



# **CMB REGIONAL CENTERS**

**THE LEADER IN EB-5**

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“It has been over 25 years since I first got involved with EB-5. I clearly remember how much time I spent in California researching how to utilize this new program that could benefit high unemployment regions of the state. In the beginning and before CMB, it was just me. I utilized employees from my other business to help with the day to day operations. In 1997, I established CMB Export, LLC, my first approved regional center under the EB-5 Program and has now grown to become CMB Regional Centers, which has been operating for over 25 years. From the very beginning I envisioned how this program could benefit these communities across the United States and help hundreds, which is now thousands of families with their goal to immigrate to the United States. I knew these communities that were devastated by the military base closures, could benefit so much with the new job creation that would occur from EB-5 investment capital from overseas. What I did not imagine was the growth that CMB would experience between 1997 and today. I want to thank everyone that has trusted CMB and all that we do.”

**PATRICK F. HOGAN**  
CEO & Founder



## WHAT IS EB-5?

In 1990, the United States Congress created the EB-5 Immigrant Investor Program. This visa category is targeted towards qualified foreign nationals seeking to obtain lawful permanent residency by investing into the U.S. economy and creating at least 10 full-time U.S. jobs. Currently the program is administered by U.S. Citizenship & Immigration Services (USCIS). The required investment is \$1.05 million, but can be reduced to \$800,000 if the target investment occurs in a targeted employment area (TEA), which is defined as a rural or high unemployment area.

In 1992, Congress created an additional component of the standard EB-5 program, the Regional Center Pilot Program. A Regional Center is a private or public entity designated by USCIS that is authorized to coordinate with multiple immigrant investors and to pool their investments for greater economic impact. Regional Centers are authorized to operate within defined geographic regions that require approval by the USCIS through a rigorous application process. These Regional Center geographic scopes can be cities, counties, or entire states.

There are several differences between the standard EB-5 program and the Regional Center Program. The Regional Center Program allows the use of economic modeling to determine the indirect and induced job impacts related to each investor's capital contribution. This means that in the Regional Center Program, the EB-5 participant (investor) can count direct, indirect, and induced job creation as a result of their EB-5 investment. The Regional Center operator benefits investors by conducting all the upfront due diligence, underwriting and managing of the EB-5 investment through all stages of the investment and immigration process.

There are several steps in the EB-5 immigration process for an investor to earn a green card. Once the investor selects a regional center and project, the investor would then work with their immigration attorney to file their I-526 petition requesting conditional residency. The USCIS then reviews and determines whether the investor and qualifying family members qualify for the conditional EB-5 visa(s). This part of the process includes: a detailed review of the sources of the investor's funds, family history, and other representations of the investor and family members included in the petition. This petition also includes a thorough description of the EB-5 investment project and any economic models used to determine the job creation. If approved (an I-526 petition approval), the investor will schedule a consular interview to then receive a conditional green card that is valid for two years. Then the investor and family would declare residency in the United States.

Near the end of the two-year period of conditional residency, the investor's immigration attorney would file another petition with USCIS to remove their conditions (Form I-829). This petition demonstrates that the EB-5 participant's capital was fully invested and at risk during the two-year period and that the requisite 10 qualifying jobs have been created. Upon approval of the I-829, the investor and family members become lawful permanent residents and can ultimately choose to become U.S. citizens once they qualify.

The U.S. EB-5 visa is a permanent visa and requires no future re-qualification, offering more advantages and fewer constraints than any other visa program in the world. The EB-5 visa has no requirements regarding age, business training, management skills, experience, or language skills.

# BENEFITS OF EB-5



## RESIDENCE FLEXIBILITY

Visa holders have the freedom to live anywhere in the U.S. and there is no requirement where you have to live based on EB-5 project location.



## EMPLOYMENT FLEXIBILITY

Visa holders can work anywhere without an employer sponsor or start their own business anywhere within the U.S. 50 states and its territories.



## TRAVEL PRIVILEGES

Visa holders have the ability to travel freely within the United States as well as in and out of the U.S. at any time.



## PERMANENT STATUS

Visa holders don't need to reapply for a visa, just renew your green card every 10 years.



## ACCESS TO FEDERAL PROGRAMS

Visa holders receive retirement benefits in the form of income after contributing to the Social Security Program, and ability to qualify for certain healthcare programs.



## EDUCATION

Green card holders may attend U.S. schools at the same cost as citizens. The U.S. has some of the highest rated schools and universities in the world.



## ACCESS TO HEALTHCARE

Visa holders gain access to the most advanced health care technology and services only available in the U.S.



## PATH TO CITIZENSHIP

After 5 years of residency visa holders can apply for U.S. Citizenship.



**CMB IN THE INDUSTRY**

*"CMB is more than any one person. What CMB has been able to achieve on behalf of its investors comes from the efforts of CMB's highly talented staff combined with the efforts of the developers we work with." - Patrick Hogan*



# ABOUT US

CMB is one of the oldest active and is the most successful Regional Center in the EB-5 industry today. Our company founder and CEO, Patrick F. Hogan, has been involved with the EB-5 program since 1994, dating back to the establishment of the EB-5 Regional Center Pilot Program.

