

In The News

Michael Bailkin Discusses EB-5 Capital Stacks on The Investment Migration Report

July 19, 2021

Michael Bailkin was featured as a guest on the Investment Migration Report podcast, where he spoke about EB-5 capital stacks and economic development incentives. The EB-5 program allows a person to obtain green card status by investing in a new U.S. commercial enterprise, and creating or saving 10 full time U.S. jobs. He broke down capital stacks for potential EB-5 investors, who are less likely to be familiar with real estate financing in the United States. He goes on to discuss policy weaknesses in the EB-5 program and where lawmakers could step in to strengthen investors' positions.

“How do you provide better protections or returns for investors? I think the market has to now consider not only giving them greater protections in terms of the capital stack and better protections against foreclosure by having a real capacity to do something if the developer goes sour, but also maybe getting a greater return and taking that risk,” Bailkin said.

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