

EMBLEM TOWER

A NEW CONCEPT IN THE CITY
OF NORTH MIAMI

RESIDENTIAL APARTMENTS / OFFICE AND RETAIL SPACES

DEVELOPED BY



EMBLEM
TOWER

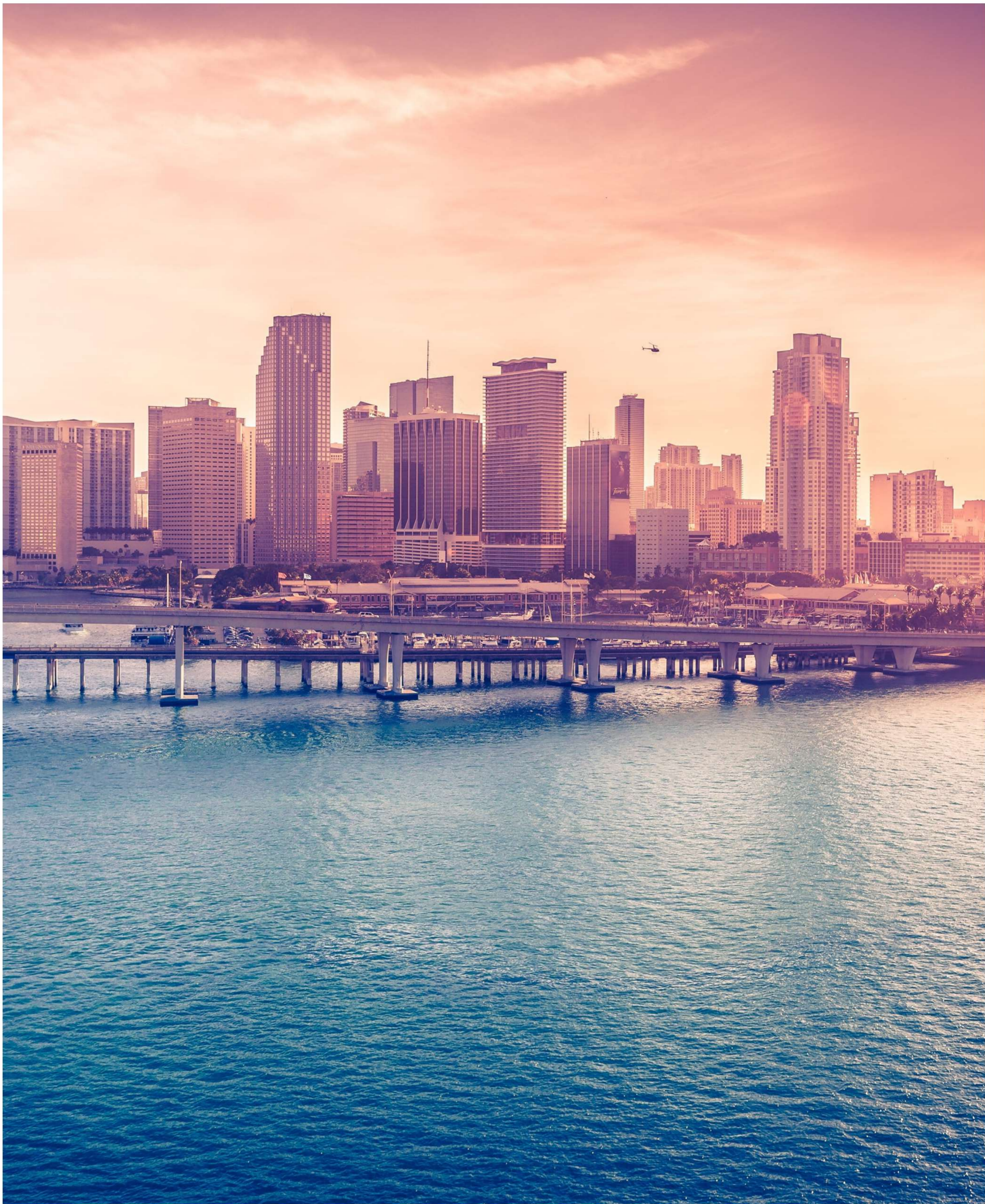




AN EMBLEM IN THE CITY OF NORTH MIAMI

- A new venture including apartments, retail, and office spaces designed in collaboration with world-renowned architect Carlos Ott is set to be an emblem of the City of North Miami.
- The project consists of a construction of 240,354 sq ft approximately, with 112,500 sq ft being sealable. Consisting of 1 retail level and 16 levels of residential apartments. It will contain 139 residential units. The largest unit will be 1,010 sq ft and the smallest unit will be 643 sq ft.





MIAMI MARKET

- Over the past few years, Miami has seen an influx of new construction, primarily high-end residential. Most of this great supply of units has met with a large influx of new residents to South Florida. However, the locations for these high-end residential projects have been crammed with supply and unable to muster enough demand to compensate

- Our vision is for North Miami's ever-growing market and providing entry-level rentals for a section of the working-class population. At the same time, it offers new commercial and office spaces to a revitalizing section of one of Miami's main corridors.



LOCATION

12065 NW 7TH AVE, NORTH MIAMI, FL

INTERSTATE I-95

1 MINUTE

AVENTURA MALL

14 MINUTES

DESIGN DISTRICT

10 MINUTES

DOWNTOWN/BRICKELL

14 MINUTES

MIAMI INTERNATIONAL AIRPORT

13 MINUTES

SOUTH BEACH

16 MINUTES

WHY INVEST IN THE CITY OF NORTH MIAMI

• The main transportation corridors that travel from north to south in Miami are Collins Ave (runs along the beach), Biscayne Blvd (along the bay) and 7th Ave (on the mainland, parallel to i-95 which is the central interstate). The first two have been in development over the last decades and the prices of the properties that are around them have little room for increase.