Originally designated in 1997, CMB Export, LLC, which was one of the first United States Citizenship and Immigration Services (USCIS) approved CMB regional centers, was approved to operate in and around six former or realigned military bases in the State of California. Currently, CMB has 15 USCIS approved regional centers, that are able to operate in 23 States and Washington D.C., which have funded project development and construction in 20 States and 53 Cities and Counties across the United States. The original CMB investment concept focused upon communities that had been devastated by California military base closures, which resulted in the loss of the tens of thousands of jobs associated with the operation of those military bases, but CMB has experience with development of diverse asset types including: Logistic and Distribution Warehouses, Student Housing, Residential (single and multi-family developments), Hotels, Resorts, Office Buildings, Renewable Energy, Electrical powerplants, Biofuel plants, construction of World Headquarters, Infrastructure Development and more.

The focus for each CMB Regional Center is infrastructure construction and new job creation. CMB has worked in partnership with government entities such as cities, counties, redevelopment agencies, port authorities, joint power authorities, airport authorities, state government, and public/private partnerships. CMB has experience in collaborating with all levels of government and private industry to achieve the primary goal of every EB-5 investor - create jobs to ensure each investor is eligible for their permanent Green Card.

CMB has raised over \$3.1 billion in EB-5 investment capital, which has been combined with approximately \$11 billion in public and private funds. This combination of capital and the multiplying effect of spending has and will generate over 200,000 (direct, indirect, induced) projected new American jobs through projects funded since 2007. CMB has been able to achieve this record with taking on projects in all categories allowed under the EB-5 program such as significantly distressed, affluent, and rural areas of the country, CMB EB-5 partnerships have successfully subscribed EB-5 investors at investment levels ranging from \$500,000 to \$1 million.

## CMB'S HISTORY OF SUCCESS

**\$3.1 B**  
IN EB-5 CAPITAL RAISED

**5,800+**  
EB-5 PARTICIPANTS

**100%**  
PROJECT APPROVAL



**YEARS OF EXPERIENCE**

**1,800+**  
I-829 APPROVALS

**5,000+**  
I-526 APPROVALS

**2,200+**  
LIMITED PARTNERS WITH RETURN OF CAPITAL



**We have helped over 2,200 investors receive their return of capital**



# WHY YOU SHOULD CHOOSE CMB

## EXPERIENCE

Since 1997, we have delivered on our promise to provide high-quality real estate and infrastructure projects to all of our investors that meet all the requirements of the EB-5 program. To-date, we have a 100% project approval rate on all USCIS adjudicated I-526 and I-829 petitions through approximately 70 projects.

## INDUSTRY PIONEER

We were the first regional center to structure an EB-5 project that relied solely upon indirect and induced job creation, and were the first to introduce what is commonly referred to as the loan model. Over the past 25 years, the EB-5 industry has continued to evolve and many of the methodologies that we pioneered have become widely used throughout the industry by other regional centers.

## CLIENTS COME FIRST

With our highly knowledgeable and industry leading staff, we have been able to help our nearly 6,000 investor families through various stages of the EB-5 process. Our EB-5 Investments contain the industry leading CMB structure that is focused on the goals of the EB-5 investors and their families, and not just those of the Regional Center or the Developer.

## TRANSPARENCY

We were the first. Since 2014, each of our partnerships as well as our track record are audited by a third-party source and we even did it retroactively to all of our previous partnerships dating back to our very first Group A partnership in 2007. All of our investments contain financial transparency for our investors as well as a clearly defined exit strategy.

## SECURITY

Through strategic partnerships, we offer investors a level of knowledge, experience, and security currently unmatched in the industry. Our EB-5 Investments utilize a proven job creation methodology, reviewed and approved by the USCIS at the I-829 stage, which provides the investor and their families with permanent residency in the United States.

# OUR INVESTORS HAVE COME FROM 103 COUNTRIES



Afghanistan | Albania | Argentina | Australia | Austria | Azerbaijan | Bahrain | Bangladesh | Belarus | Belgium | Belize | Bermuda | Bolivia | Brazil | Canada | Chile | China | Colombia | Congo | Cyprus | Czech Republic | Dominican Republic | Ecuador | Egypt | El Salvador | Ethiopia | France | Georgia | Germany | Ghana | Greece | Guatemala | Honduras | Hong Kong | Hungary | Iceland | India | Indonesia | Iran | Iraq | Ireland | Israel | Italy | Japan | Jordan | Kazakhstan | Kenya | Kuwait | Latvia | Lebanon | Liechtenstein | Macau | Macedonia | Malaysia | Marshall Islands | Mauritius | Mexico | Montenegro | Myanmar | Netherlands | New Zealand | Nigeria | Norway | Oman | Pakistan | Panama | Paraguay | Peru | Philippines | Poland | Portugal | Romania | Russia | Rwanda | Saint Kitts And Nevis | Saudi Arabia | Singapore | Slovakia | South Africa | South Korea | Spain | Sri Lanka | Sudan | Sweden | Switzerland | Syrian Arab Republic | Taiwan | Thailand | Trinidad And Tobago | Tunisia | Turkey | Turkmenistan | UAE | Ukraine | United Kingdom | Uruguay | Uzbekistan | Venezuela | Vietnam | Yemen | Zambia

