

The background of the entire image is a teal-colored photograph of the Statue of Liberty's head and crown, viewed from a low angle looking up. The crown's spikes are prominent against the dark teal background.

OPEN**EB**5TM
★ ★ ★ ★ ★

MidTown Pharr
168 Units | Multifamily Community
Pharr, TX

Open

Your American Dream



DISCLAIMER

This document does not constitute an offer, solicitation, or recommendation to sell or buy any securities, investment products, or investment advisory services. The presentation contains only summary information and is not intended to provide all the details necessary for making an investment decision. Any such offer will be made only to qualified investors through the delivery of formal offering documents, such as a confidential private placement memorandum and accompanying subscription materials, or other applicable documentation, which will describe the material terms of the transaction.



Open To a New Life!

EB5 Program | Benefits

The EB5 program,

or Immigrant Investor Program, allows foreign

investors and their immediate family (children under 21) to obtain U.S.

permanent residency by investing in U.S. commercial enterprises.

The investment must create or preserve at least 10 full-time jobs for U.S.

workers within two years of the investor's conditional residency. The program's

main goal is to stimulate economic growth and job creation.

Five Star Benefits



1 Permanent Residency

Green card holders can live, work, and study anywhere in the U.S. without time restrictions. You are not tied to a specific job or employer, whereas some visa holders are.

2 Path to U.S. Citizenship

After holding a green card for five years, you become eligible to apply for U.S. citizenship through naturalization. For spouses of U.S. citizens, this period may be reduced to three years.

3 Work Authorization

A green card gives you the right to work for any employer in the U.S., in any field, without needing a special work visa. You can change jobs freely without needing to update your immigration status.

4 Education Benefits

As a green card holder, you can access public education (K-12) for your children and potentially qualify for in-state tuition rates at public universities, which can make higher education more affordable.

5 Social Security and Medicare Benefits

After paying into the system through work, green card holders become eligible for Social Security benefits and Medicare (health care for people 65 and older) similar to U.S. citizens.

6 Lower Tuition Costs

Many public universities and colleges offer in-state tuition rates to green card holders, which are significantly lower than those for international students or out-of-state residents.

EB5 Process Timeline ★★★★★



DISCLAIMER

*“Processing times may vary and are subject to change.”

OPNEB5 is not responsible for ensuring that investor processing times match the exact time frames illustrated here.

A man and a woman, both smiling, are holding hands. They are wearing white polo shirts with the 'OPEN EB5' logo and white caps with four stars. The background is a large American flag, slightly out of focus, with warm sunlight filtering through the scene.

Open Your Skills!

★ MAJOR INDUSTRIES

Energy:

Texas leads U.S. oil (40%) and natural gas (25%) production.

Renewable Energy:

Top in wind-generated electricity, rapidly expanding solar capacity.

Technology:

Austin is a major tech hub (“Silicon Hills”), home to companies like Tesla, Oracle, and Apple.

Manufacturing:

Key in electronics, chemicals, aerospace, petrochemicals, and plastics.

Defense and Aerospace:

Hosts major military bases and companies like Lockheed Martin and Boeing.

Healthcare and Biotechnology:

The Texas Medical Center in Houston is the largest medical complex globally.

★ POPULATION GROWTH

Texas’ population exceeds 30 million in 2023, driving demand for housing and services. Several cities are among the fastest-growing in the U.S.

★ BUSINESS-FRIENDLY ENVIRONMENT

No state income tax, low taxes, and favorable regulations make Texas attractive for businesses. Companies like Tesla and Oracle have relocated there.

★ EXPORTS AND TRADE

Leading U.S. exporter (\$400B+ annually), with petroleum, electronics, and chemicals as top exports. Mexico is its largest trade partner.

★ REAL ESTATE MARKET

Rapid growth in metro areas like Austin and Dallas, with relatively affordable housing and a booming commercial real estate sector.

★ EDUCATION AND RESEARCH

Home to major institutions like UT and Texas A&M, contributing to R&D in technology and life sciences.