• Therefore, based on our experience and market trends, it has been determined that the next area to be developed is 7th Ave, which will position this project in a privileged location in one of the main corridors in South Florida.



YOUR ROAD TO A GREEN CARD THROUGH EB-5 INVESTMENT

WHAT IS EB-5?

Congress created the EB-5 Program in 1990 to stimulate the U.S. economy through job creation and capital investment by foreign investors.

In 1992, Congress created the Immigrant Investor Program, also known as the Regional Center Program, which sets aside EB-5 visas for participants who invest in commercial enterprises associated with regional centers approved by the United States Citizenship and Immigration Services (USCIS) based on proposals for promoting economic growth.

Through the EB-5 program, an investor is eligible to receive a green card, officially known as a Permanent Resident Card.

The current investment amount as announced on March 15, 2022, is either \$800,000 or \$1,050,000 depending on the targeted employment area.



ADVANTAGES OF OBTAINING AN EB-5 VISA:

An EB-5 visa offers a range of benefits to immigrants, including:

- Legal status to live and work in the United States.
- Direct path to permanent residency and, ultimately, U.S. citizenship.
- No visa sponsorship requirement.
- Educational opportunities for children under 21 years of age.
- Work opportunities without restrictions during university years.

CAN AN EB-5 INVESTOR'S FAMILY MEMBERS ALSO RECEIVE A GREEN CARD?

The EB-5 investor, the investor's spouse, and any unmarried children under the age of 21 are eligible to receive a green card associated with the EB-5 investor's petition.



