



CMB Infrastructure Investment Group 68, L.P.

GRAND BOHEMIAN HOTEL



Charlotte,
North Carolina

NOT FOR REDISTRIBUTION IN THE UNITED STATES

THE GRAND BOHEMIAN HOTEL PROJECT

The Group 68 loan to an affiliate of The Kessler Enterprise, Inc. ("Kessler") is intended to assist in financing the development and construction of an upscale boutique hotel, known as the Grand Bohemian Hotel ("Project"). The Project will provide several food and beverage outlets, including an upscale lobby restaurant and bar with outdoor and private dining, a rooftop restaurant and bar, multiple meeting and event spaces including a ballroom and an outdoor event terrace, a fitness center and spa, a Starbucks on the ground level, and structured parking.

The Grand Bohemian Hotel will be a high-rise, luxury boutique hotel project to be developed on a 0.57 acre site located on the northwest quadrant of Trade Street and Church Street in the central business district of Charlotte, North Carolina. As currently envisioned, the Project will be a 254-key, 15-story building featuring approximately 282,668 square feet (26,261 square meters) of gross building area and approximately 170 parking spaces, a portion of which will be located on floors two and three.

The Project is being designed, branded, and managed by Kessler Collection Management which has been approved by Marriott. The hotel will be affiliated with Grand Bohemian Autograph Collection, an upscale boutique brand of Marriott's Autograph Collection. Designed by 2014 AIA Young Architect of the Year, Christian Sottile, the Project will be Richard C. Kessler's 17th hotel development.

The Project is within walking distance of several Charlotte landmarks including the Charlotte Convention Center, Bank Of America Stadium, BB&T Ballpark, the Spectrum Center (formerly Time Warner Cable), Discovery Place, the Blumenthal Performing Arts Center, and the NASCAR Hall of Fame. The First Street Cultural Campus is located less than one half mile southwest of the Project and includes the new Bechtler Museum of Modern Art, the Harvey B. Gantt Center for African-American Arts & Culture, the Knight Theater, and the Duke Energy Center. A large concentration of acclaimed restaurants, cultural venues and major corporate headquarters are within close walking distance from Project site.

Group 68 loan proceeds will be utilized in all development and construction activities necessary to bring the Project into operation including but not limited to pre-construction development, site work and both horizontal and vertical construction of the Project.



THE *Kessler* COLLECTION

Kessler is a real estate development and management company that specializes in boutique, historic, independent and franchise-affiliated hotels. Founded by Richard C. Kessler in 1985 in Atlanta, Georgia, the company has a reputation as an industry leader and innovator with the Grand Bohemian Hotel and Bohemian Hotel brands as well as expertise in the development of properties in historic districts and historic rehabilitation projects.

Kessler currently operates 9 boutique and luxury hotels (each not affiliated with the Project). Kessler is the entity under which hospitality development projects are directed. Kessler determines target markets for new hotels, land and asset acquisition, project budgeting, structuring and sourcing of financing and equity. Development projects are programmed and managed from a financial and construction coordination basis throughout the process through to opening of each hotel. Kessler works through the construction completion process to the transition of the opening of each hotel in conjunction with Kessler Collection Management, the hotel management entity of The Kessler Collection.



AUTOGRAPH
COLLECTION[®]
HOTELS

Kessler is one of the founding members of Marriott's Autograph Collection, which launched in 2010. Kessler hotels helped set the standard for the collection today and enjoy a strong working relationship with Marriott as a franchise owner, independent operator and active member of several advisory committees. Kessler continues to be an innovative leader and trusted Marriott partner, and is currently the largest owner/operator of properties within the Autograph Collection in the world.

PROJECT TIMELINE

- Construction activities commenced in Spring 2018
- Vertical construction activities have commenced
- Completion of construction targeted for 1st Quarter 2020

EB-5 ATTRIBUTES

- Total EB-5 Loan: \$30 million
- Total Project Spending: \$122,000,000
- Estimated Jobs from Development & Construction: 1,390
- Total Job Creation Buffer: 132%

The Kessler Collection provides a unique experience throughout each of its hotels. The hotels feature luxurious amenities including art galleries, upscale dining, conference space, pools, gardens, cooking schools, wine blending, and live music.





As of 1/4/19



Richard C. Kessler

Ground-breaking



On May 31, 2018, CMB attended the ground-breaking ceremony for the Grand Bohemian Hotel in Charlotte, NC. CMB's Vice President of Project Development, Matthew Hogan, and CMB President, Noreen Hogan, attended the ceremony in order to break ground with senior members of Kessler and City of Charlotte Officials.

- CEO**
Patrick F. Hogan
- COO**
Kraig A. Schwigen
- President**
Noreen C. Hogan
- Senior Vice President**
Pamela J. Ellis

THE *Kessler* COLLECTION

CMB REGIONAL CENTERS
7819 42nd Street West
Rock Island, Illinois 61201, U.S.A.
Phone: (309) 797-1550
info@cmb5visa.com

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