



**CMB**  
REGIONAL CENTERS

CMB Infrastructure Investment Group 93, L.P.

# Coachella Valley Build-to-Rent (BTR)

An \$800,000 EB-5 Partnership

*\*A multifamily residential community located within a  
Qualified Targeted Employment Area (TEA)*



NOT for redistribution in the  
United States

# Coachella Valley Build-to-Rent (BTR)

The Coachella Valley BTR (Build-to-Rent) Project, also known as Summerwell La Quinta and Vista Monroe Homes, will consist of the development and construction of an approximately 240 home community consisting of single-family homes intended for the build-to-rent residential market. The community is located on a 40-acre site at 55150 Monroe Street, Thermal, California - adjacent to the cities of La Quinta and Indio, CA in unincorporated Riverside County, California. The area, also known as the Coachella Valley, is part of the greater Palm Springs metropolitan area.

The land is currently owned fee simple, is fully entitled, and early development work has commenced as of July 2024. Hillwood will take on the Project in cooperation with Greystar Corporation. Greystar is the largest apartment manager in the United States.

Upon completion, the Project will feature 240 newly-constructed homes for rent on eighty (80), 10,000 square foot lots. Homes will range from approximately 1,000 square feet, 2 bedroom/2 bathroom units to 2,400 square feet, 4 bedroom/4 bathroom units. Unit amenities include an in-unit washer/dryer, level 2 EV charging, smart home technologies, dishwasher, garbage disposal, microwave, patio balcony, ceiling fan, walk-in closet, and tile backsplash. The gated site will also include an amenity center with a pool, cabana/pergola, clubhouse, fitness center, BBQ grill, firepit, dog park, leasing office, and private garages.

EB-5 funds will be utilized in all aspects of the development and construction activities of the Project. This may include, but is not limited to, site demolition and abatement, onsite and offsite development, grading, landscaping, drainage systems, horizontal infrastructure, and vertical construction of the Project.



## CMB & Hillwood Relationship



**40+**  
EB-5  
Partnerships



**30+**  
Partnerships  
with Project  
Approvals



**15+**  
Partnerships  
with I-829  
Approvals



**25+**  
Partnerships  
with Loan  
Repayment



**\$526M+**  
in Loan  
Repayment

*\*CMB's prior relationships with Hillwood does not guarantee the same results will be achieved in the Project.*

## CMB Regional Centers and Hillwood Development Company

CMB Regional Centers (CMB) and Hillwood Development Company have cultivated one of the most successful lender-borrower relationships in the EB-5 industry. As a pioneer within the EB-5 industry, CMB has over 25 years of experience assisting families from around the world with their goal of immigrating to the United States. Hillwood, as one of the largest and most successful developers in the U.S. has developed projects for over 90 Fortune 500 or Global 500 companies, including Amazon, FedEx, PepsiCo, GE, Starbucks, Walmart, and Wayfair.

Since 2012, partnerships continue to maintain a 100% approval rate at both the I-526 and I-829 stages. Very few regional centers can demonstrate proven success for their investors at all levels including I-829 approvals and return of capital. To date, sixteen separate CMB-Hillwood partnerships have delivered this success to its investors. Group 93 incorporates this same proven and 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 American 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, Hillwood's 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.

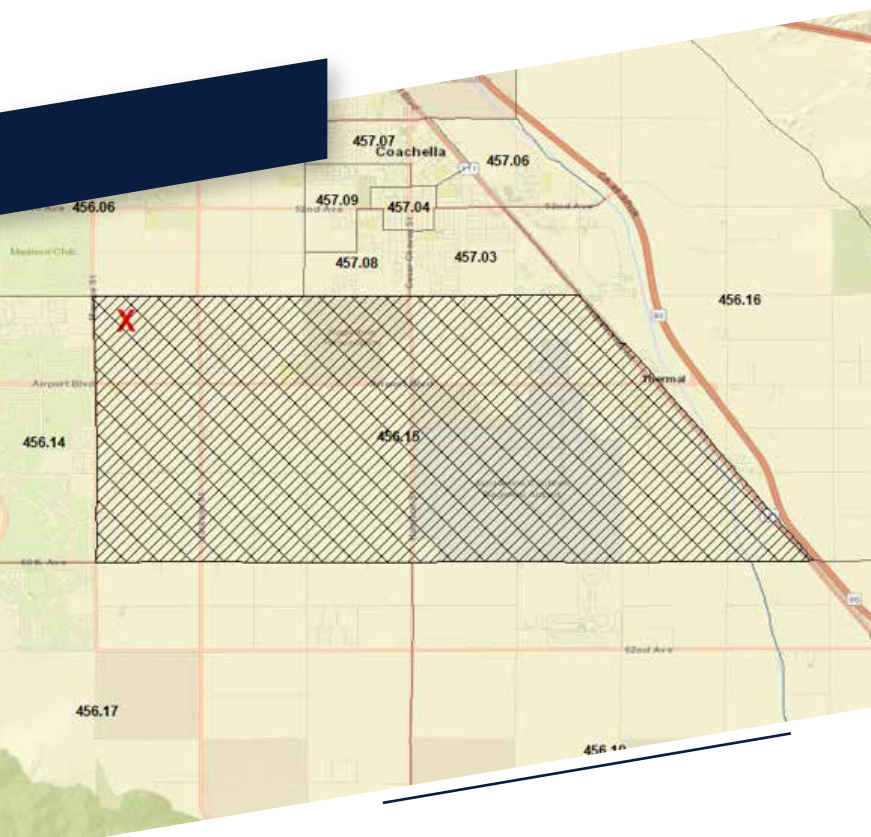
Hillwood is committed to solving the complex real estate challenges and enabling growth for Fortune 500 companies and local customers. Hillwood provides a high level of service along with creative and functional solutions for fulfillment, distribution, and manufacturing customers.

## EB-5 Attributes

- The project location meets the requirements for a TEA under the USCIS regulations
- Total Loan: Up to \$32,800,000
- Total Project Spending: \$128,540,186
- Estimated EB-5 Qualified Jobs from Development & Construction: 814
- 98.5% Job creation buffer
- 19.9 Jobs per investor

## Project Timeline

- Early development and construction activity began in Q3 2024.
- The first residential build-to-rent unit will be delivered Q3 2025.
- The last residential unit will be delivered Q2 2026.







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**Disclaimer:** this is not an offer to sell securities or the solicitation of an offer to purchase securities. Any offer to participate in any sponsored partnership may only be made pursuant to a written offering memorandum and any sale in such limited partnership shall be evidenced by a subscription agreement executed by a foreign national. EB-5 interests to be offered through Prevail Capital, LLC, an SEC registered broker-dealer and a member of FINRA/SIPC.

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.