DISCLAIMER ON USE OF MAPS: Maps are for graphical purposes only. The designations employed and the presentation of material on this brochure do not imply the expression of any opinion on the part of CMB Regional Centers (CMB) concerning the legal status of any country, territory, area, city or area or of its authorities, or concerning the delimitation of its frontiers or boundaries. The depiction and use of boundaries and geographic names on the map or on this brochure are not warranted to be error free nor do they necessarily imply endorsement or acceptance by CMB.

# MEET THE TEAMS

## EXECUTIVE



Leading our team of highly qualified and diverse professionals, the Executive Team is responsible for ensuring the mission and vision of CMB Regional Centers is carried out in a professional, fiscally responsible and compliant manner to ensure that our clients are able to successfully obtain their permanent residence in the United States.

## INVESTOR RELATIONS



Through extensive communication with each of our investors, the Investor Relations team takes pride in ensuring that all clients & their families understand the EB-5 program, so that clients can move through the immigration process as well as the investment structure with confidence and ease. Our team is dedicated to building long-lasting client relationships, with client success as our #1 goal.

## CLIENT RELATIONS



Our Client Relations team works tirelessly to offer administrative support to both our clients and our internal team. Through key data gathering and project management, the Client Relations team is skilled at documents verification and submission that ensures accuracy and timeliness for all clients.

## LEGAL



With many years of broad and diversified legal experience, our Legal team ensures that our documents and business practices are compliant with the SEC and USCIS rules and regulations. They advise in corporate and non-traditional finance topics, as well as assisting in the analyzation and negotiation of complex financial transactions and creation of limited partnerships.

## COMPLIANCE



To protect the interests of our investors, our in-house compliance team is responsible for monitoring and identifying potential risks in relation to securities regulations, ensuring internal controls are in place, and providing support to all areas within CMB.

## PROJECT DEVELOPMENT



Structuring and vetting all projects to fit the needs of our investors and clients, the Project Team is tasked with both due diligence and the underwriting of each project to ensure its qualifications as a desirable investment. The team further monitors our borrowers' requests to ensure that funds are being properly spent and monitors all job creation.

## FINANCE & ECONOMICS



Our Economics and Finance team hold a strong understanding of the commercial real estate and capital markets, and are adept at complex financial modeling. Through careful collaboration, along with much legislative & regulatory research, our team works to bring the best quality projects to CMB clients. Additionally, our in-house economic team ensures our projects qualify for status as qualified TEA and ensures using economic modeling tools that the required threshold for job creation will be met by every CMB EB-5 partnership.

## MARKETING



Our Marketing team is the face of our company by promoting our business and mission through coordinating and producing company materials for our projects as well as corporate messaging across our digital platforms.

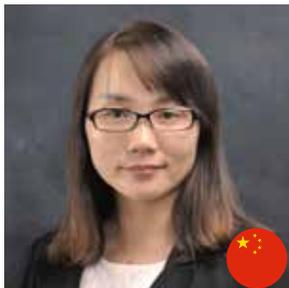
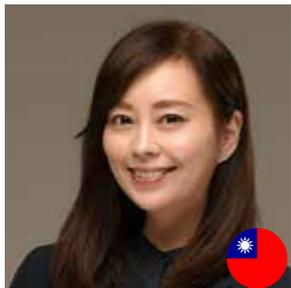
## ACCOUNTING



With many years of investment fund and corporate finance accounting experience, CMB's Accounting team are demonstrated professionals in their field responsible for recording all financial transactions and providing account information to each investor. The Accounting team also coordinates with outside third party auditors to conduct yearly financial audits, ensuring transparency for all investors.



Our highly talented staff comes from around the world and speaks various languages including: **Arabic, Cantonese, Farsi, French, German, Hindi, Indonesian, Japanese, Korean, Mandarin, Marathi, Portuguese, Russian, Spanish, Taiwanese, Urdu, Vietnamese, & Wolof.**



# EXECUTIVE TEAM



**PATRICK F. HOGAN**  
*CEO & FOUNDER*

Patrick F. Hogan is the CEO and Founder of CMB Regional Centers. Mr. Hogan's considerable experience dating back to 1994 establishes him as one of the most experienced practitioners in the EB-5 industry. In fact, Mr. Hogan has been involved in EB-5 since the creation of the Regional Center Program. Mr. Hogan founded CMB Regional Centers with the creation of CMB Export, LLC in 1997.

