not require language proficiency or specific work experience.

Q4: What are the job creation requirements?
The investment must create at least 10 full-time jobs for U.S. workers as part of the eligibility criteria. The Lauderdale meets this requirement by contributing significantly to local employment through its construction and operational phases.

Q5: What are the benefits of The Lauderdale's location for EB-5 investors?
The Lauderdale is uniquely positioned in Fort Lauderdale's opportunity zone, providing tax advantages and is directly connected to the Brightline train network, offering exceptional convenience and a competitive market advantage.

ABOUT *the* LAUDERDALE: VISION, TEAM & PROJECT DETAILS

OUR VISION: REDEFINING LUXURY AND OPPORTUNITY IN FORT LAUDERDALE



VISION

To create an iconic landmark offering luxury living, unmatched connectivity, and investment opportunities, enhancing Fort Lauderdale's skyline and lifestyle.

MISSION

To deliver a high-quality, sustainable development that enriches the local community, provides strong returns for our investors, and offers families a gateway to the American dream through the **EB-5 Visa program**.

COMPREHENSIVE LEGAL AND COMPLIANCE GUARANTEES: ENSURING INVESTOR SECURITY AND TRANSPARENCY

Investment Security Measures

The Lauderdale development follows rigorous financial oversight and adheres to best practices in risk management. Independent audits and stringent controls are implemented to ensure that all investor funds are securely managed and utilized appropriately throughout the project.

Third-Party Compliance Monitoring

The project engages independent third-party compliance firms to continually review adherence to legal and regulatory requirements, providing investors with peace of mind.

EB-5 Compliance and Transparency

The Lauderdale is an EB-5 approved project, fully compliant with all U.S. immigration regulations. The project guarantees transparency at every stage, providing detailed documentation and progress updates to investors to meet EB-5 requirements, ensuring a clear path towards U.S. residency.

Insurance and Risk Mitigation

The Lauderdale project incorporates comprehensive insurance coverage to minimize risks for both construction and operational phases. This includes general liability, builder's risk, and workers' compensation insurance policies to protect the project's financial integrity and investor interests.

Regulatory Compliance Reviews

The project undergoes regular compliance reviews conducted by a specialized legal team to ensure adherence to all local, state, and federal regulations. This proactive approach helps mitigate any regulatory risks that may arise during development.

Job Creation Assurance

The Lauderdale is committed to meeting the job creation criteria required for EB-5 eligibility. The development has partnered with experienced economic analysis firms to ensure the project is on track to meet, or exceed, the requirement of creating at least 10 full-time jobs.

Due Diligence and Documentation

Extensive due diligence has been performed on all aspects of the project, including the developer's track record, market analysis, and financial viability. All documentation is available for investor review, ensuring transparency and confidence in the investment.

OUR TEAM



DEVELOPER
EB5 Development Group

The EB5 Development Group is a trusted leader in real estate development, with over 25 years of experience delivering world-class mixed-use, commercial, and residential projects. Renowned for their expertise, the team at EB5 is dedicated to creating visionary developments that balance luxury, functionality, and sustainability.

With a strong focus on quality and innovation, the EB5 Development Group has successfully managed and executed projects across North America, consistently exceeding expectations. Their hands-on approach ensures meticulous attention to detail, seamless project execution, and exceptional outcomes for investors and communities alike.

The Lauderdale represents another milestone in the EB5 Development Group's legacy of excellence, combining their deep industry knowledge with a commitment to delivering value and enhancing the built environment.

