

CMB Infrastructure Investment Group 80, L.P.

HOMESTEAD LOGISTICS

A PRE-LEASED LOGISTICS FACILITY FOR A FORTUNE 500 TENANT



CMB REGIONAL CENTERS



NOT FOR REDISTRIBUTION IN THE UNITED STATES



THE GROUP 80 PROJECT

CMB Infrastructure Investment Group 80, LP (Group 80) will raise up to \$12 million (24 investors) of EB-5 investment capital to provide a loan to an affiliate of Hillwood Development Company, a top ten U.S. real estate developer, for the development and construction of the Homestead Logistics project, which is a pre-leased logistics and warehouse facility, located in Homestead, Florida.

HOMESTEAD LOGISTICS

Homestead Logistics will be located in the city of Homestead, Florida on land previously owned by an affiliate of NASCAR in proximity to the Homestead-Miami Speedway. Upon completion, the Project will consist of 145,162 square feet and serve as a last mile delivery station for a top 10 Fortune 500 e-commerce tenant, which has entered into 15-year (180-month) lease agreement with Hillwood.

Homestead Mayor Steven D. Losner stated “The selection of Homestead ... for the construction of a Delivery Station confirms the position of our community as the new frontier for investment from all comers of the globe. Most importantly, hundreds of new and diverse job opportunities will be created for our residents. The economic impact for Homestead will quickly expand as other business and industry leaders take note of this project and our area. I am confident we are poised to welcome further expansion of jobs, our tax base and the local economy while enhancing our quality of life.”

Read more about the Group 80 Project at the South Florida Caribbean News: www.sflcn.com

PROJECT TIMELINE

Development activities and vertical construction have commenced. Completion of all construction activity is targeted for Q4 2021.

EB-5 ATTRIBUTES

\$12M

Total EB-5 Loan

\$50.4M

Total Project
Spending

274

Estimated Jobs from
Development &
Construction

14.17%

Job Creation Buffer

11.42

Jobs Per Investor

CMB & HILLWOOD TRACK RECORD

\$4,292,701,178

in total economic development

\$863,100,000

in EB-5 Capital Raised

45,452

new American jobs

100%

Project Approval Rate

33

CMB EB-5 Partnerships

26

Partnerships with I-526 Approvals

17

Partnerships with Loan Repayment

7

Partnerships with I-829 Approvals

CMB & HILLWOOD

CMB Regional Centers (CMB) and Hillwood Development Company (Hillwood) 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 the leader and a pioneer within the EB-5 industry with over 23 years of experience assisting families from 103 countries 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 and continues to develop projects for over 90 companies listed in either Fortune 500 or Global 500, including: Amazon, FedEx, Pepsico, GE, Starbucks 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. Seven separate CMB-Hillwood partnerships have delivered this success to its investors. Group 80 incorporates this same proven, time-tested, structure that continues to help EB-5 investors reach their immigration goals.

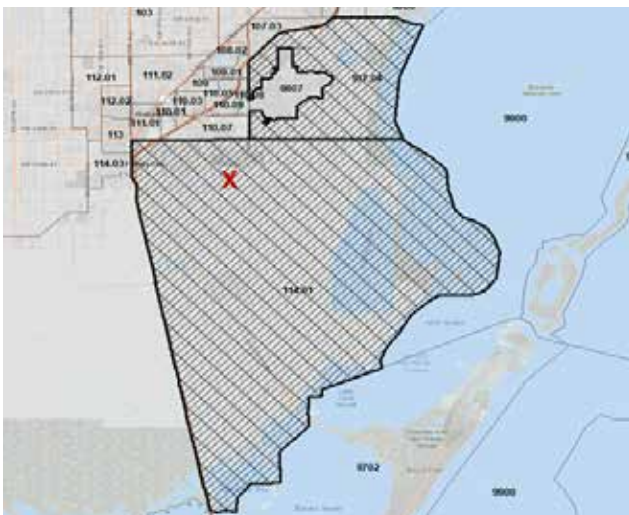
HILLWOOD DEVELOPMENT

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.

TEA ANALYSIS



The project location is in a two census tract TEA, which meets the TEA requirements under the current regulations.

CMB and Hillwood are not affiliated with any of the Fortune 500 companies referenced herein.

**Group 80 is not affiliated with Hillwood*



GROUP 70 HW LOGISTICS III



GROUP 53 HW LOGISTICS II



GROUP 26 CECIL



GROUP 42 HW LOGISTICS



GROUP 70 HW LOGISTICS III



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