Mr. Hogan, a lifelong entrepreneur, opened his first of many businesses in 1978. Currently, Mr. Hogan is the CEO of two companies that are the leaders in their industries: Rock Island Auction Company and CMB Regional Centers. Today, Rock Island Auction Company is the #1 antique and collectable firearms auction house in the world and CMB Regional Centers is the most successful EB-5 Regional Centers in existence. Mr. Hogan is considered a seasoned expert in the EB-5 industry. He sits on the Board of Directors for the Association to Invest In the USA (IIUSA) and has been an active participant in furthering industry best practices as well as program reauthorization and reform.



**NOREEN HOGAN**  
*PRESIDENT*

Noreen Hogan is the President of CMB Regional Centers and manages the day-to-day operations of the company as well as implementing strategic initiatives for CMB. Ms. Hogan is recognized as a leading expert in the industry, speaking about EB-5 at events throughout the world. Ms. Hogan has held previous positions as the Vice President of Company Operations, Project Manager, and an economist. During 2015, Ms. Hogan, worked for CMB Swiss Co GmbH, as a Deputy Director of Worldwide Operations, establishing the company's operations in Schaffhausen, Switzerland. Prior to her employment with CMB, Ms. Hogan worked as a project manager for Discover Financial Services, a U.S. Fortune 500 company. Ms. Hogan holds a Master's degree in Economics from the University of Illinois at Chicago and a B.A. in Economics from Augsburg College.



**PAM ELLIS**  
*SENIOR VICE PRESIDENT*

Pam Ellis serves as the Senior Vice President of CMB Regional Centers. She joined the organization in 2009 and previously served as the Vice President of Company Operations from 2013 to 2015. Ms. Ellis manages the day-to-day company operations as well as directing multiple departments during the comprehensive development of all CMB file submissions to the USCIS on a yearly basis. Ms. Ellis has over thirty years of management and customer service experience that has built the foundation for her to manage this industry leading staff. Ms. Ellis served as the Vice President of Visitor Services for the Quad Cities Convention & Visitors Bureau for twenty years. Today, Ms. Ellis supervises the various services CMB Regional Centers provides to nearly 6,000 clients, as well as supervising over 50 full-time employees.



**MATT HOGAN**  
*VICE PRESIDENT OF PROJECT DEVELOPMENT*

Matthew Hogan is CMB Regional Centers Vice President of Project Development. Mr. Hogan oversees CMB's team responsible for the identification of new opportunities, initial project underwriting, negotiating and structuring of each of CMB's EB-5 partnership loans. In his role as Vice President of Project Development, Mr. Hogan is directly involved in the development of all project related documentation needed to support each EB-5 partnership's USCIS submissions. Mr. Hogan is also instrumental in developing and maintaining both new and ongoing business relationships. Since joining CMB in 2011, Mr. Hogan has been involved in the structuring of over \$2.5 Billion in CMB's EB-5 investment loans spanning over 65 EB-5 partnerships. Mr. Hogan has been featured as a speaker in multiple EB-5 related events including, Invest in the USA (IIUSA), EB-5 Investor Magazine, the Asian Real Estate Association of American Global and Luxury Summit, Global Immigration and Investment Summit, International Real Estate and Investment Expo, and the CDFA National Development Finance Summit and many more.



**KY BOYLE**  
*VICE PRESIDENT*

Ky Boyle is the Vice President of the Asia Market for CMB and is responsible for coordinating CMB's network of relationships throughout Asia. Mr. Boyle has been involved in the EB-5 industry since 2010 and is a frequent panelist and speaker at EB-5 industry events. Mr. Boyle has over thirty years of business leadership and management experience and has been active in economic development throughout the past three decades. As a member of the State of Iowa's trade delegation, Mr. Boyle participated in economic trade missions in Asia. Mr. Boyle spent twelve years with MidAmerican Energy Company (a Berkshire Hathaway company) providing consulting services to major commercial energy consumers such as, 3M Corporation, Hormel Foods, Musco Lighting, The State of Iowa, component suppliers to John Deere, and municipalities in the State of Iowa. Mr. Boyle has a Bachelor's degree from the University of Phoenix and a Master's degree in Business Leadership from William Penn University.



**NEAL LEE**  
*VICE PRESIDENT & CHIEF FINANCIAL ANALYST*

Neal Lee is CMB Regional Centers' Vice President and Chief Financial Analyst. Mr. Lee leads CMB's finance team in the due diligence and structuring of CMB's EB-5 investments. To date, Mr. Lee has overseen in excess of \$2.5 billion in CMB EB-5 transactions. Mr. Lee further supervises the activities of CMB's project compliance team, through the lifecycle of each CMB EB-5 loan. Prior to CMB, Mr. Lee worked as an investment portfolio manager at a global real estate investment / EPC / general contractor firm, based in Seoul, Korea with offices in over 30 countries worldwide. Mr. Lee holds a Master's degree from Massachusetts Institute of Technology, Cambridge, Massachusetts, and a B.A. in Economics from Yonsei University, Seoul, Korea.