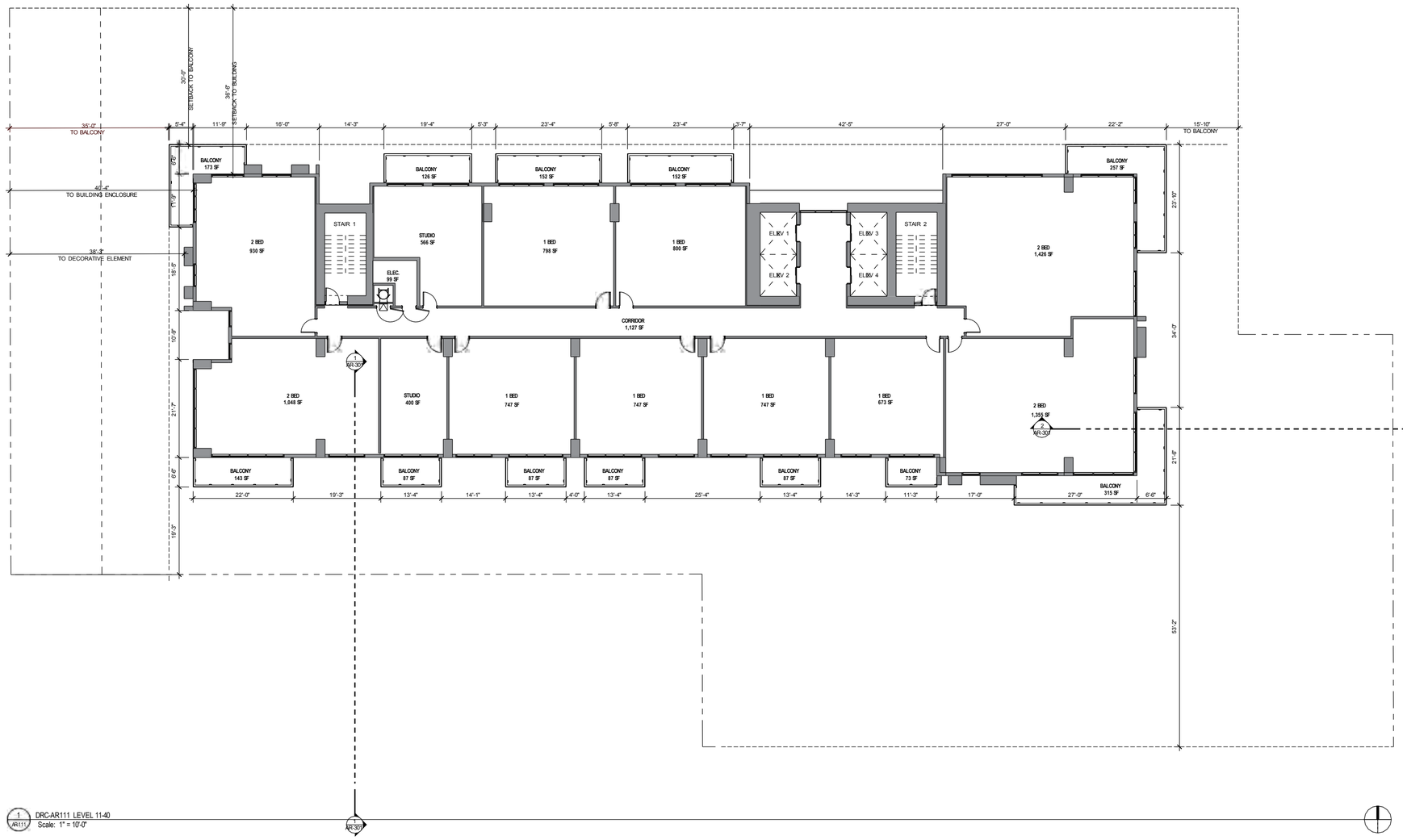
ARCHITECT
FSMY Architects + Planners
Jiro Yates, Vice President / Design Partner
888 South Andrews Avenue, Suite 300
Fort Lauderdale, FL 33316
954-764-6575
fmsyarch.com

LAW FIRM
Saul Ewing LLP
Ronald R. Fieldstone, Partner
701 Brickell Avenue, 17th Floor
Miami, FL 33131
305-428-4521
saul.com

LUXURY RESIDENCES: FLOOR PLANS, FEATURES, AND INVESTMENT INSIGHTS

FLOOR PLAN

TYPICAL UNIT FLOOR PLAN



The Lauderdale provides a variety of spacious units, offering functional and luxurious layouts that cater to diverse lifestyle preferences. Discover the perfect balance of comfort, style, and practicality in every residence.

Luxurious Features & Finishes

Each residence at The Lauderdale is crafted to embody the perfect blend of elegance and comfort, catering to sophisticated tastes. The interiors are thoughtfully designed with an emphasis on quality, spaciousness, and modern luxury.

The living areas feature expansive floor-to-ceiling windows, providing spectacular views and a bright, airy atmosphere. Chef-inspired kitchens are meticulously designed with state-of-the-art appliances and custom cabinetry, making them both functional and elegant for everyday living and entertaining. Designer bathrooms add a spa-like experience to each home, complete with luxurious fixtures and finishes that offer a serene retreat.