Everything is Bigger
and Better
in **TEXAS!**

Texas has the second-largest economy, with a 2023 GDP of around \$2 trillion, and would rank 9th globally if it were a country.

RGV

The Rio Grande Valley



The RGV is a unique and rapidly growing region in South Texas, located along the U.S.-Mexico border.

ADVANTAGES

1 Spaceport 74 Industrial Parks 7 International Airports 13 International Bridges 3 Maritime Ports



★ Economic Sectors:

Agriculture: A key industry in the Rio Grande Valley (RGV), producing citrus, vegetables, and sugarcane thanks to its fertile land and subtropical climate.

Trade and Logistics: A crucial hub for U.S.-Mexico trade, with ports like Pharr-Reynosa and Brownsville facilitating billions in cross-border commerce.

Healthcare: Rapid growth driven by institutions like UTRGV's School of Medicine, providing jobs and healthcare services.

Education: UTRGV boosts the economy through research, education, and healthcare advancements.

Retail: Proximity to Mexico attracts cross-border shoppers, benefiting cities like McAllen and Brownsville.

Manufacturing: Both Texas-based and Mexican maquiladora factories thrive due to the region's skilled labor and low costs.

★ Major Infrastructure and Investment:

SpaceX Launch Facility: SpaceX's Boca Chica site has boosted high-tech job growth and space exploration in the region.

Pharr International Bridge: Expanded to support increased trade, particularly fresh produce and manufactured goods.

★ Accolades & Recognition:

Fastest Growing Region: The RGV is one of Texas' fastest-growing areas.

Education Excellence: UTRGV is recognized for affordability and success in graduating Hispanic students.

Healthcare Expansion: UTRGV's medical school enhances the region's reputation in healthcare and research.

International Trade Hub: The RGV is a key U.S. trade region, with the Pharr International Bridge handling over \$35 billion annually.

Best for Business: McAllen is noted for being business-friendly due to low costs and a supportive environment.

Tourism: South Padre Island is celebrated as a top U.S. beach destination, with the region's ecotourism attracting global birding enthusiasts.

Pharr Texas



Here are some key facts
and accolades about Pharr:

Pharr, Texas is located in the southernmost part of the state, within Hidalgo County in the Rio Grande Valley region of South Texas. It sits just a few miles north of the U.S.-Mexico border and is part of the larger McAllen-Edinburg-Mission metropolitan area.

Pharr, Texas, is a growing city in the Rio Grande Valley that has seen notable development in recent years, particularly due to its strategic location near the U.S.-Mexico border and the international trade routes that pass through the city.

★ **Strategic Location Pharr International Bridge:**

A key trade hub, connecting Pharr to Reynosa, Mexico, facilitating over \$35 billion in annual U.S.-Mexico trade.

★ **Highway Access:**

Located at the intersection of I-2 and U.S. Highway 281, providing easy access to major cities in Texas.

★ **Economic Development:**

Pharr's strategic location fuels growth in trade, logistics, and industrial development, creating jobs and attracting businesses.

★ **Food Distribution:**

Pharr is a major hub for importing and distributing fresh produce from Mexico.

★ **Accolades:**

Recognized for logistics and international trade, largely due to the Pharr International Bridge.

Awarded for financial management and known for its pro-growth business climate, attracting companies in logistics, healthcare, and retail.

★ **Healthcare and Education:**

Pharr is part of the growing RGV healthcare sector and benefits from the UTRGV School of Medicine. Served by PSJA ISD, a top-performing district, and offers higher education through South Texas College and UTRGV.

★ **Cultural and Environmental Attractions:**

Known for its cultural diversity, proximity to South Padre Island, and ecotourism at sites like Santa Ana National Wildlife Refuge.



Welcome to the fastest and safest EB5 project!