**TARA MOFFIT**  
*VICE PRESIDENT & GENERAL COUNSEL*

Tara Moffit is CMB Regional Centers' Vice President and General Counsel, directing CMB's legal team with the composition and structuring of legal documents for the CMB partnerships. Ms. Moffit obtained her Juris Doctorate from the Drake University Law School in 2002, graduating with highest honors. She also holds a Bachelor's degree in history from Marycrest International University, graduating Summa Cum Laude. Prior to working with CMB, Ms. Moffit was employed with a general practice law firm in Davenport, Iowa, working in several fields, including foreclosure, bankruptcy, real estate, construction law, and personal injury.

# CURRENT PROJECTS

## Group 78

CMB Infrastructure Investment Group 78, LP ("Group 78") is a \$800,000 investment opportunity which will provide EB-5 loan funds of up to \$75.5 million 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, involves the development and construction of tenant specific interior buildout required to serve as a state-of-the-art fulfillment center for Amazon.com. The Class-A fulfillment center consists of approximately 1,000,000 square feet (92,903 m<sup>2</sup>) and is located within the AllianceCalifornia master-planned business park in San Bernardino, California. Amazon, as outlined in the lease agreement, will be required to reimburse Hillwood for certain costs incurred in completing the buildout upon its satisfactory completion.

## EB-5 ATTRIBUTES

- Total EB-5 Loan: \$75.5 Million
- Total Project Spending: \$317,278,925
- Estimated EB-5 Qualified Jobs from Development & Construction: 2,695
- 172.22% Job creation buffer
- 27.222 Jobs per investor

## 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 m<sup>2</sup>) built-to-suit modern distribution facility for Target Corp. Inc., 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 Q1 2023.

## TEA ANALYSIS

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



# CHOOSING THE RIGHT REGIONAL CENTER & DEVELOPER

Choosing a regional center with a proven and transparent track record of success is more important today than ever before. In 2014, CMB became the first regional center to voluntarily subject every EB-5 partnership to annual auditing of financial and immigration statistics by a nationally recognized third party accounting firm (BKD). Additionally CMB instructed BKD to audit every EB-5 partnership from inception through 2014. Today, each and every one of CMB's partnerships, continue to be audited annually. This audit process assures clients that their invested funds are deployed as required by the partnership agreement. That level of transparency is what every investor should be striving for.

The EB-5 marketplace is filled with new, untested developers and aspiring regional center operators that claim to be EB-5 professionals. Many developers establish their own regional centers to raise capital for risky, ambitious projects that lenders will not finance. For many misguided investors, the allure of an economic windfall can be distracting and sometimes lead to poor EB-5 decisions. When a return on the investment is prioritized above achieving immigration success it usually results in total failure.

Operating similarly to a bank or private lender, CMB takes a conservative approach to our project selection decisions. Conducting thorough due diligence on each of our projects begins with the developers, who serve as the borrowers of CMB's EB-5 partnership loans. Our borrowers have won numerous awards and are responsible for development projects that have reshaped the communities in which they work created many more new American jobs than the EB-5 program requires.

## CMB AWARDS

- 2021 Top 25 Regional Centers (Uglobal)
- 2020 Regional Center I-829 Approval Club
- 2019 Lifetime Achievement - Pat Hogan
- 2018 Regional Center I-829 Approval Club
- 2017 Regional Center I-829 Approval Club
- 2016 Regional Center I-829 Approval Club
- 2015 Regional Center I-829 Approval Club
- 2014 Regional Center I-829 Approval Club



### MICHIGAN

## Amazon plans to add 5 sites, create 2,000 jobs in Metro Detroit

Mark Hicks The Detroit News

Published 9:58 p.m. ET Jan. 11, 2021 | Updated 10:58 p.m. ET Jan. 11, 2021

Last fall, Detroit's City Council approved the sale of the fairgrounds site to real estate developers and investors **Hillwood Investment Properties** and Sterling Group, which planned to build an Amazon fulfillment center. Officials said more the \$400 million was expected to be invested, officials said then the potential sale was announced in August.



Innovative dining options continue to evolve uptown as the growing residential presence and easy suburban access brings more culinary adventurers into center city. Even as WFH becomes the norm in the Covid-era, the recent opening of the Kessler Collection's **Grand Bohemian Charlotte** and their South American/Mediterranean inspired Mico restaurant and Buho lounge, deliver plenty of rationale to dress up a bit for a classy evening on the town.

## Great Wolf Lodge Splashes into Southern California

Indoor Water Park Resort Makes Its Official Debut in Garden Grove, Calif.



MADISON, WIS. -- (BUSINESS WIRE) -- Today, Great Wolf Resorts, Inc. celebrated the grand opening of Great Wolf Lodge Southern California, the first California location for North America's largest family of indoor water park resorts. Located in the city of Garden Grove, Great Wolf Lodge Southern California is the brand's largest resort and brings an entirely new destination option to traveling families.

