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REGIONAL CENTERS



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CMB Infrastructure Investment Group 90, L.P.

Hillwood Treeline

An \$800,000 EB-5 Partnership

** 2,500 Home Master-Planned Community Located Within a Qualified Targeted Employment Area (TEA)*

NOT for Redistribution in the United States

The Group 90 Project

CMB Infrastructure Investment Group 90, LP (Group 90) will raise up to \$63,200,000 of EB-5 investment capital to provide a loan to an affiliate of Hillwood Development Group (Hillwood), a top ten U.S. real estate developer. The Group 90 project will consist of the development and construction of Phase 1 of a 2,500 single home master-planned residential development in Justin, Texas known as Treeline.

Hillwood Treeline

Treeline is Hillwood Communities' newest master-planned community with a planned 2,500 homes nestled amidst the serene allure of rural Denton County, just minutes away from the thriving AllianceTexas corridor and part of the Dallas – Fort Worth Metroplex.

Spanning 800 acres and located in the City of Justin, Treeline's theme draws inspiration from its natural surroundings which include multiple treelines of mature oaks and a flowing creek. Residents can forge a profound connection with nature and their neighbors through a lifestyle program that activates an array of amenities, including park spaces with themed treehouses.

Situated within the Northwest Independent School District (NISD), recognized for its A rating by Niche.com, Treeline provides residents with access to quality public education through the nearby Justin Elementary School, Gene Pike Middle School, and Northwest High School.

Development on Phase 1 of Treeline has commenced with the goal of the first homes being available for sale starting in mid-2025. Hillwood Communities has partnered with top DFW builders American Legend Homes, Beazer Homes, David Weekley Homes, D.R. Horton, Highland Homes, HistoryMaker Homes, Pulte Homes, and Tri Pointe Homes for the first phase. Homes in this phase will be offered on 40' Rear Entry, 45' Front Entry, and 50' Front Entry lot sizes. The master plan also includes land allotments for a future elementary school, multi-family units, and commercial development.

Treeline will feature one-of-a-kind amenities brought to life through the signature Lifestyle by Hillwood's placemaking approach that brings homeowners together through hundreds of events and gatherings each year. The community's entrance and welcome experience will inspire visitors to enjoy life in the trees at Treeline. As people cross over Trail Creek, they proceed under a wood-covered bridge and through the marquee treeline that immediately evokes a feeling of serenity.

Hillwood will be responsible for the development of the overall master-plan and will complete all site work, utility infrastructure, horizontal infrastructure, erosion mitigation, and road work necessary to deliver construction-ready lots to the individual homebuilders. Hillwood will also be responsible for the construction of all community amenities and common areas such as landscaped parks and greenspace.

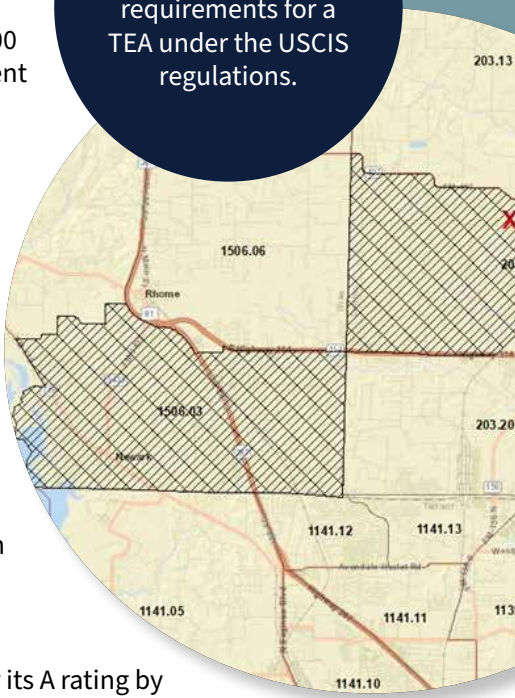
CMB Group 90 funding will be utilized in all aspects of the development and construction including all pre-development, horizontal, and vertical construction necessary to complete the Project.

EB-5 Attributes

- Total Loan: Up to \$63,200,000
- Total Project Spending: \$90,146,207
- Estimated EB-5 Qualified Jobs from Development & Construction: 953
- 20.633% Job creation buffer
- 12.063 Jobs per investor

Project Timeline

- Treeline Land Closing: June 2022
- Planning & Engineering: Thru Q3 2023
- Phase 1 Development: Q4 2023 – Q3 2025
- Phase 1 Lot Sales: Begin Q1 2025



The project location meets the requirements for a TEA under the USCIS regulations.

CMB & Hillwood

CMB Regional Centers (CMB) and Hillwood Development Company together represent one of the most successful lender-borrower relationship in the EB-5 industry, and are both leaders within their own respective industries. CMB continues to be recognized as a pioneer within the EB-5 industry with over 25 years of experience assisting families from 103 countries around the world with their goal of immigrating to the United States through the EB-5 program. Hillwood, as one of the largest and most successful developers in the U.S., has and continues to develop projects for over 90 companies listed in either Fortune 500 or Global 500, including: Amazon, FedEx, Pepsico, GE, Starbucks, Walmart, and Wayfair.

Since 2012, CMB has worked hand in hand with Hillwood to identify and structure some of the best EB-5 partnerships available to the market. Those partnerships continue to maintain a 100% approval rate at all petition stages. Very few regional centers can demonstrate proven success for their investors at all levels including I-829 approvals and return of capital. CMB already has a track record of success working with Hillwood spanning 39 separate CMB EB-5 partnerships. Group 90 incorporates this same proven, time-tested structure that continues to help EB-5 investors reach their immigration goals.