MidTown Pharr

★ ★ ★ ★ ★



Full service Amenities

Pool | BBQ Area | Dog Park | Clubhouse | Playground



MidTown Pharr

★★★★★

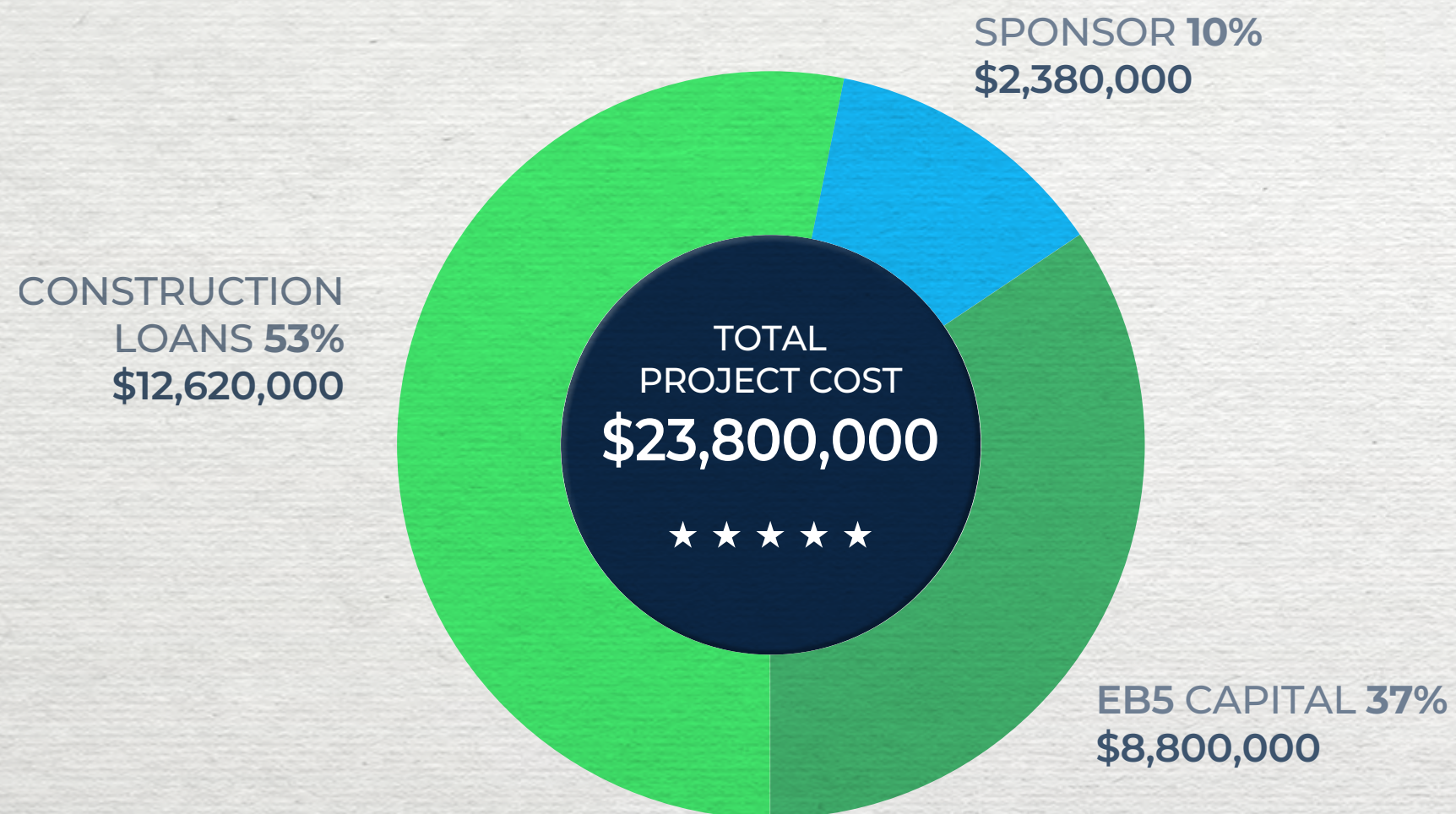
Multifamily
Community

168 Units | 7 Acres | 7 Buildings | Car Ports

Open To Your New Life



Capital Stack



Investment

\$800,000 Investment
\$70,000 Administration fee

Exit Strategy

Investors are entitled to a 4% annual preferred return for a period of up to three years, along with a share of 1% of the project's profits. The exit will be structured to ensure safety through a **refinance** or **sale** of the project, providing a secure and predictable pathway for capital return.