Every detail, from the sleek fixtures to the refined materials used throughout the space, is carefully curated to provide an elevated, luxurious living experience. The Lauderdale offers an extraordinary lifestyle, balancing timeless design with the convenience of modern city living.

INVESTMENT INSIGHTS



The EB-5 Immigrant Investor Program offers a unique opportunity for international investors to secure U.S. residency by investing in job-creating projects. Below are the current investment thresholds and key insights to qualify under the EB-5 program:

INVESTMENT THRESHOLDS

Targeted Employment Area (TEA):

- Investment Amount: $800,000
- TEAs include rural areas or regions with high unemployment, designated to encourage economic growth in underdeveloped communities.

Non-Targeted Areas:

- Investment Amount: $1.05 million
- Applicable to projects outside designated TEA zones.

KEY REQUIREMENTS FOR QUALIFICATION

Job Creation:

The investment must create or preserve a minimum of 10 full-time jobs for qualified U.S. workers within two years.

Investment Validity:

Capital must be invested in a new commercial enterprise.

At-Risk Requirement:

The investor's capital must remain "at-risk" for the duration of the investment, demonstrating an active contribution to the project.

BENEFITS FOR INVESTORS

- Permanent U.S. residency (**Green Card**) for the investor and immediate family (spouse and unmarried children under 21).
- Pathway to U.S. citizenship after meeting residency requirements.
- Investment opportunities in prestigious projects like The Lauderdale, ensuring both economic return and compliance with EB-5 guidelines.

AMENITIES THAT DEFINE GLOBAL LUXURY LIVING

EB5
DEVELOPMENT
GROUP

AMENITIES



COMPREHENSIVE LEGAL AND COMPLIANCE GUARANTEES: ENSURING INVESTOR SECURITY AND TRANSPARENCY

At The Lauderdale, luxury living goes beyond the residences. We've thoughtfully curated a range of amenities designed to cater to international buyers and support a sophisticated, global lifestyle. From personalized services to world-class facilities, every aspect of The Lauderdale's amenities ensures an elevated experience for all residents.

Concierge Services
Experience 24/7 concierge services designed to cater to your every need, from personalized travel arrangements to dining reservations, ensuring a luxurious and effortless lifestyle.

Multilingual Staff
Our multilingual team is here to assist residents from all over the world, making communication seamless and ensuring that every detail of your experience is understood and fulfilled.

High-Speed Wi-Fi
Stay connected with high-speed Wi-Fi available throughout the building, ensuring that you can work, stream, and stay in touch wherever you are.

Gym & Fitness Center
Achieve your health goals at our state-of-the-art fitness center, complete with the latest equipment and spaces for yoga and personal training sessions.

Hot Tub & Pool
Relax and unwind in The Lauderdale's luxurious pool area, complete with a sparkling pool and soothing hot tub. Perfect for leisure or social gatherings, this serene retreat offers the ideal escape in the heart of the city.

Green Spaces & Patio Areas
Enjoy beautifully landscaped green spaces and patio areas designed for relaxation and social gatherings, providing a tranquil escape in the heart of the city.

Barbecue & Outdoor Entertainment
Host gatherings at the barbecue area, perfect for enjoying outdoor dining with friends and family, set against the backdrop of Fort Lauderdale's beautiful skyline.

Pet-Friendly Amenities
The Lauderdale welcomes your pets as part of the family. Enjoy convenient pet wash stations and dedicated pet relief areas, ensuring that your furry companions are well cared for in a comfortable and welcoming environment.

Secured Parking & Bicycle Storage
The Lauderdale offers secured parking for residents and guests, providing peace of mind in the bustling urban setting. Additionally, there are bicycle storage areas to accommodate those who prefer eco-friendly transportation.

Electric Car Charging Stations
Our electric car charging stations are available for eco-conscious residents, supporting a sustainable lifestyle while providing added convenience for EV owners.