## DEVELOPER AWARDS & ACCOLADES

- 2021 Developer of the Year - Hillwood Communities (Hillwood)
- 2021 #5 Best indoor waterpark - Great Wolf Lodge Hotels (Great Wolf Resorts)
- 2021 #1 Hotel - Grand Bohemian Charlotte (Kessler)
- 2020 Developer of the Year - Hillwood Communities (Hillwood)
- 2019 Best Master-Planned Community - Hillwood Communities (Hillwood)
- 2018 Development Partner of the Year - Autograph Collection (Kessler)
- 2017 Developer of the Year - Hillwood Development (Hillwood)
- 2016 Developer of the Year - Hillwood Communities (Hillwood)
- 2015 Outstanding Single-Family Developer - Hillwood Communities (Hillwood)

## CMB INVESTORS

We have helped approximately 6,000 investors and their families through all stages of their immigration process.



CMB GROUP 3



CMB GROUP 51



CMB GROUP 3



CMB GROUP 3



CMB GROUP 2



CMB GROUP 5



CMB GROUP 12

# QUESTIONS TO ASK ALL REGIONAL CENTERS

## SAFETY AND SECURITY:

- How many I-526 approvals do your EB-5 investors have?
- Have any of your EB-5 investors ever received an I-526 denial? If so, for what kind of reasons?
- How many I-829 approvals do your EB-5 Investors have?
- Have any of your EB-5 investors ever received an I-829 denial? If so, for what kind of reasons?
- Have any of your EB-5 partnerships successfully returned capital to your EB-5 investors? If so, how many and which partnerships?
- Are your track record statistics (I-526 approvals, I-829 approvals, return of capital) professionally audited by a third-party?

## JOB CREATION:

- What is the methodology that is being used for calculating job creation?
- Are the claimed jobs direct or indirect jobs or a combination of both? How long will construction of the project take?
- If direct jobs are claimed, how will you gather I-9's, W-2's and proof of citizenship?
- Has the developer provided a completion guarantee on the project?
- How is job creation allocated among the EB-5 investors?



CMB GROUP 3



CMB GROUP 3



CMB GROUP 1



CMB GROUP 1



CMB GROUP 5



CMB GROUP 3



CMB GROUP 1



CMB GROUP 37

## REGIONAL CENTER OPERATIONS:

- Do you provide my immigration attorney with a template for my I-526 and I-829 petitions?
- Does your team actively monitor the status of the project during development for construction compliance, job creation, ability to service debt, etc.?
- Do you provide regular reporting to EB-5 investors such as project status updates, K-1s and capital account statements?

## TRANSPARENCY:

- Are the new commercial enterprise's finances professionally audited by a third-party?
- Is each EB-5 investor allowed to see the financial records of the new commercial enterprise?
- Who is responsible for the day to day expenses of the new commercial enterprise?
- What costs will the EB-5 partnership be responsible for?

## PROJECT QUESTIONS:

- Who is the developer of the project and what are their qualifications?
- Is the developer or owner of the project affiliated with the regional center? If so, what conflicts of interest does this raise?
- Has the developer ever developed an EB-5 related project before? If so, what were the results?
- Is the capital stack in place? Are all financing agreements executed?
- What position will the EB-5 funds take in the capital stack? Is this a Loan or an Equity investment?
- What is the collateral to secure the repayment of the EB-5 funds?
- What is the Borrower's strategy to repay the EB-5 funds?

# CMB'S JOB CREATION & STRUCTURE

CMB utilizes a USCIS-approved capital expenditure model to show job creation. Each CMB EB-5 investment model identifies direct, indirect and induced job creation that results from capital expenditure. Indirect and induced jobs are created at the moment monies are spent as demonstrated using a RIMS II capital expenditure model. Indirect and induced jobs also meet all of the requirements that are placed upon EB-5 participants without the burdens of providing tax reporting and citizenship documents that go along with a reliance upon direct jobs.

The timing of construction and the construction spending will determine how soon and in what amounts CMB EB-5 participants' capital can play a role. This is because all CMB Partnerships, past and future, will follow this similar, previously USCIS-approved structure. Since CMB's business structure does not deviate, the USCIS will know the project contains a similar basic structure.

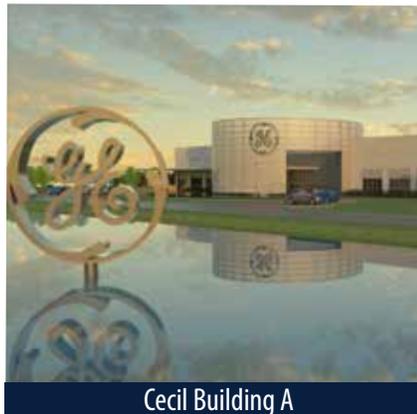
Removal of conditions for an EB-5 participant's visa depends upon proof of job creation. The RIMS II based CMB job creation methodology provides a transparent and reliable methodology for I-526 and I-829 (condition removal stage) petition approvals. In all past and future CMB EB-5 projects, an economist's report on job creation is provided at the I-526 and I-829 stages of the petition process.



