



Venture
Real Estate
Advisory

**WEXMOOR
CIRCLE**

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BUILT FOR SCALE.

The 2025 Guide to International Real Estate Financing

[Wexmoor Circle LLC](#), 2025

How foreign businesses and U.S. investors can navigate cross-border real estate financing compliantly with ComplyBridge™ advisory support.

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ComplyBridge™ provides administrative and preparatory services only. All regulated activities are performed by licensed professionals.





1. Executive Summary:

Cross-border real estate financing presents complex challenges: regulatory compliance, due diligence, and administrative preparation. This guide outlines the process, risks, and timelines required to prepare projects for wholesale construction loans, FDI-linked programs (EB-5), and syndication coordination under licensed professionals.

Trusted References:

- [Consumer Financial Protection Bureau](#) (CFPB)
- [Financial Crimes Enforcement Network](#) (FinCEN)
- [U.S. Citizenship and Immigration Services](#) (USCIS, EB-5 program)



2.1. Common Regulatory Hurdles

Key Barriers:

- **Customer Identification Program (CIP):** Identity and beneficial ownership verification under the USA PATRIOT Act.
<https://www.fdic.gov/resources/supervision-and-examinations/consumer-compliance-examination-manual/documents/9/v-1-1.pdf>
- **Anti-Money Laundering (AML):** Enhanced due diligence for cross-border investors. <https://www.fincen.gov>
- **Source of Funds / Source of Wealth:** Documentation required for large capital inflows.



2.2. Common Regulatory Hurdles

Key Barriers:

- **Beneficial Ownership Information (BOI):** New FinCEN reporting obligations. <https://www.fincen.gov/boi>

Trusted References:

- Harvard Law School Program on International Financial Systems — <https://www.pifsinternational.org>



3.1. Administrative Support Tracks

Track 1 — Real Estate Financing Preparation

- KYC/KYB package assembly
- Lender-ready project budget formatting
- Data room preparation for wholesale construction loans

Track 2 — EB-5 & FDI Program Documentation

- Collating business plans, job creation models, and investment proofs
- Coordinating with immigration attorneys and CPAs
- USCIS EB-5 Program: <https://www.uscis.gov/eb-5>



3.2. Administrative Support Tracks

Track 3 — Syndication Advisory (Tier 1 Finder Role)

- Preparation of investor packages and compliance checklists
- Administrative support for Reg D readiness
- SEC Regulation D overview: <https://www.sec.gov/education/capitalraising>



4.1. Risks, Mitigation & Timelines

Risks Addressed by Administrative Preparation:

- Sanctions & PEP screening → OFAC SDN List:
<https://ofac.treasury.gov/sdn-list>
- Incomplete source-of-funds documentation → FinCEN BOI:
<https://www.fincen.gov/boi>
- Jurisdictional tax mismatches → OECD Guidelines:
<https://www.oecd.org/tax/>



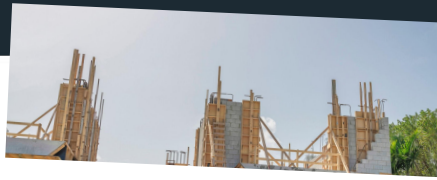
4.2. Risks, Mitigation & Timelines

Timelines:

- Average preparation and review: 4–8 weeks from complete documentation
- Legal/CPA review periods: additional 2–4 weeks depending on jurisdiction

Trusted References:

- World Bank Doing Business Indicators —
<https://www.worldbank.org/en/programs/business-enabling-environment>



5. Conclusion, CTA & Disclaimer

- **Conclusion, CTA & Disclaimer**



Conclusion, CTA & Disclaimer

Trusted references::

- CFPB Buying a House Guide — <https://www.consumerfinance.gov/owning-a-home>
- SEC Investor.gov (educational resources) — <https://www.investor.gov>
- U.S. Department of State — Investment Climate Statements:
<https://www.state.gov/investment-climate-statements/>



Conclusion, CTA & Disclaimer

Wexmoor Circle's ComplyBridge™ program simplifies the complexity of cross-border real estate financing. By preparing documentation, ensuring compliance, and coordinating with licensed professionals, we help foreign and U.S. investors move confidently through regulatory frameworks.

Call to Action:

- [Start My Application](#)
- [Schedule a Call](#)

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