



CMB
REGIONAL CENTERS



CMB Infrastructure Investment Group 83, L.P.

SOMI – HAYWARD

A 189-Unit Townhome and Condominium Development

THE GROUP 83 PROJECT

CMB Infrastructure Investment Group 83, LP (Group 83) will raise up to \$49.6 million of EB-5 investment capital to provide a loan to an affiliate of Hillwood Development Company (Hillwood), a top ten U.S. real estate developer, for the development and construction of the SoMi - Hayward project. The Group 83 Project, is a 189-Unit Townhome and Condominium Development in Hayward, California (the "Project"). The Project is to be constructed on an approximately 12.2 acre (4.937 hectares) site in California's East San Francisco Bay Area and is located within the city of Hayward, California at the intersection of Mission Boulevard and Tennyson Road.

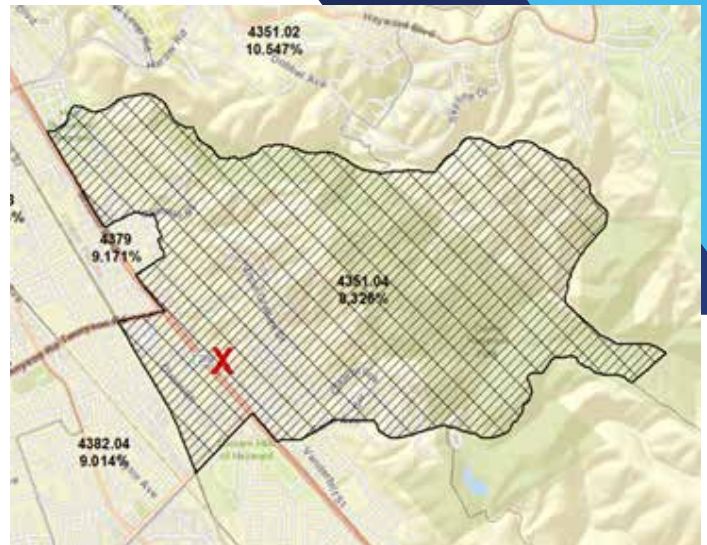
The site was originally purchased by The True Life Companies in 2018 and completed an extensive entitlement and permitting process in 2021 allowing for construction to commence. The project will be developed and constructed under a Joint Venture between Hillwood and Homes Built for America. Homes Built for America is the homebuilding division of The True Life Companies.

The Project will consist of three and four bedroom townhomes averaging 1,683 square feet and 66 condominiums averaging 1,335 square feet. Twenty of the 66 townhomes are anticipated to be developed as affordable and offered for below market rate. The entire development will include approximately 10,800 square feet (1,003 sq meters) of ground-level commercial space, an urban park and a dog park.

The development will provide walking distance access to the South Hayward Bay Area Rapid transit (BART) station, and will offer residents convenient access to the various employment opportunities of the greater Silicon Valley/Bay Area. The Project will also offer popular amenities such as community recreation and meeting spaces, over 1.2 acres (0.485 hectares) of outdoor recreation space, and three roof-top decks and certain solar-powered smart home amenities.

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 Fortune 500 or Global 500, including: Amazon, FedEx, Pepsico, GE, Starbucks, Walmart, and Wayfair.



TEA ANALYSIS

The project's location meets the requirements for a TEA under the USCIS regulations.

PROJECT TIMELINE

Development activities began in Q4 2021. Completion of all phases of the Project are anticipated for Q1 2025.

EB-5 ATTRIBUTES

- Total EB-5 Loan: \$49.6 Million (up to 62 investors)
- Total Project Spending: \$142,914,825
- Estimated EB-5 Qualified Jobs from Development & Construction: 833
 - 34.35% Job creation buffer
 - 13.435 Jobs per investor



CMB & HILLWOOD TRACK RECORD

34

CMB EB-5
Partnerships

28

Partnerships
with I-526 Approvals

10

Partnerships with
I-829 Approvals

19

Partnerships with
Loan Repayment

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 83 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.

HOMES BUILT FOR AMERICA

Homes Built for America was created by its parent company, The True Life Companies in 2008 to create desirable communities in high-need markets. To achieve this, Homes Built for America and their founding partners brought their decades of business insights and experience together with an assembled team of like-minded professionals — dedicated people with relevant, proven industry experience and a tireless enthusiasm to create new housing options and economic opportunities that not only support growing cities but also reflect our cherished American values. As they've grown, they have built on their vision with tireless enthusiasm, creative collaboration and consensus building.

At Homes Built for America, they encourage one another, work together and are passionate about contributing to their company and to the world around them. Each and every community is built upon smart planning and a sincere commitment to doing the right thing - what they call their 'bedrock of excellence'. They work with cities eager for new lasting housing solutions that serve new generations and who recognize the opportunity they offer to answer their housing needs.

**Group 83 is not affiliated with Hillwood or Homes Built for America*



GROUP 61 - ALAMEDA POINT



GROUP 40 - AMSEBURY



GROUP 14 - BERRYESSA



GROUP 45 - HILLWOOD LCG



CMB

REGIONAL CENTERS

5910 N Central Expy Suite 1000
Dallas, TX 75206
+1 (469) 638-8801

7819 42nd Street West
Rock Island, Illinois 61201
+1 (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. EB5- INTERESTS TO BE OFFERED THROUGH EXCLUSIVE ADMINISTRATIVE PLACEMENT AGENT, AN SEC REGISTERED BROKER-DEALER AND A MEMBER OF FINRA/SIPC.