The Del Mar - Tribute Element Hotel



University of the Pacific



Cecil Building A



Century Plaza Hotel



Harwood No. 10



Gateway South Building 4



Eviva Cherokee



Grand Bohemian Charlotte



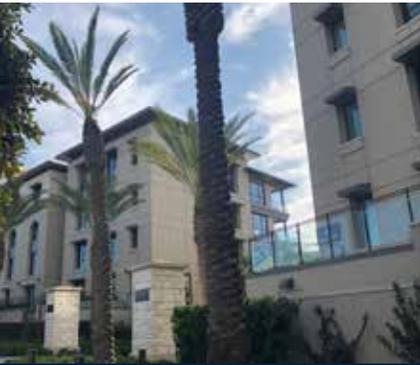
The Crosby



McClellan Park



Orchard Park



Meridian Residences



Dakota Spirit AgEnergy



Loft + Row



The Strand at Loch Lomond

**PAST PROJECTS**

CMB has a diverse portfolio of different asset types that have seen 100% project approval at all stages of USCIS adjudication.



Aertson Midtown



The Atwood



Parkside at Westphalia



Hotel Californian



Great Wolf Lodge Phoenix



Commerce 20



North Pointe Crossing

# THE EB-5 PROGRAM'S IMMIGRATION & INVESTMENT PROCESS

The Investor chooses their immigration counsel for immigration information and to eventually file their immigration paperwork.

Investor executes the partnership documents and returns them to CMB.

Prospective investor deposits the subscription price into the CMB partnership's landing account.

CMB Administrative Placement Agent reviews the investor's subscription for suitability and compliance with securities laws.

Investor signs the NDA (Non-disclosure agreement). The investor meets the requirements of Reg. S or Red. D, the offering documents are provided to the investor to start their due diligence.

CMB establishes an escrow account that the investor will wire the requisite investment funds, which the funds will be held until sent to the borrower according to the terms of the escrow agreement.

The partnership sends the LP their proof of fund deposit.

Investor is admitted as an LP.

Upon I-526 petition approval, the investor would schedule their visa interview with their consulate, or if already in the United States, they would file an I-485 or adjustment of status. If denied, the investor would receive funds back in accordance with the terms of the partnership agreement.

Funds are sent to the job creating entity as per the partnership agreement. and proof is sent to the L.P.

Once the partnership loan matures, investors that have made it through the full 2 year sustainment, would become eligible for a return of their capital contribution once the funds become available.

Starting at month 21 of their conditional residency period, the investor would retain their chosen immigration counsel to file their I-829 petition for the removal of conditions.

Investor's immigration counsel files their I-526 immigrant petition.

Upon approval of the I-829 petition, the conditional status of the Visa is removed.

Once approved at the consulate's office or the I-485 is approved, the investor enters the U.S. and receive their temporary conditional visa for 24 months.

After 5 years of residency the EB-5 investor is eligible to apply for U.S. citizenship.

# CLIENT TESTIMONIALS



*As a family, we are honoured to fulfill a lifelong dream and have the opportunity to immigrate to the USA. We have both worked in the airline industry most of our lives and regularly flown in and out of the US. So America really feels like a second home. We have a deep sense of belonging. We are drawn because America is a place where success is celebrated and welcomed, positivity is a way of life and opportunity is a reality!*

*We are extremely grateful to CMB for their support, professionalism, knowledge and kindness and for helping us turn our dreams into a reality.*

*As a family, we are excited beyond words!*

*The Harrisons*



*I have trusted and selected CMB Regional Centers to do EB-5 for my family. In reality, our family's petition was approved by USCIS just after 18 months and now our family has settled down and enjoying our life, work and the education system here in the US. Throughout our experience with CMB over the years, we have found that CMB staff is very professional and dedicated, they care about their clients not only during the initial phase of the project, but even after the clients have immigrated to the US. Moreover, CMB has a standard system whereby they can regularly update their investors on the project status and financial statements of the projects, which help the investors monitor the project they invested in. I trust that CMB will help many more investors obtain their American Dream.*

*T.D.*





We want to highlight the importance of your work, Gisele, at CMB, which greatly facilitated the clarification of all stages of the process, as well as responded to our doubts and resolved situations, which always left us calm and confident on where we had invested our money into. For this reason, we reiterate that your work was also essential for the communication between CMB x customers. Furthermore, for those who come from another country, finding Gisele as a professional in a company that we had made an investment in, and because we don't speak the local language, it was extraordinarily striking and reassuring.

V.R.



I would like to thank Mr. Hogan and all the staff at CMB for making this opportunity into a reality for me and my family. Since we immigrated in 2009 our family has thrived and succeeded with the transition from being legal aliens to US Citizens. Our journey with CMB was seamless and we will always be grateful to all the CMB staff who helped us along the way. CMB gave us an opportunity to live our American dream for real.

