

CMB Infrastructure Investment Group 78, L.P.
HILLWOOD CALIFORNIA BTS



CMB REGIONAL CENTERS



THE GROUP 78 PROJECT

CMB Infrastructure Investment Group 78, LP ("Group 78") is a \$900,000 investment opportunity which will provide an EB-5 loan of \$72.9 million (81 EB-5 investors) to a Hillwood Development Company affiliate to finance various phases of the development and construction of two industrial logistics subprojects known as Waterman TI and Veterans Industrial Park I-215.

WATERMAN TI - SAN BERNARDINO, CA

The Waterman TI subproject, also known as Gateway South Building 4, will involve the development and construction of tenant specific interior buildout required to serve as a state-of-the-art fulfillment center for a Fortune 500 e-commerce (top 10) retailer. The Class-A fulfillment center consists of approximately 1,000,000 square feet (92,903 m²) and is located within the AllianceCalifornia master-planned business park in San Bernardino, California. The tenant, as outlined in the lease agreement, will be required to reimburse Hillwood for certain costs incurred in completing the buildout upon its satisfactory completion.*

VETERANS PARK I-215 - RIVERSIDE, CA

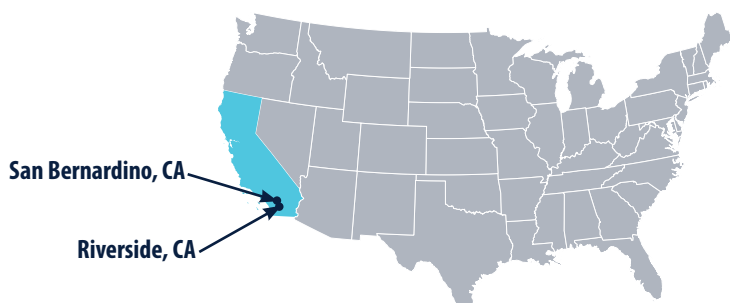
The Veterans Industrial Park I-215 subproject, also known as VIP 215, will consist of the development and construction of an approximately 2,000,000 square foot (185,806 m²) built-to-suit modern distribution facility intended for a Fortune 500 (top 40) retailer. The distribution facility will be constructed on approximately 142.5-acres (58 hectares) of land once part of the former March Air Force Base in Riverside County, California. The project region is one of the most sought-after logistics markets in the country, the Inland Empire region of Southern California.

PROJECT TIMELINE

Development activities have commenced with completion of all construction activity, targeted for Q4 2021.

TEA ANALYSIS

Both of these subprojects meet the USCIS requirements of a TEA.



***More detailed information on the tenant can be shared following the completion of a Non-Disclosure Agreement.**



\$72.9M
EB-5 Loan

1,325
Estimated Jobs from
Development &
Construction

16.358
Jobs Per Investor

\$244,686,987
Total Project Spending

63.58%
Job Creation Buffer





Group 13

San Bernardino, CA

CMB Partnerships have assisted in the funding of Hillwood logistics facilities that are now home to multiple Fortune 500 Companies.

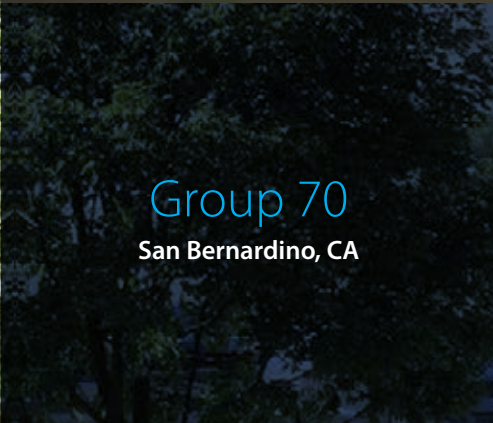
Group 42

Grapevine, TX



Group 70

Jacksonville, FL



Group 70

San Bernardino, CA



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*CMB G78 is not affiliated with Amazon, FedEx or Wayfair and is unrelated to prior CMB partnerships.