PRIME NEIGHBORHOOD: CONNECTIVITY, ATTRACTIONS & LOCAL APPEAL

NEIGHBORHOOD





OVERVIEW OF THE AREA

The Lauderdale is located in the highly desirable downtown Fort Lauderdale submarket, positioned at the gateway between two vibrant neighborhoods: the Downtown Core/Central Business District and Flagler Village. Situated immediately adjacent to the Brightline Station and just north of Broward Boulevard, it offers seamless access to the bustling Las Olas Boulevard, Fort Lauderdale's central business hub, as well as I-95, Fort Lauderdale-Hollywood International Airport, and the world-famous Fort Lauderdale Beach. With a walkability score of 89, residents will find themselves surrounded by an abundance of dining venues, grocery and convenience stores, and a wide range of new multifamily and mixed-use developments — all making The Lauderdale's location unparalleled.

KEY HIGHLIGHTS

- Downtown location near major transit and attractions
- Approx. 4 km (~2.5 miles) from Fort Lauderdale Beach
- Vibrant dining, arts, and shopping hubs nearby
- High walkability with parks and amenities close by

NEIGHBORHOOD



YOUR PATH TO THE AMERICAN DREAM WITH A GREEN CARD

Proximity to Brightline Transit, International Schools, Airports, and Business Hubs

The Lauderdale is uniquely connected to Brightline transit, offering unmatched convenience for local and regional travel. Residents benefit from direct pedestrian access to the Fort Lauderdale Brightline Station, which has recently added stations in Aventura, Boca Raton, and Orlando, with several more planned in the future. From 2021 to 2022, Brightline's ticket revenue increased by an impressive 280%, and ridership grew by 671%, showing strong public interest and support for this transformative transportation option. This incredible connectivity makes the Lauderdale an ideal residence for both professionals and families, offering swift and convenient access to international airports, major highways, and surrounding business hubs. Proximity to several leading international and private schools ensures that families with children have access to top-tier educational institutions.



NEIGHBORHOOD



Local Lifestyle Attractions and Benefits

Fort Lauderdale's sought-after neighborhood is home to some of the city's most impressive amenities and cultural attractions. Las Olas Boulevard is a vibrant, 24-hour hotspot of luxury retail, dining, entertainment, and corporate spaces, and is the main East-West thoroughfare connecting Fort Lauderdale's beaches and luxury waterfront residences. Powered by a recent surge in luxury high-rise developments and major corporate relocations, educated professionals are increasingly making Fort Lauderdale their home. Just minutes from The Lauderdale, residents will find cultural landmarks like the NSU Art Museum, the Broward Center for the Performing Arts, Stranahan House, Birch State Park, Bonnet House Museum & Gardens, and the Museum of Discovery and Science. Shopping in the area is also a delight, with convenient access to premier retail centers such as Sawgrass Mills, The Galleria, and the boutique stores along Las Olas Boulevard.

High Demand and Robust Growth

The surrounding area has seen significant and robust development activity within a quarter mile of The Lauderdale, further validating the viability of this location. As one of the fastest-growing economies in Florida, Fort Lauderdale has maintained strong occupancy rates in the primary market area, averaging upwards of 94%. With Fort Lauderdale continuing to grow as a popular destination for corporate relocations and young professionals, The Lauderdale will offer the newest and most desirable multifamily housing options for those seeking urban convenience with connectivity to transit.

South Florida Appeal

More broadly, South Florida remains one of the top-demand destinations for retirees across the U.S., owing to its pleasant climate, lack of state income tax, and abundant amenities such as beaches, cultural arts, and recreational opportunities. Fort Lauderdale-Hollywood International Airport, ranked as one of the most convenient and highly rated suburban airports in the country, is also primed for a $1 billion expansion to its nearby convention center. This means The Lauderdale is less than a 15-minute drive away from the airport, convention center, and beautiful Fort Lauderdale Beach, offering easy access for travelers and vacationers.

EXPLORE *the* LAUDERDALE: RENDERINGS


Neighborhood Eatery



APPROVED BUILDING PROGRAM

- 392 Total Units
- 341,862 Net Rentable Square Feet
- 8,874 SF of Ground Floor Retail
- 493 parking spaces / 1.3 Parking Ratio
- Best-in-class amenities
- Direct Ground-Level Pedestrian Connection to Brightline









MEDIA SPOTLIGHT: COVERAGE & PRESS RELEASES

MEDIA SPOTLIGHT: COVERAGE & PRESS RELEASES



Discover the latest achievements and exciting progress of The Lauderdale. From featured press coverage to major project milestones, updates on the Brightline expansion, and key news about the **EB-5 Visa program**, stay connected with how The Lauderdale is reshaping the future of luxury living and infrastructure in Fort Lauderdale. Be part of the journey as we make headlines and redefine the skyline with unmatched connectivity.