DISCLAIMER

The figures presented are subject to change based on market conditions.



Job Creation



Economic Impact Report: Our analysis evaluates the economic effects of the Midtown Pharr (MTP) project on both the local and broader economy, focusing on direct, indirect, and induced job creation. Based on our studies, the MTP is projected to generate **154 new jobs**.

This impact was assessed using the **RIMS II** model, which incorporates final demand and direct multipliers for Pharr and the **Hidalgo County MSA**. The findings highlight a strong job creation forecast, with **a safe and comfortable buffer of jobs beyond what is required**, ensuring significant economic benefits and providing a reliable margin for growth.

THE TEAM



CEO | OPENEBS

Emilio Guzmán is a key leader in the EB5 industry, building strong relationships between international investors and real estate projects. He spearheads global partnerships, oversees marketing strategies, evaluates EB5 investments, ensures regulatory compliance, and manages client communications throughout the entire investment process.

“I believe in a five-star service and 360° EB5 approach”.

A driving force in the EB5 industry, Emilio Guzmán has facilitated the creation of thousands of new jobs, combined efforts to raised more than \$300 million from global investors, and contributed to projects valued at over \$900 million. With investors from 20 countries, Emilio ensures seamless access to transformative opportunities, guiding clients through every phase of the process.

His leadership has been instrumental as a leader in the investment and cross-border real estate sectors. With over 25 years of experience in residential and commercial real estate investments, Mr. Guzmán brings exceptional expertise in negotiation, investor relations, and strategic business development.

His career has been defined by building new markets and forging alliances worldwide, showcasing his skills in expanding opportunities for international investors. He has established strategic partnerships with countries such as Turkey, Nigeria, Chile, India, China, Mexico, Colombia, Brazil, Portugal and Spain, assisting more than 300 individual investors and their families in obtaining U.S. citizenship through the EB5 program.

In recognition of his leadership, he served on the Board of Directors for the U.S.-Mexico Business Association (AEM).

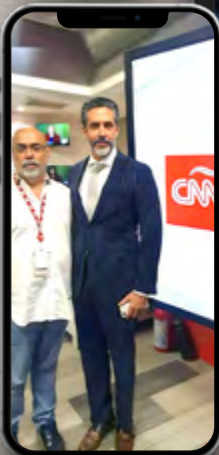
Beyond his business acumen, Mr. Guzmán is committed to giving back. He is actively involved in numerous philanthropic efforts, contributing to organizations that support autism awareness and raising substantial funds for children’s hospitals, and providing consultation to international individuals new to the great State of Texas. As a prominent advocate for the EB5 program, he is a sought-after speaker at international forums, where he shares his expertise and insights.

Mr. Guzmán holds a bachelor’s degree in international relations.

He has also earned an Executive Certificate from Harvard Business School in Real Estate Capital, Partnerships, and Portfolios. In his personal time, he enjoys golf and being active outdoors.

Emilio Guzmán

★★★★★



FEATURED IN:





Ricardo Rubiano



Ricardo Rubiano
with Greg Abbott
Governor of Texas



CEO OPEN Multifamily

Born in Texas and an alumnus of the United States Naval Academy and Texas A&M University, Ricardo Rubiano grew up on both sides of the US-Mexican border understanding the benefits and pitfalls of the cross-cultural traffic.

In 1995, a chance transaction brought him back to his roots and Rubiano has been involved in real estate development ever since.

His first projects were ambitious, single-family developments in excess of 100 acres each. Water’s Edge in Harlingen and Pecan Grove in Weslaco both built from 1999 to 2004 stand today as proof of design yielding value.

