WHY AIRABELLA LAKE OCONEE

A rural project on the fastest EB-5 track

I-956F & I-526E approved

USCIS project approval and the first investor approval are in hand.

$800,000 reduced investment

Qualifies as a rural Targeted Employment Area project.

Priority processing

20% of EB-5 visas are set aside for rural projects, with faster USCIS adjudication.

Robust job creation

Projected job creation exceeds the 10 jobs required per investor.

Past performance, same principals

AC Hotel Atlanta Airport: a completed EB-5 project, 20 of 20 investors approved and repaid in full, delivered four months early and on budget, opened 2020.

Free live EB-5 webinar

The EB-5 path in 45 minutes, with live Q&A. For H-1B, F-1, E-2, and TN holders. Scan to register.

Past results do not guarantee future outcomes.



SHOORA EB5

Talk with us one on one

Book a free consultation, and we will walk you through the program, the project, and the documents.

INVESTOR RELATIONS

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ATLANTA OFFICE

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Schedule a Consultation

Scan to book a time



EB-5 IMMIGRANT INVESTOR PROGRAM

Your Own Path to a U.S. Green Card

Airabella Lake Oconee, a 137-acre master-planned resort community under construction near Lake Oconee in Greensboro, Georgia.

SHOORA EB5

www.shooraeb5.com

HOW EB-5 WORKS

A Green Card through investment

Created by Congress in 1990, EB-5 grants permanent residence for investing in a U.S. project that creates at least 10 American jobs.

1 Invest $800,000
In a USCIS-approved rural project as a hands-off limited partner. No employer sponsor, no lottery.

2 One investment covers your whole family
You, your spouse, and children under 21 on a single petition. In the U.S.? File concurrently for work and travel permits while it is pending.

3 Earn green cards while your capital works
With the right project, your investment is designed to be returned as your family gains permanent residency.

File by December 31, 2026
Petitions filed on or before that date are rate locked under current rules, locking in today's $800,000 minimum.



WHAT A GREEN CARD UNLOCKS

Benefits for your whole family

Education
In-state tuition at public universities and access to financial aid for your children.

Career and licensing
Work for any employer, start a business, and qualify for professional licenses in medicine, law, and CPA.

Healthcare and retirement
Medicare and Social Security eligibility as you build your work history.

A path to citizenship
After about five years you may naturalize, unlocking citizen-only state and federal programs, federal careers, a U.S. passport, and the ability to sponsor immediate family.



CURRENT OFFERING · RURAL TEA

Airabella Lake Oconee

The area's only walkable town center: a 125-room Marriott Tribute hotel and spa, village dining, retail and brewery, Class A and medical office, market grocery, nine-hole golf, and 411 residences.

- **$80M** EB-5 OFFERING
- **$800,000** MINIMUM INVESTMENT
- **$350M** TOTAL PROJECT COST
- **23%** EB-5 SHARE OF CAPITAL
- **20%** RURAL VISA SET-ASIDE
- **2029** ESTIMATED COMPLETION

Debt structure · 5-year term · Diversified real estate security · Developed by Choice Gateway.

Book a Free Consultation
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