Transportation

Brightline passenger train company revenue up 129% so far this year

Unlock URL | Order Reprints | Gift this Article



Miami-based passenger train company Brightline reported a 129% increase in revenue for the first six months of 2023 as it continues South Florida service prior to its Orlando launch.

JOCK FISTICK



By Erik Bojnansky – Reporter, South Florida Business Journal
Jul 26, 2023

Preview this article 1 min

The company anticipates that 4.3 million long-distance passengers will travel between South Florida and Orlando every year once service starts here.

MEDIA SPOTLIGHT: COVERAGE & PRESS RELEASES



brightline

Book Now | Passes | Offers

Orlando Grand Opening.



On Friday, September 22, 2023 history was made as the first passenger train from South Florida arrived in Orlando. More than 600 elected officials, community leaders, and members of the media joined for the celebration.

Brightline is connecting Florida's top destinations like never before, forever changing the way people travel throughout The Sunshine State.

We've also got some special surprises in store for Guests who ride during the first month of service between South Florida and Orlando. Now's the best time to become one of our inaugural Guests… and be a part of history.

We look forward to welcoming you aboard.

Report: Brightline's ticket revenue climbed 280% from last year

Gift this Article



A Brightline train sits by Aventura Station's platform prior to traveling toward MiamiCentral.

ERIK BOJNANSKY



By Erik Bojnansky – Reporter, South Florida Business Journal
Dec 28, 2022

Preview this article 1 min

The hike in ridership was reported prior to the recent opening of Brightline's Boca Raton and Aventura stations.

Brightline expands shuttle service to MIA and FLL airports

Mar 19, 2023



gobrightline.com

This week, Brightline rail service expanded their fixed-route bus shuttle service, now servicing two South Florida airports and, just in time for the Miami Open, to Hard Rock Stadium.

The high-speed rail has launched bus shuttle service to and from Miami International Airport (MIA) from its Miami Central station and Fort Lauderdale-Hollywood International Airport from Brightline's Fort Lauderdale station.

MIA shuttle service provides direct airport service to and from the airport, 6 a.m. to 11 p.m. weekdays, and 8 a.m. to midnight weekends. Shuttle service to FLL runs from 5 a.m. to midnight weekdays and 7 a.m. to 1 a.m. on Saturdays and Sundays.

Miami Open service to Hard Rock Stadium

As part of an agreement with Hard Rock Stadium, the company also announced that it will offer dedicated

MEDIA SPOTLIGHT: COVERAGE & PRESS RELEASES



‘Historic feat:’ Brightline reaches 130 mph in test run between Orlando International Airport, Cocoa

Orlando station set to open this year



ORLANDO, Fla. – Brightline has reached a milestone that makes it the fastest train in Florida.

The train reached 130 mph during a test along a 35-mile stretch between Orlando International Airport and Cocoa, near State Road 528.

“This is actually the train that went 130 miles an hour as our crews were testing over about a three-day period up from everywhere from 20 miles an hour up to 130,” Katie Mitzner with Brightline said.

While the train won’t travel at 130 mph when regular service begins in Orlando, Brightline said it is required to test faster. The train will hit maximum speeds of 125 mph.

“So these trains are high-speed trains running faster speeds that folks have ever seen here in the state of Florida,” Mitzner said.

The Orlando station is set to open this year and take passengers between South and Central

Florida's Brightline Train Is Officially Launching Its Orlando Service — What to Know

The new station will be at the Orlando International Airport and connects to Miami, Aventura, Fort Lauderdale, Boca Raton, and West Palm Beach.

By Skye Sherman | Updated on September 13, 2023



Brightline, the Florida rail line with stops throughout the state, is now selling tickets for its highly anticipated Orlando extension.

The new station will be at the Orlando International Airport and connects to Miami, Aventura, Fort Lauderdale, Boca Raton, and West Palm Beach, the rail company shared with *Travel + Leisure* on Wednesday. Service will be available starting Sept. 22 and is available to book now.