P.L.



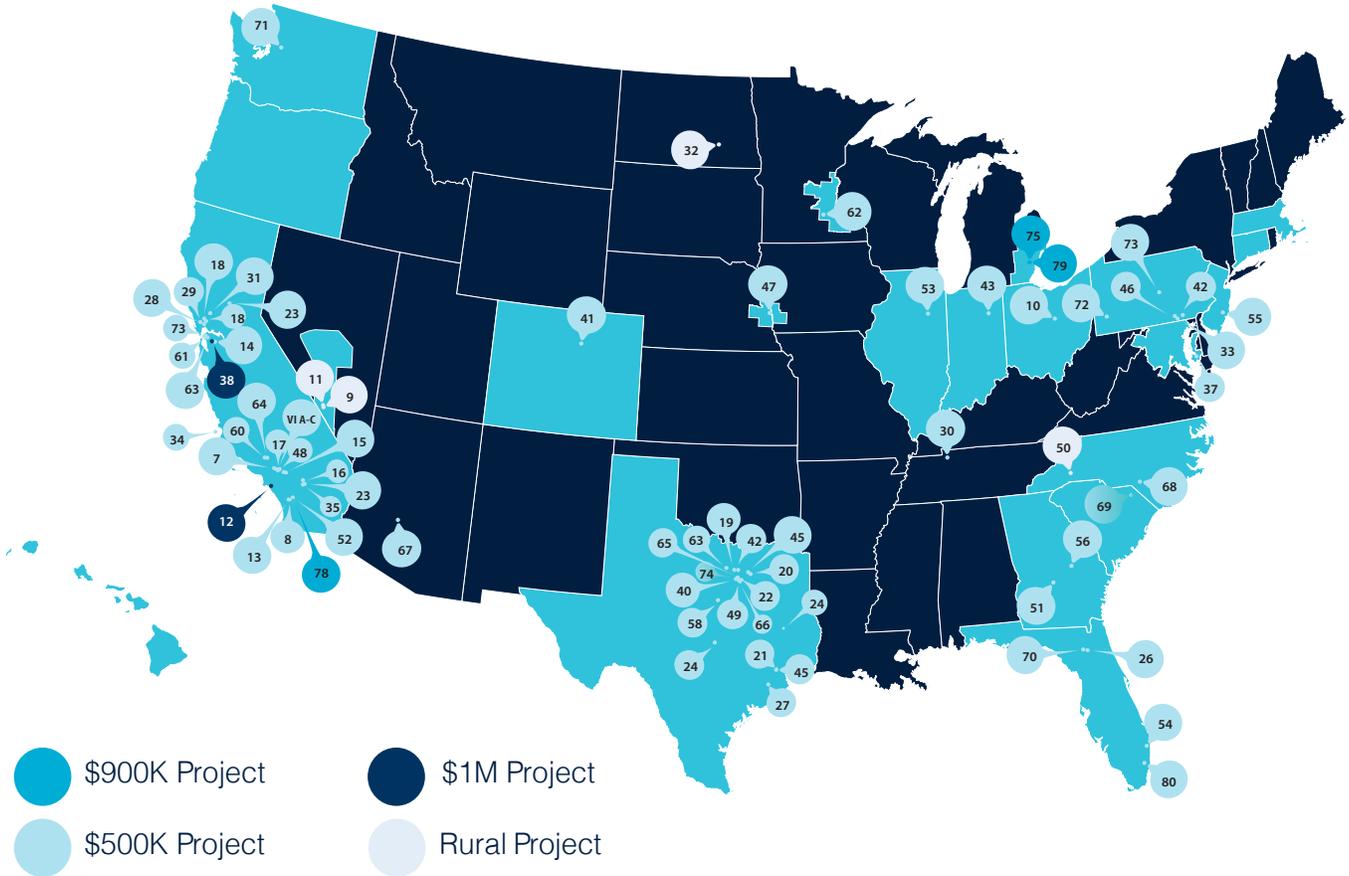
I spoke over the phone with CMB's senior management and made sure I asked all the questions that came to my attention as an investor. It became very clear to me that CMB was my best option to gain permanent residency while minimizing the risk involved with the EB-5 investment. To this day, CMB has been a perfect manager of my investment, delivering the immigration status I sought and managed my investment. I would recommend CMB and its programs to anyone who is interested in pursuing permanent residency in the United States.

M.C.





# CMB REGIONAL CENTERS



## AUTHORIZED GEOGRAPHIC SCOPE

California | Colorado | Florida | Georgia | Hawaii | Illinois | Indiana | Iowa | Maryland | Massachusetts | Michigan | Minnesota | Nebraska | Nevada | New Jersey | North Carolina | Ohio | Oregon | Pennsylvania | South Carolina | Texas | Washington | Washington D.C. | West Virginia

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