

CMB Infrastructure Investment Group 84, L.P.

HILLWOOD DAYTONA BTS

\$800,000 EB-5 PARTNERSHIP

* A BUILD TO SUIT LOGISTICS FACILITY FOR A FORTUNE 500 TENANT

I-526E Protections

10% Visa Set-Aside
Project

Construction
Underway

EB-5 Job Creation
Underway



CMB
REGIONAL CENTERS



NOT for redistribution in the United States

THE GROUP 84 PROJECT

CMB Infrastructure Investment Group 84, LP (Group 84) will raise up to \$79.2 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 Hillwood Daytona BTS. The Group 84 Project will consist of a build-to-suit logistics facility in the State of Florida.

HILLWOOD DAYTONA BTS

The Project consists of a class-A, light industrial facility to be constructed on 110.96 acres of land in Daytona Beach, Florida. The Project is to be constructed off S. Williamson Blvd., east of the intersection of Bellevue Avenue and S. Williamson Blvd. in Volusia County, Florida.

The Project is located approximately 1 mile east of I-95 and immediately south of the Daytona Beach International Airport and provides convenient access to I-95, I-4, and US 92, which are all significant arteries serving the Volusia County area and central Florida. The proposed development will serve the residents of greater Daytona Beach area and Volusia County.

PROJECT TIMELINE

Development activities began in Q4 2021.
Completion of all phases of the Project are anticipated for Q3 2023.



EB-5 ATTRIBUTES

Total EB-5 Loan:
\$79.2 Million
(up to 99 investors)

**Total Project
Spending:**

\$373,442,112

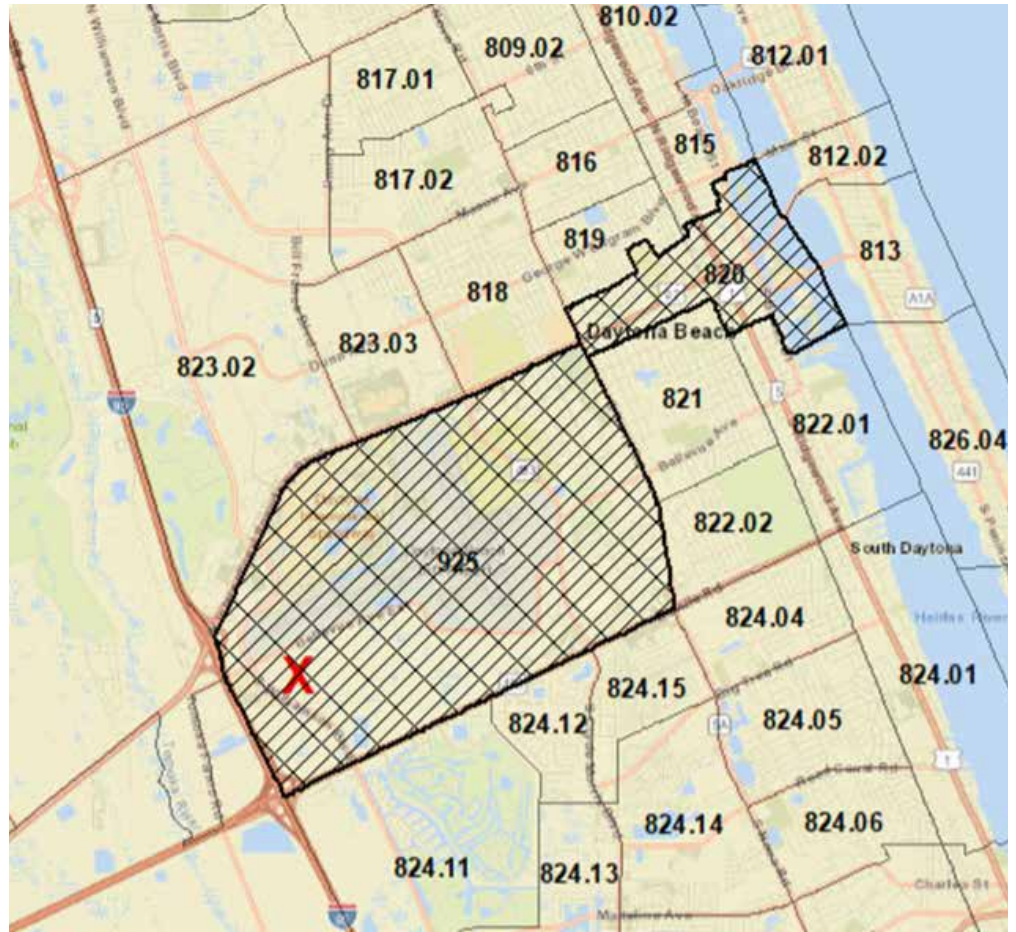
**Estimated EB-5
Qualified Jobs from
Development
& Construction:**
3,632

Jobs per Investor
36.687

**Job Creation
Safeguard**
266.869%

TARGET EMPLOYMENT AREA (TEA) ANALYSIS

The project 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 relationships 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 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., which has and continues to develop projects for over 90 companies listed in either Fortune 500 or Global 500, including but not limited to: 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 84 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 84 is not affiliated with Hillwood



GROUP 70 HW LOGISTICS III



GROUP 70 HW LOGISTICS III



GROUP 53 HW LOGISTICS II



GROUP 26 CECIL



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REGIONAL CENTERS

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