APPLICATION REQUIREMENTS

- Investment of US\$800,000 in the Emblem Tower EB-5 project
- The investment capital must be from a legal source acquired directly or indirectly through lawful means.
- An "at risk" capital investment

APPLICATIONS FEES*

- Admin Fee: \$70,000
- Legal Fees: \$20,000-\$25,000
- USCIS I-526 Application Fee: \$3,675

*Estimated fees, please consult with your attorney

THE APPLICATION PROCESS

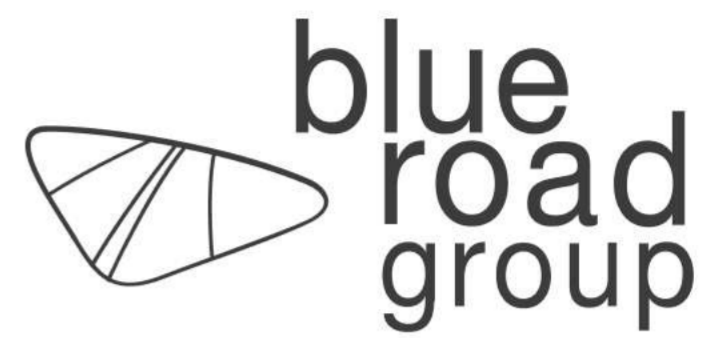


U.S. Citizenship and Immigration Services

Consult with your attorney on an estimated timeline.

CO-DEVELOPER BLUE ROAD GROUP

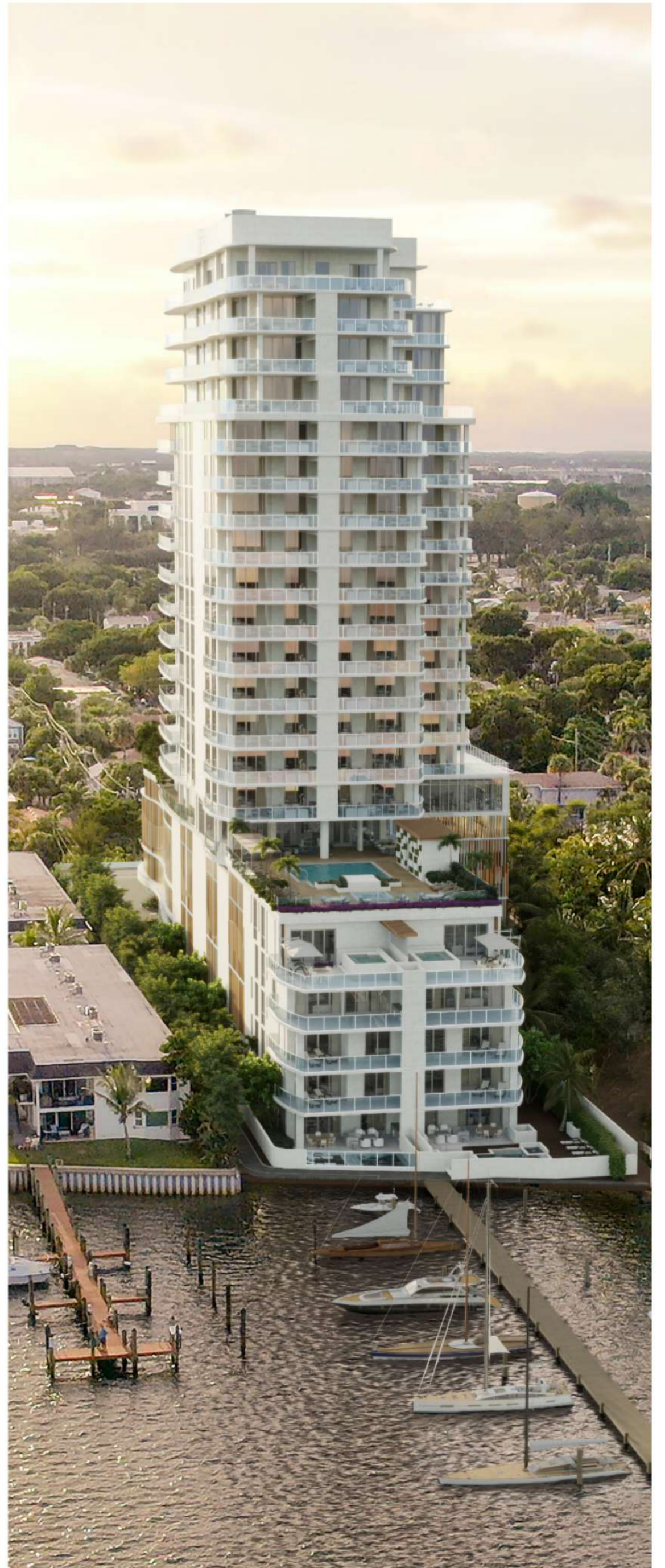
Florida-based Blue Road Group is an integrated real estate developer dedicated to acquisition, construction, repositioning and property management. From inception to completion, Blue Road oversees every phase of the development process—from property search and asset acquisition, to design, construction and marketing—delivering value and viability with every property. Dedicated to improving profitability for a diverse commercial and residential portfolio, Blue Road's experienced leadership team strives to minimize risk while maximizing liquidity and return on investment.



