

Currahee Club (Senior Loan) Rural EB-5 Project Receives USCIS Form I-956F Exemplar Approval

Form I-956F approval means that the project's documents have been reviewed by USCIS and were found to be compliant with the EB-5 program.

NEW YORK, NY, UNITED STATES, August 17, 2026 /EINPresswire.com/ -- EB5AN, a leading EB-5 investment fund manager and regional center operator, announced today that the [Currahee Club \(Senior Loan\) Rural EB-5 Project](#) has received Form I-956F exemplar approval from USCIS. This approval confirms that USCIS has reviewed Currahee Club's project documents and determined that the offering is fully compliant with all EB-5 program requirements. With this approval, Currahee Club joins EB5AN's portfolio of successful EB-5 projects and continues the firm's record of 100% USCIS project approvals for all regional center projects managed by EB5AN.

"Form I-956F approval is an important milestone for any EB-5 project," said Sam Silverman, managing partner of EB5AN. "USCIS has now confirmed that Currahee Club's project structure, rural TEA qualification, and job creation methodology meet all EB-5 requirements."

Under the EB-5 Reform and Integrity Act of 2022 (RIA), every EB-5 project must file Form I-956F before investors' Form I-526E petitions can be approved. Form I-956F provides USCIS with a detailed overview of the project's business plan, capital structure, job creation methodology, and compliance framework. By approving Currahee Club's filing, USCIS has confirmed that the project meets program standards and satisfies all key eligibility requirements.

"With this exemplar approval in place, USCIS will defer to Currahee Club's approved project documents and primarily evaluate each investor's individual eligibility," said Mike Schoenfeld, managing partner of EB5AN. "Investors can now focus on their personal source-of-funds documentation knowing that the project documents have already been approved."

Because USCIS has confirmed that Currahee Club qualifies as a rural TEA, investors may participate at the \$800,000 minimum investment level and receive priority processing of their Form I-526E petitions. Rural EB-5 investors also benefit from the 20% of annual EB-5 visas reserved exclusively for rural projects. This can significantly reduce waiting times for investors from high-demand regions seeking permanent residency.

USCIS's approval further confirms that Currahee Club's senior EB-5 loan structure complies with applicable program rules. The EB-5 loan is secured by two pledges of 100% of membership interests and a first-priority security deed on portions of the property, providing multiple layers of collateral protection for investors.

Situated on Lake Hartwell in the foothills of the Appalachian Mountains—just 75 miles from the Atlanta metro area—Currahee Club is a premier master-planned golf and residential community spanning approximately 1,087 acres. The project encompasses the continued operation and improvement of extensive existing amenities, including a Jim Fazio-designed 18-hole championship golf course, a 48,000-square-foot full-service clubhouse, a sports campus with pool and tennis courts, dining facilities, guest accommodations, and a nature trail. Future development plans include new residential lots and homes, a boutique hotel, a dedicated event center, and a community boat dock. The golf course currently has more than 350 members, and over 200 lots and homes have been sold under previous ownership.

Currahee Club is located near Twin Lakes Georgia, one of the most successful rural projects in EB-5 history, with more than 350 I-526E approvals, 900 homes sold, and 800 homes delivered to buyers. Currahee Club follows the same development model and is managed by the same team behind EB5AN's Bay Creek project in Virginia—another established waterfront community built around an award-winning golf course in a rural setting.

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About the EB-5 Program

Created in 1990, the EB-5 Immigrant Investor Visa has long served as a gateway to the United States for foreign nationals, including those living abroad and those on nonimmigrant visas such as H-1B, L-1, or F-1. The program has generated billions in foreign direct investment and created hundreds of thousands of U.S. jobs over the last three decades.

About EB5AN

EB5AN is a nationally recognized EB-5 investment fund manager, regional center operator, and consultancy that has facilitated over \$1 billion of investment through the EB-5 program. With a total development cost of more than \$8 billion across its projects, EB5AN offers a portfolio of low-risk, high-quality investment offerings. The firm has served over 3,000 investors from 70+ countries.

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