

CMB Infrastructure Investment Group 81, L.P.

INLAND EMPIRE INDUSTRIAL

AN \$800,000 EB-5 PARTNERSHIP

*Three Logistics Facilities
Located Within a Qualified
Targeted Employment Area (TEA)



CMB

REGIONAL CENTERS



THE GROUP 81 PROJECT

CMB Infrastructure Investment Group 81, LP (Group 81) will raise up to \$68 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 Inland Empire Industrial project. The Group 81 Project will consist of three separate logistics facility subprojects in the State of California.

GWS7

GWS7 will be constructed on an approximately 9.55 acres strategically located in Hillwood's AllianceCalifornia Business Park. AllianceCalifornia is strategically located in close proximity to the Ports of Los Angeles and Long Beach, and 2 miles from the BNSF Intermodal rail yard.

The Project will consist of a +/- 221,436 square foot Class-A speculative logistics facility. Hillwood will purchase the land, perform the site work, and develop the Project. Hillwood is underwriting a 9 month lease-up schedule, 3 months of free rent, and is seeking a 5 year lease term.

GWS8

GWS8 will be constructed on an approximately 15.25 acres strategically located in Hillwood's AllianceCalifornia Business Park. AllianceCalifornia is strategically located in close proximity to the Ports of Los Angeles and Long Beach, and 2 miles from the BNSF Intermodal rail yard.

The Project will consist of a +/- 300,926 square foot Class-A speculative logistics facility. Hillwood owns a portion of the Project site and will acquire the remaining land, perform the site work, and develop the Project. Hillwood is underwriting a 9 month lease-up schedule, 3 months of free rent, and is seeking a 5 year lease term.

NAPA

Napa will be constructed on an approximately 35.4 acres located on Napa Street in Rancho Cucamonga, California in the West Inland Empire. The Project is strategically located at the intersection of Interstate 10 and 15, and is in close proximity to the Ports of Los Angeles and Long Beach and is approximately eleven miles from the BNSF Intermodal rail yard..

The Project will consist of 2 logistics facilities, +/- 500,648 square foot Class-A speculative logistics facility and a +/- 155,230 square foot Class-A logistics facility. Hillwood will purchase the land in one phase, perform the site work, and develop the Project. Hillwood is underwriting a 12 month lease-up schedule and is seeking a 7 year lease term.

PROJECT TIMELINES

GWS7

Development activities began in Q1 2022. Completion of all phases of the Project are anticipated for Q2 2023.

GWS8

Development activities began in Q1 2022. Completion of all phases of the Project are anticipated for Q2 2023.

Napa

Development activities began in Q4 2021. Completion of all phases of the Project are anticipated for Q1 2023.

**EB-5
ATTRIBUTES**

Total EB-5 Loan:
\$68 Million
(up to 85 investors)

**Total Project
Spending:**
\$261,368,158

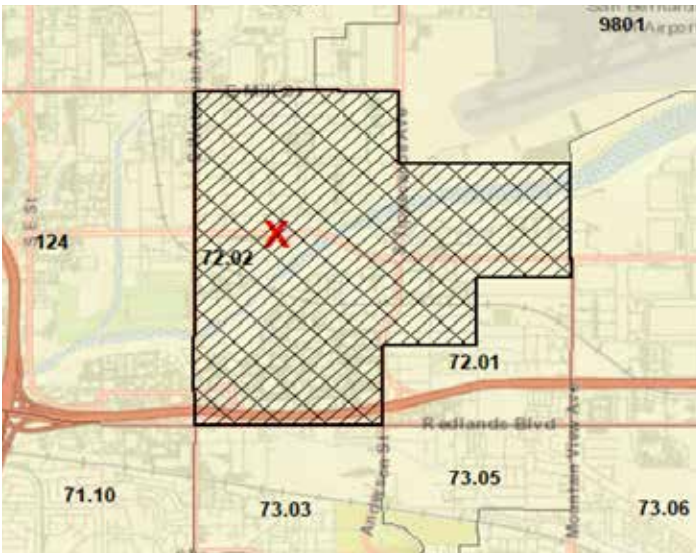
Job Creation Buffer
27.882%

**Estimated EB-5 Qualified
Jobs from Development
& Construction:**
1,087

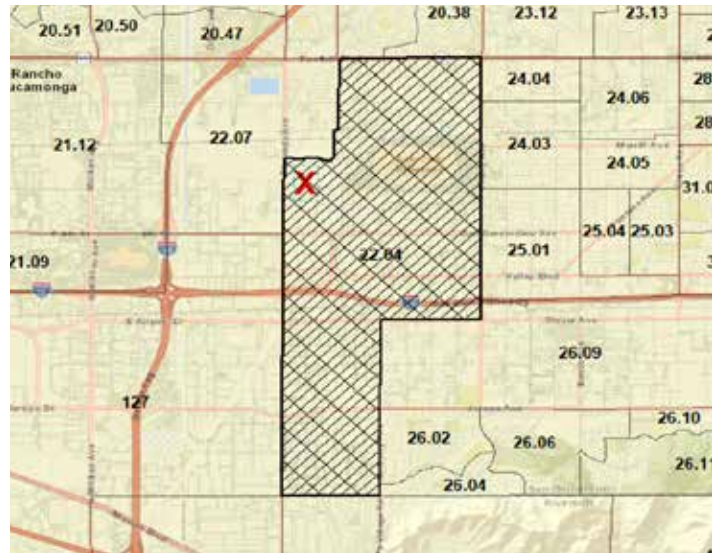
Jobs per Investor
12.788

TEA ANALYSIS

GWS7 and GWS8



Napa



The subprojects location meets the requirements for a TEA under the USCIS regulations

CMB & HILLWOOD

CMB Regional Centers (CMB) and Hillwood Development Company (Hillwood) together represent one of 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 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.

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% project approval rate at both the I-526 and I-829 stages. CMB has 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 81 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.

*Group 81 is not affiliated with Hillwood



CMB

REGIONAL CENTERS

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GROUP 70 HW LOGISTICS III



GROUP 26 CECIL



GROUP 53 HW LOGISTICS II



GROUP 70 HW LOGISTICS III