THE HIGHLANDS, NORTH MIAMI BEACH



NEXO RESIDENCES, NORTH MIAMI BEACH



ALBA PALM BEACH, WEST PALM BEACH

CO-DEVELOPER GCI REAL ESTATE

CONTEMPORARY MEXICAN ARCHITECTURE

With over 35 years of experience in the design and construction industry, GCI Real Estate is synonymous with excellence in projects and works, backed by the full satisfaction of the most demanding clients and an architecture that is distinctive in various areas of the Modern Mexico.

GCI HOUSING™

GCI It enjoys an excellent prestige also in the field of housing of social, medium and residential interest. The quality of our buildings is recognized in the market.

GCI MERCHANDISING™

In GCI we are experts in providing different solutions, based on the best investment plans and just tailored to our demanding clients.

GCI AMENITIES™

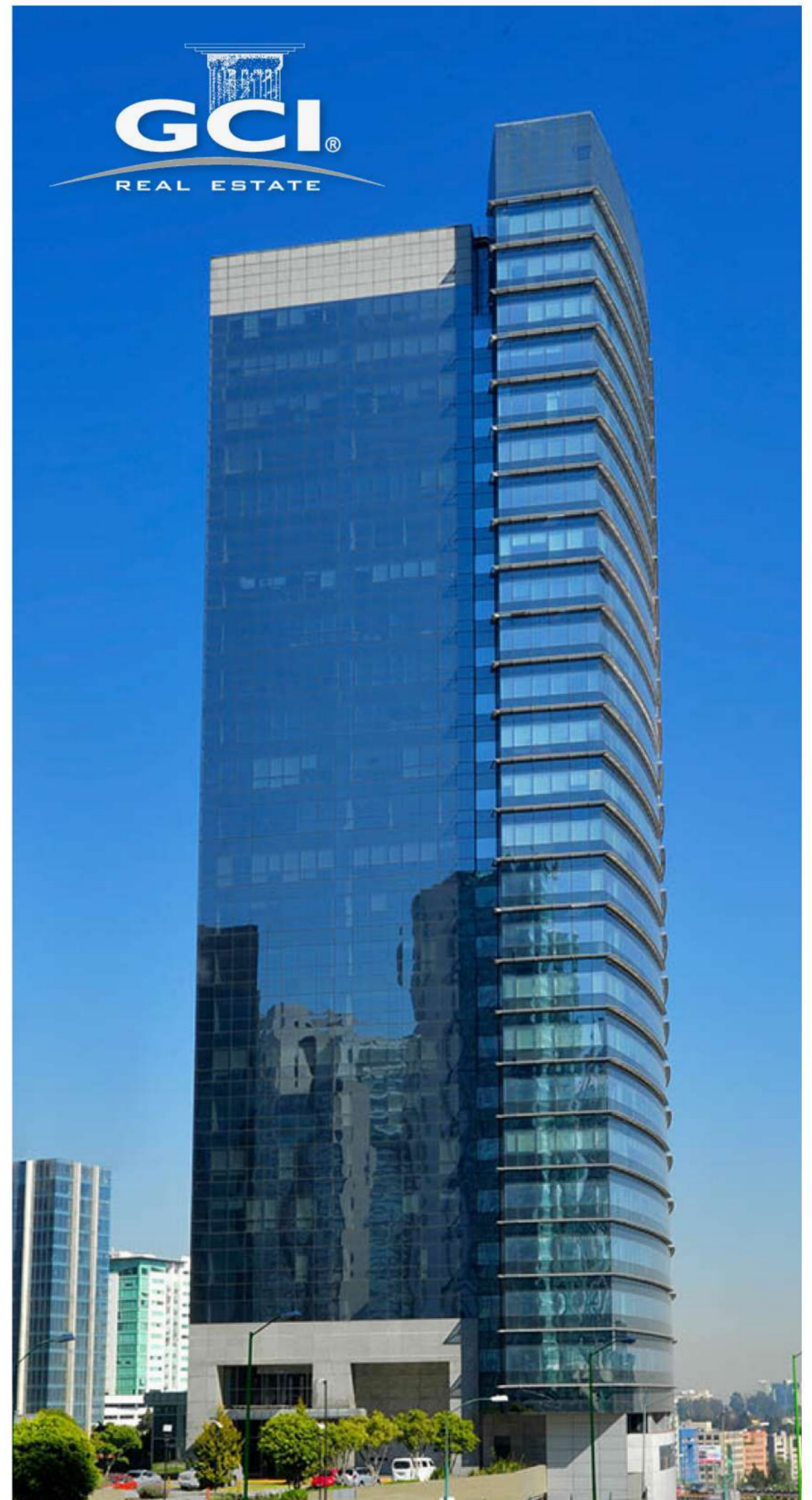
Our projects include a fundamental part: to offer comfort to the user with additional spaces, perfectly planned for recreations



