



CMB
REGIONAL CENTERS



CMB Infrastructure Investment Group 98, L.P.

Hillwood Commerce 71

An \$800,000 EB-5 Partnership

**An Industrial Development located within a Qualified Targeted
Employment Area (TEA)*

NOT for Redistribution in the United States

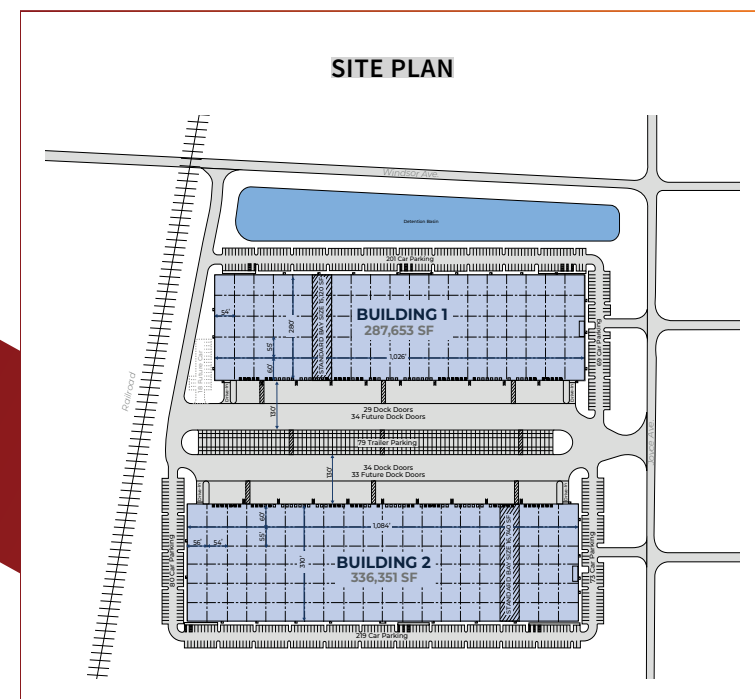
Hillwood Commerce 71

Commerce 71 will involve the development and construction of two Class-A industrial logistics facilities, a wastewater treatment facility, and associated infrastructure improvements required to complete the redevelopment of the site.

The project is located in the rapidly growing business hub of Columbus, Ohio. The two-building development can accommodate up to 623,543 SF of industrial space in an advantageous, central location less than 10 minutes from downtown Columbus' labor pool. The project site is located on 46.74 acres, southwest of the intersection of Joyce Avenue and Windsor Avenue. Building 1 is planned to total 287,280 square feet, and Building 2 is planned to total 336,263 square feet. Both facilities will include various Class A amenities including minimum 32' ceiling clearance heights, ample trailer and vehicle parking spaces, basic front office space and interior buildout, and a state-of-the-art fire suppression system.

Upon completion, Hillwood will work to complete the lease up of facilities to long-term tenants as well as the eventual sale of the facilities to a long-term holder. Hillwood has employed Colliers to assist in the leasing efforts. Upon securing tenants, Hillwood will also be required to complete various tenant-specific interior buildout not included in the current budget to complete the facilities.

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 any additional site demolition and abatement, onsite and offsite development, grading, landscaping, drainage systems, both horizontal and vertical infrastructure necessary to complete the facilities as well as the water treatment plant, and certain interior buildout of the project.



EB-5 Attributes

- Total Loan: Up to \$44,000,000
- Total Project Spending: \$95,358,405
- Estimated EB-5 Qualified Jobs from Development & Construction: 702
- 27.6% Job Creation Buffer
- 12.8 Jobs per Investor
- The project location meets the requirements for a TEA under the USCIS regulations

Project Timeline

- Wastewater treatment plant construction began in November 2024, and completion is anticipated in April 2025.
- Mass grading is expected to begin in April 2025, with completion being in June 2025.
- Vertical construction is expected to begin in June 2025, with substantial completion of the project in June 2026.

CMB & Hillwood

CMB Regional Centers (CMB) and Hillwood Development Company together represent 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 the 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 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. Fourteen separate CMB-Hillwood partnerships have delivered this success to its investors. Group 86 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, 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 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.