March 6, 2023

BRIGHTLINE MAKES HISTORY AS FASTEST TRAIN IN FLORIDA

Brightline reached speeds of 130 mph during testing between Orlando International Airport and Cocoa, Fla.

ORLANDO, FL – Brightline, the only provider of modern, eco-friendly, intercity rail in America is officially the fastest train in Florida and the Southeastern United States after reaching speeds of 130 mph. The historic accomplishment took place while Brightline conducted train testing along its new 35-mile rail corridor between Orlando International Airport and Cocoa, Fla. The new tracks are built along the Beachline Expressway/SR 528, which is fenced and has no grade crossings.

During testing, Brightline trains are required to test faster than planned operating speeds. Once carrying passengers, Brightline trains will travel at maximum speeds of 125 mph which is more than two miles per minute.

“Reaching 130 isn’t just another milestone to our team, but the continuation of a dream that we’ve been working towards for several years,” said Patrick Goddard, president of Brightline Trains. “More importantly, this historic feat brings us one step closer to launching Brightline service between Orlando and Miami.”

MEDIA SPOTLIGHT: COVERAGE & PRESS RELEASES



AILA BLOG

Think Immigration: The Advantages of EB-5 Today

8/8/24 | AILA Doc. No. 24080702. | Business Immigration, EB-5 Investors



The EB-5 Reform and Integrity Act of 2022 (RIA) has significantly transformed the EB-5 investor green card landscape.

With enhanced protections, streamlined processes, and new opportunities, the RIA makes EB-5 an appealing option for those seeking U.S. permanent residency amid current immigration challenges.

Originally created by Congress in 1990 to bolster the U.S. economy through foreign investment, the EB-5 program quickly became a popular route to a green card. However, the program also experienced challenges such as fraud, lengthy processing times, limited visa availability, and the need for frequent congressional reauthorization.

To address these challenges, Congress enacted the RIA on March 15, 2022, introducing substantial improvements to the EB-5 regional center program.

The new EB-5 program offers a viable and welcome alternative for getting a green card,

seeking permanent residency in America

Recent immigration policy changes in popular destinations have shifted interest toward the US EB-5 program.

Written by **Guest**

September 15, 2024 16:07 IST



MARKET DATA

EB-5 Visa program provides a great option to permanent U.S. residency. (FE Online)

By Nicholas A Mastroianni III

As global economic and immigration landscapes shift, the EB-5 visa program is emerging as a highly attractive option for Indian investors. Offering residency through investment, the program provides a great option for permanent US residency.

The growing interest among Indian investors is driven by evolving immigration policies, economic considerations, and educational opportunities. However, understanding how these factors influence EB-5 adoption is crucial for gauging the program's future in India.

EB-5 visa program allows overseas investors to become US citizens

Story by Guest Contributor • 9mo • 3 min read



There has been a notable increase in the demand for the EB-5 visa.
© Provided by The Financial Express

By Sumi Rengaraj

The United States Congress initiated the EB-5 Immigrant Investor Program in 1990 and since then, it has established itself as one of the most crucial origins of financial resources for real estate development projects in the country. The EB-5 program is focused on allowing overseas investors to receive US visas by making investments in a commercial entity that generates or retains at least 10 permanent jobs for American workers.

The program was somewhat shunted during the pandemic and the expiry of the Regional Center Program in mid-2021 but has since made a comeback as one of the most trustworthy and lucrative options for builders searching for economical funding for brand-new land development projects.

EB-5 investors are impacted directly by the requisite of the initiative, which must be fulfilled for the issuance of green cards. Currently, investment minimums for

CONTACT US



Sales Inquiries and Registration
Interested in learning more about The Lauderdale or beginning your investment journey? Our dedicated sales team is here to guide you every step of the way. Register today to take advantage of this exclusive opportunity.

Info@TheLauderdale.com

Contact Our Dedicated EB-5 Program Advisors
Our experienced EB-5 advisors are available to provide detailed guidance on the program, eligibility, and the application process. If you are looking to secure U.S. residency through investment, our experts are here to make it seamless.

Info@EB5Developments.com

Multilingual Support
We understand the importance of clear communication, especially when it comes to important investment decisions. Our multilingual support team is available to assist you in a language you're comfortable with, making the process as smooth as possible.