Baseball fields, soccer fields, jogging trails and parks are surrounded by family homes that enjoy these features daily. Ricardo personally designed these developments, built them from the ground up and maintained them until handing them over the respective HOAs. Today, he lives on a 30-acre property at Water’s Edge, surrounded by his clients - a testament to the quality of his developments.

During the recession of 2006-2010, Rubiano focused on buying and selling distressed assets from banks and private lenders like the Bank of America tower in Harlingen, TX, 10,000-15,000 SF retail centers and two 80/100-unit multi-family projects in the Rio Grande Valley. In 2009, he began purchasing distressed development tracts from local banks.

These ranged in size from 2 acres to 25 acres with a focus on traffic signal intersections, Grocer/Walmart-shadowed and high levels of vehicular traffic and all purchased below 35% of current appraised values.

Today, Rubiano owns and or has developed Class-A development projects in Brownsville, Weslaco, San Juan, Harlingen, Pharr, Edinburg and Laredo with tenants such as Olive Garden, Longhorn Steakhouse, Verizon, Sleep Number, Sprint, AT&T, Dunkin Donuts, McAlister’s Deli, The Cash Store, Just-a-Cut, T- Mobile, Black Bear Diner and Panda Express to name a few.

Rubiano also owns a 300-unit apartment complex development in Weslaco, TX with two other multi-family developments in Pharr (168 units) and Edinburg (275 units) on the drawing board. Twenty-six years of experience culminate into what is the premier real estate development company based in the Rio Grande Valley with the mission statement of “Building a better Valley.”





Our Purpose

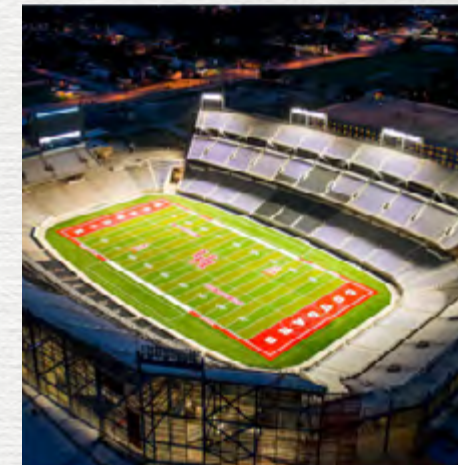
We exist to advocate for owners and dramatically improve the building process.

Project Management



Our Services

- Project Management Services
- Planning Services
- Facilities Technology Consulting Services



HOUSTON, TX

Astoria | High-Rise Condominium Residences

Arabella | High-Rise Condominium Residences

Marlowe | High-Rise Condominium Residences

4411 San Felipe | Office Tower

The Allen | High-Rise Mix Use development

Blk 384 | 242 Multifamily Community

SAN ANTONIO, TX

Thompson San Antonio |
Hotel and luxury condominium residences

Collaborative Projects



THE WOODLANDS, TX

Grogan's Mill Estate |
Luxury Singlefamily Residence

Past Projects



Brownsville Midtown

Brownsville TX

144-unit, Class-A
Multifamily development

Pharr Industrial Park

Pharr TX

180-acre
Master Plan Industrial Park
under development

Las Palmas Retail

Brownsville TX

9-acres
10 Class A Retail Lot
development

Tenants:

Olive Garden

Black Bear Diner

Longhorn Steakhouse

Sleep Number

Verizon

Raymond James

Water's Edge Harlingen

Harlingen, TX

130-Acre
Master-Planned Community

McColl Commons

Edinburg TX

20-acre
Retail and Multifamily
development

Rubiano Vineyard

Harlingen, TX

30-acre Wine Vineyard
Family Artesian Vineyard
with a2,500-bottle annual
production



A man in a dark pinstripe suit is seen from behind, looking out over a dense city skyline at sunset. The sky is a mix of orange, yellow, and blue. The city is filled with various skyscrapers, with the Empire State Building being a prominent feature in the center. The overall mood is one of achievement and vision.

OPENEB5™

Est. with over 1,000 Green Cards achieved



Your Trusted Partner to OPEN Opportunities

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