

APPLE MOUNTAIN EB-5 PROJECT (APPLEATCHA)

US Investment Immigration & High-Tech Agriculture

LEADERSHIP & ORGANIZATIONS

Charles Hamm, CEO AppleAtcha

Former Executive Vice President of McCann Erickson Worldwide and Bank President, bringing robust financial and solid management experience.

Community Core

A non-profit organization founded by NFL legend Bernie Kosar, dedicated to training local residents in agricultural technology and fostering community support.

West Virginia Regional Center

A USCIS-approved sponsor entity, ensuring compliance with the RIA 2022 and supervising EB-5 funds.

APPLEATCHA GOALS

- Establish a thriving and robust apple enterprise.
- Showcase the immense potential of reclaimed land.
- Elevate Kentucky's position within the apple industry.
- Promote the well-being of employees, partners, and the community.

LOCATION

Eastern Kentucky, including Martin, Lawrence, and Johnson Counties. This region is officially designated as a **Targeted Employment Area (TEA)**.

PROJECT STATUS

- **60 acres** already planted.
- **70 acres** fully prepared for Spring 2025 planting.
- **370 acres** to be prepared for Fall 2025 planting.
- Large-scale commercial harvesting of the current 60 acres is actively underway (as of August 2024).

TECHNOLOGY & CORE PRODUCTS

Precision Agriculture Model:

- **Product:** Honeycrisp Apples – The "King" of apples, commanding a retail price double that of regular varieties. US market demand consistently outpaces supply.
- **High-Density Planting:** 2,000 trees per acre (10 times traditional methods). Utilizes a "fruiting wall" trellis system to optimize light absorption and enable mechanized harvesting.

- **Efficiency:** Rapid fruiting (Years 2-3), exceptional yields, and significantly reduced labor costs.

High-Density Orchard

Planting up to 2,000 trees per acre on trellis systems optimizes photosynthesis and maximizes overall crop yield.

Cold Storage Facility

A \$12.5 million facility equipped with a Controlled Atmosphere (CA) cold storage system, extending fruit freshness for up to 12 months.

EB-5 INVESTMENT PACKAGE & BENEFITS

Investment Information

- **Investment Amount:** \$800,000
- **Interest Rate:** 2% per annum
- **Loan Term:** 4 years + 1 + 1 (aligned with the green card cycle)
- **Collateral:** First mortgage on land use rights, crops, equipment, and processing facilities.
- **Requirement:** Creation of 10 jobs per investor.

Concurrent Filing Benefits

- Investors currently residing in the US (on student or work visas) can file the Form I-485 immediately.
- Receive a Combo Card (Work & Travel Authorization) within 3-6 months, allowing free residency and movement in the US while awaiting the green card.

STANDARDIZED INVESTMENT PROCESS

- 1 Agreement Execution & Fund Transfer (Month 1):** Sign the Subscription Agreement to secure a slot and lock in promotional fees. Transfer \$800,000 into a secure US Escrow account.
- 2 Petition Submission (Months 2-3):** Legal counsel submits the Form I-526E. *Special Feature:* Concurrent filing of Form I-485 if inside the US to obtain a Combo Card within 3-6 months.
- 3 Adjudication & Interview (Months 6-12):** Benefits from Priority Processing (5-11 months). Interview for visa issuance (in Vietnam) or adjustments to permanent residency (in the US).
- 4 2-Year Conditional Green Card & Removal of Conditions (Years 2-4):** File Form I-829 in the 21st month to apply for a 10-year permanent Green Card. Proven by the project's job creation reports (which already show a 14.4% surplus).
- 5 Capital Refund (Years 5-6):** Loan maturity reached. Receive the \$800,000 principal back from operational cash flows or project refinancing.

SECURE CAPITAL STRUCTURE

Non-dilutive Financial Model:

- **Total Capital:** ~\$66 Million USD.
- **Government Funding & Grants:** Accounts for ~23.6% (\$15.6M) from federal and state funds (AMLER, ARC, KADF).
- **Key Strength:** Non-repayable government grants act as an equity cushion, substantially increasing the safety margin for the EB-5 loan.
- **EB-5 Loan Capital:** \$50.4M (holding a senior secured loan position).

"RURAL TEA" ADVANTAGES UNDER THE RIA ACT

The project is located entirely outside metropolitan areas with a population under 20,000, fully satisfying absolute Rural TEA criteria.

- **Priority Processing:** Form I-526E is legally mandated for expedited review (actual timeframe 5-11 months), shortening the green card wait time by several years compared to urban projects.
- **Set-Aside Visas (20% Reserve):** A separate queue ensures immediate visa availability ("Current") for investors from Vietnam, China, and India, avoiding visa retrogression backlogs.
- **Reduced Investment Threshold:** \$800,000 (compared to the standard urban threshold of \$1,050,000).

A GOLDEN EB-5 OPPORTUNITY

- **Legal Protections:** Guaranteed fast-track visa processing for rural areas.
- **Green Farm Model:** Leading agricultural technology implementation fully backed by government funding.
- **Financial Security:** Senior secured loan structure, high job-cushion buffers, and a transparent exit strategy.

Act now to take full advantage of temporary government fee reductions!