Hillwood Development Company

Hillwood is a leader in developing and acquiring high-quality industrial properties across North America and Europe. From acquisition and joint ventures, to development and ongoing property management, Hillwood provides creative solutions for its customers and long-term value for its partners. Hillwood offers the depth of capital, market expertise, industry relationships and forward-looking vision to buy and build industrial properties that meet the logistics and distribution demands of evolving markets.

Hillwood's diverse portfolio attests to their extensive experience acquiring and developing best-in-class industrial logistics properties. Spanning more than 48 markets, from Lehigh Valley in Pennsylvania to the Inland Empire of Southern California and into Poland and Germany, their portfolio includes all major categories of industrial real estate in a variety of distribution centers, e-commerce facilities, last-mile logistics centers and freight terminals.

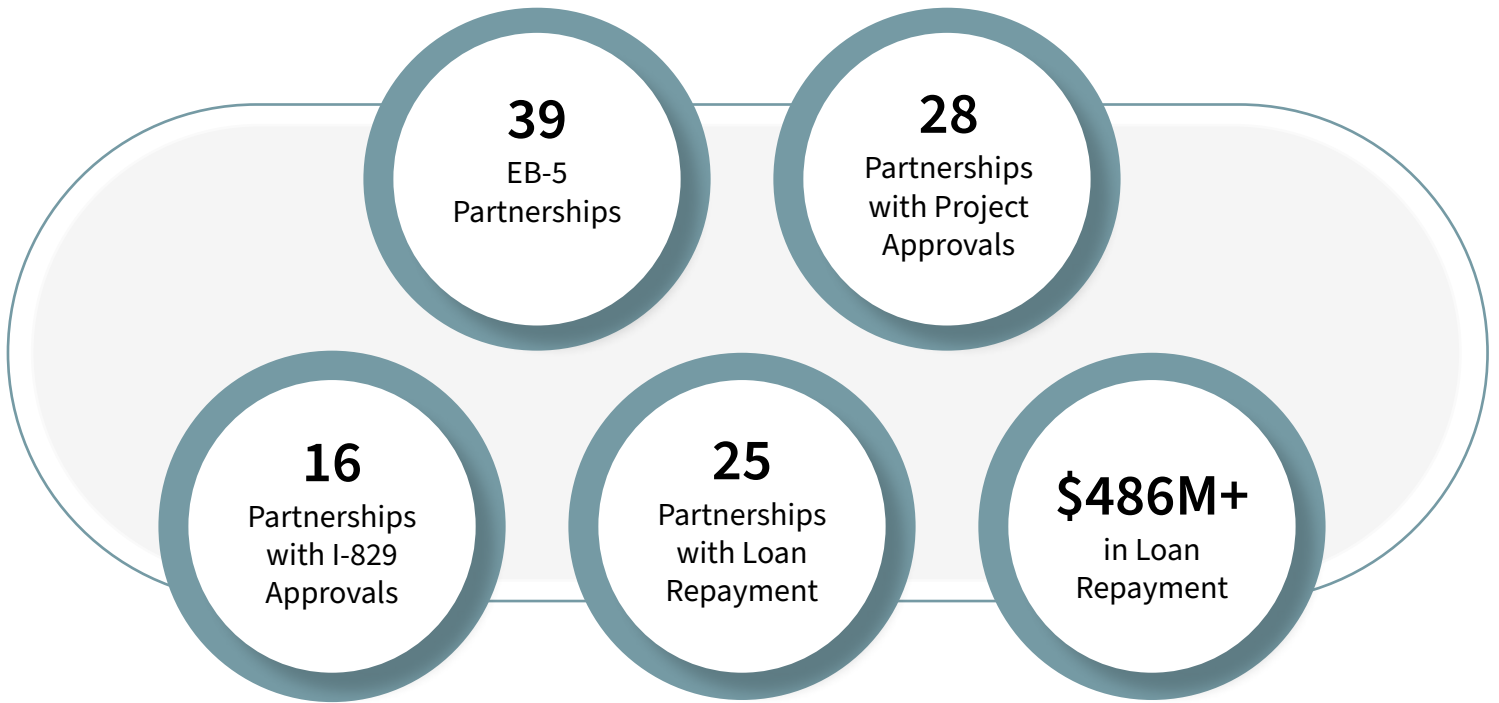
Hillwood is committed to solving the complex real estate challenges and enabling growth for Fortune 500 companies and local customers. Hillwood provides a high level of service along with creative and functional solutions for fulfillment, distribution and manufacturing customers.

Hillwood Communities is a mixed-use community development company known for more than 100 master-planned lifestyle communities, including the award-winning communities of Harvest and Pecan Square in Dallas-Fort Worth, and Pomona in Houston. Being privately owned, Communities is able to focus on visionary, made-to-endure place making communities. Adhering to the company's five core principles of sense of community, well-being, enrichment, stewardship, and innovation has led to a proven history of delivering long-term results for customers, partners, and investors. Hillwood Communities has been named Developer of the Year by the Dallas Builders' Association five times, including 2023.

Site Plan



CMB/HILLWOOD RELATIONSHIP



CMB's prior relationships with Hillwood do not guarantee the same results will be achieved in this Project.



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An EB-5 investment contains many risks, is speculative, and illiquid. EB-5 Investors may lose their entire investment. There is no guarantee that an EB-5 investment will result in lawful permanent residency.