CMB & Hillwood Relationship

44

EB-5 Partnerships

38

Partnerships with Project Approvals

19

Partnerships with I-829 Approvals

25

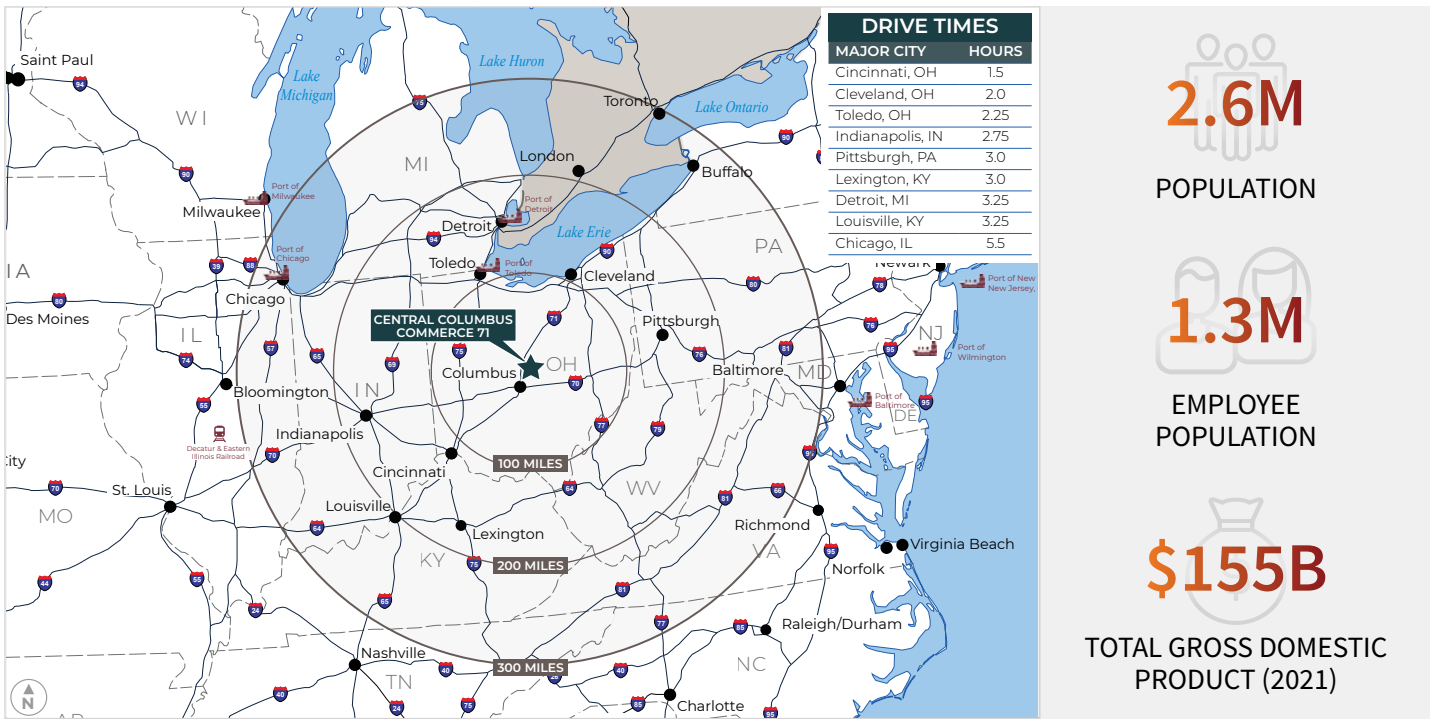
Partnerships with Loan Repayment

\$526M

in Loan Repayment

**Group 98 is not affiliated with Hillwood. **CMB's prior relationships with Hillwood does not guarantee the same results will be achieved in the Project.*





*50-Mile Radius

Source: ESRI

Columbus is the 14th largest city in the U.S. and is recognized as a very diverse economy, with no one industry representing more than 18% of employment. Over 50 foreign countries have business operations in the Columbus region due to competitively low startup and operating costs, as well as local and state pro-business tax policies. Columbus is an ideal place to conduct and expand business due to the region’s convenient location, diverse work force, and flourishing economy.



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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.