

Investment Visa Consultants, LLC
Form CRS Customer Relationship Summary
April 1, 2024

Investment Visa Consultants, LLC (“IVC”) is registered with the Securities and Exchange Commission as a Limited Purpose Broker-Dealer, member of the Financial Industry Regulatory Authority (“FINRA”) and the Security Investor Protection Corporation (SIPC). Brokerage and investment advisory services and fees differ, and it is important for the retail investor to understand the differences. Free and simple tools are available to research firms and financial professionals at [Investor.gov/CRS](https://investor.gov/CRS), which also provides educational materials about broker-dealers, investment advisers, and investing.

What investment services and advice can you provide me?

We offer investment brokerage services to retail investors, like you. Our services include assisting clients who are approved applicants for the United States EB-5 Immigrant Investor Visa program, including assistance with making their required selection and investment in a qualifying Regional Center project. In this capacity, we are also referred to as a “Finder,” meaning we help you connect with EB-5 Regional Center projects. We perform due diligence (or use contractors to perform due diligence) on a variety of EB-5 program approved Regional Center projects and present recommendations to you that we feel are suitable for your investment.

Ask your financial professional the following questions:

Given my financial situation, should I choose a brokerage account? Why or why not? How will you choose investments to recommend to me?

What is your relevant experience, including your licenses, education, and other qualifications? What do these qualifications mean?

The required investment when participating in and being approved for the EB-5 Immigrant Investor Visa Program is \$800,000 for investments in Targeted Employment Areas (TEAs). The minimum amount for this investment is established by Congress and may change. More information can be found on the USCIS website at <https://www.uscis.gov/eb-5>. IVC only recommends TEA project investments.

Our recommendations are made to you on a non-discretionary basis. This means the choice to invest or not to invest is ultimately your decision. Unless we agree otherwise, we are not required to monitor your investment on an ongoing basis.

IVC does not make available or offer advice only with respect to proprietary otherwise known as its own products. IVC is a limited-purpose Broker-Dealer and offers no other products or services outside of assisting United States Immigration EB-5 applicants with selecting their required Regional Center investment.

For additional information about our brokers and services, visit www.investor.gov, BrokerCheck – www.brokercheck.finra.org, or your IVC investor form.

What fees will I pay?

As a Broker-Dealer, you will pay a transaction-based fee, generally referred to as a commission, or administrative fee, when you invest in the EB-5 program. The fee you pay is based on the specific transaction and not the value of your account. This fee, determined by the Regional Center, can generally be up to 10% of the minimum initial investment or a flat rate and will vary depending on the Regional Center and the chosen project.

Please refer to your subscription agreement and private placement memorandum for the chosen project for more specific details regarding fees and costs.

Description of Other Fees and Costs:

You will pay additional fees to third parties in connection with your account that can include, but are not limited to, legal fees, taxes, application fees and costs associated with obtaining your visa ... You will pay fees and costs whether you make or lose money on your investments. Fees and costs will reduce an amount of money you make on your investments over time. Please make sure you understand what fees and costs you are paying.

Ask one of our financial professionals the following questions:

Help me understand how these fees and costs might affect my investments. If I give you \$10,000 to invest, how much will go to fees and costs, and how much will be invested for me?

Additional information regarding the EB-5 Immigration Investor Program can be found at the United States Custom and Immigration Service website <https://www.uscis.gov/eb-5>. Additional Information regarding EB-5 Program Regional Centers can be found at the United States Custom and Immigration Service web site <https://www.uscis.gov/working-united-states/permanent-workers/employment-based-immigration-fifth-preference-eb-5/eb-5-immigrant-investor-regional-centers>

What are your legal obligations to me when providing recommendations? How else does your firm make money and what conflicts of interest do you have?

When we provide you with a recommendation, we have to act in your best interest and not put our interest ahead of yours. At the same time, the way we make money creates conflicts with your interests. You should understand and ask us about these conflicts because they can affect the recommendations, we provide you. Here are some examples to help you understand what this means.

As a limited purpose broker dealer, we only offer one investment program and are limited in what we can offer you. We will have a conflict of interest in recommending our EB-5 Regional Centers versus other programs that are offered by similar broker-dealers that compete with us for investors. Our Financial Professionals receive compensation in the form of commission payments or an administrative fee from the Regional Center you invest in through IVC. The receipt of this commission payment creates a conflict of interest because IVC is incentivized to make such recommendations that could result in a higher commission paid to IVC. We mitigate this conflict by presenting several Regional Center Projects that we have performed due diligence on and recommend. You can select from any of the projects we present. We further disclose the fees and commissions through our investor form and encourage you to review the subscription agreement and private placement memorandum for the chosen project so that you are fully aware of what we will earn when you invest through IVC.

Ask your financial professional:

How might your conflicts of interest affect me, and how will you address them?

Certain Regional Center projects may pay us an additional amount referred to as “Back-End Payments” or “Interest Payments.” These payments are annual fees that are contingent upon the Regional Center company receiving interest payments from the project company. IVC has a conflict of interest as not all Regional Center programs pay the additional interest payment and Financial Professionals are monetarily incentivized to recommend Regional Centers that do.

IVC is a limited-purpose Broker-Dealer and offers no other products or services outside of assisting United States Immigration EB-5 applicants with selecting their required regional center investment. More detailed information including additional conflicts of interest may be referenced in your subscription agreement and private placement memorandum and your IVC Investor Form.

How do your financial professionals make money?

The financial professionals earn commissions, administrative fees and interest related to the chosen EB-5 project in which you invest. Commissions and administrative fees are paid by you upon making the investment into the Regional Center project. In certain projects, the Regional Center will provide our Financial Professionals additional incentive fees, such as early investors committing to the project and interest payment payouts, depending on the Regional Center receiving compensation from the project company.

Do you or your financial professionals have legal or disciplinary history?

Yes. Please go to www.Investor.gov/CRS for a free and simple search tool to research us and our financial professionals.

Ask your financial professional:

As a financial professional, do you have any disciplinary history? For what type of conduct?

Additional Information

Additional information and a copy of this Form CRS can be found at <https://brokercheck.finra.org/> by searching “Investment Visa Consultants,” or by contacting us at 2679 Glen Eagles Rd Lake Oswego OR 97034 or by phone at [\(415\) 361-8521](tel:4153618521).

Ask your financial professional:

Who is my primary contact person? Is he or she a representative of an investment adviser or a broker-dealer? Who can I talk to if I have concerns about how this person is treating me?