PICASSO TOWER, MEXICO D.F.



RESIDENTIAL VIVENZA, NAUCALPAN DE JUÁREZ



SANTA FE CORPORATE OFFICES, MEXICO D.F.

DESIGN CONSULTANT CARLOS OTT

Dedicated to design and large scale projects in the fields of architecture, interior design and urban planning, Carlos Ott brings more than forty years of outstanding experience to an international design practice. Founded in Toronto in 1983, his name-sake firm, Carlos Ott Architects has developed an extensive portfolio of acclaimed projects throughout North America, Europe, the Middle East, Asia and South America.

The firm's mission is to ensure that each project is of the highest possible quality, creating buildings that are architecturally iconic while adhering to clients' functional, financial and schedule requirements.



ARTECH, MIAMI FLORIDA

CARLOS OTT
A R C H I T E C T



ECHO BRICKELL RESIDENCES, MIAMI FLORIDA



JADE OCEAN, SUNNY ISLES BEACH

EMBLEM TOWER

PROPERTY ADDRESS

12065 NW 7th Avenue, North Miami,
Florida, 33168

WEBSITE

blueroadgroup.com

EMAIL

info@blueroadgroup.com
info@blueroad.us

VICE PRESIDENT OF CORPORATE DEVELOPMENT

Susana Lazzari
USA +1 305 922 1260
ARG +54 911 6554 8985
slazzari@blueroadgroup.com
slazzari@blueroad.us

DIRECTOR OF INVESTOR RELATIONS

Julian F. Montero
+1 305 753 1377
jmontero@blueroadgroup.com
jmontero@blueroad.us

FOREIGN INVESTOR & SALES MANAGER

Zeyn Biter
+1 786 708 1133
+90 530 088 3973
zbiter@blueroadgroup.com

VICE PRESIDENT OF MARKETING & SALES

Jackie Klein
UAE +971 525 717 551
ARG +54 911 3436 6688
jklein@blueroadgroup.com



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