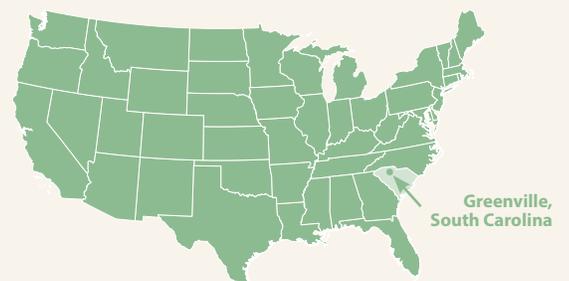




CMB Infrastructure Investment Group 69, L.P.

GRAND BOHEMIAN HOTEL

A Marriott Autograph Collection Hotel



Greenville,
South Carolina

NOT FOR REDISTRIBUTION IN THE UNITED STATES



THE *Kessler* COLLECTION

The Kessler Enterprise, Inc. ("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). The Kessler Collection 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 have commenced
- Vertical construction activities have commenced
- Completion of construction targeted for 4th Quarter 2020

EB-5 ATTRIBUTES

- Total EB-5 Loan: \$22,000,000
- Total Project Spending: \$103,448,787
- Estimated Jobs from Development & Construction: 960
- Estimated Job Creation Buffer: 118%

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.

THE GRAND BOHEMIAN HOTEL PROJECT

Grand Bohemian Hotel (Hotel building and associated Civic Improvement required by City) ("Project") is a boutique hotel project to be developed on 44 East Camperdown Way, Greenville, South Carolina. This unique hotel will become the premier venue in Greenville for social events and weddings. The Project is being designed, branded, and managed by firms that have been approved by Marriott as the hotel will be affiliated with Grand Bohemian Autograph Collection, an upper-upscale boutique brand of Marriott's Autograph Collection. The Project will be Kessler's 19th hotel development.

Designed as a park view lodge that will attract locals and visitors, the Project has been designed to respect the natural surroundings while maximizing the splendid views overlooking the Reedy River and Falls Park on the Reedy. In 2017, Kessler entered into a Development Agreement with the City of Greenville to facilitate the development around the hotel site. Under the terms of the Development Agreement Kessler will also be responsible for improvements to Falls Park, one of the City's landmark tourist destinations, by providing an entrance and improved public space on the East Camperdown Way side of the Liberty Bridge. As currently envisioned, the hotel portion of the Project will be a 187-key building featuring a two-story restaurant and bar perched just above the park. The hotel will include an indoor meeting and pre-function space plus an outdoor event lawn and an art gallery that will be accessible to hotel guests and visitors.

Upon completion, the Project will offer several food and beverage outlets, including an upscale restaurant and bar with outdoor and private dining. The Project will also feature a lower level with a boutique spa and a fitness center. Many hotel rooms will contain balconies, while the lobby level terrace overlooking the river and park can be used for smaller private events and also as pre-function space.

Group 69 EB-5 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, civic improvements and both horizontal and vertical construction of the Project.





CEO

Patrick F. Hogan

President

Noreen C. Hogan

7819 42nd Street West
Rock Island, Illinois 61201, U.S.A.

(309) 797-1550

info@cmb5visa.com | www.cmb5visa.com



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 EXCLUSIVE ADMINISTRATIVE PLACEMENT AGENT, AN SEC REGISTERED BROKER-DEALER AND A MEMBER OF FINRA/SIPC.