



CMB
REGIONAL CENTERS



CMB Infrastructure Investment Group 91, L.P.

Hillwood DTW Air Cargo

An \$800,000 EB-5 Partnership

* Air Cargo Facility within a Qualified Targeted Employment Area (TEA)

NOT for redistribution in the United States

The Group 91 Project

CMB Infrastructure Investment Group 91, LP (Group 91) will raise up to \$79,200,000 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. The Group 91 project will consist of the development and construction of a 302,600 square foot air cargo facility for a major air cargo operator at the Detroit Wayne County Metropolitan Airport.

Hillwood DTW Air Cargo

Hillwood, working in conjunction with joint venture partner Sterling Group, will work in conjunction with a major Fortune 500 tenant to complete the relocation/consolidation of existing air cargo and related operations in and around the Detroit Wayne County Metropolitan Airport (“DTW”). Per the terms of the joint venture, Hillwood will provide full development services and Sterling Group, with years of expertise in the Detroit market, will advise on entitlement and local construction matters.

The project will consist of the development and construction of an approximately 302,600 square foot air cargo facility as well as various support facilities. In total, the project’s construction plan consists of five (5) new facilities, with the additional associated facilities to include the construction of a vehicle maintenance and wash building, an aircraft maintenance and storage building, covered storage space, and a de-icing pump house and generator building. These facilities have been designed and will be constructed specifically to meet the needs of the tenant’s onsite air operations. In addition to these facilities, the project entity will be responsible for the completion of all apron and aircraft taxiway improvements associated to the project. The facilities will be required to complete the consolidation of the tenant’s on and off airport properties near the airport including two existing on airport facilities.

The project will be constructed on approximately 63 acres of land located within the southeast boundary of the DTW property. The land will remain owned by Wayne County Airport Authority (“WCAA”). The Hillwood and Sterling Group joint venture has entered into a 30-year ground lease agreement with WCAA as well as a 30-year lease agreement with the air cargo tenant. Per the terms of the lease agreement, the parent company of the tenant will guarantee the payment of rent for the facilities.

Detroit Metropolitan Airport (DTW) is one of the world’s largest air transportation hubs with more than 1,100 flights per day to and from four continents. DTW is operated by the Wayne County Airport Authority (WCAA), which also operates nearby Willow Run Airport (YIP), an important corporate, cargo, and general aviation facility.

CMB Group 91 funds will be utilized in all aspects of the development and construction of the project including, but not limited to pre-construction development, horizontal and vertical construction of the project as well as any interior buildout required to meet the needs of the tenant.

EB-5 Attributes

- Total Loan: Up to \$79,200,000
- Total Project Spending: \$399,880,754
- Estimated EB-5 Qualified Jobs from Development & Construction: 3,126
- 215.758% Job creation buffer
- 31.576 Jobs per investor

Project Timeline

- Land Lease / Facility Lease: October 2022
- Construction Commencement: October 2022
- Substantial Completion: November 2024
- Lease Commencement: Upon substantial completion of construction

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



CMB & Hillwood

CMB Regional Centers (CMB) and Hillwood Development Company 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 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.

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 91 incorporates this same proven, time-tested, structure that continues to help EB-5 investors reach their immigration goals.

Hillwood Development Company

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 its 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, its 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 91 is not affiliated with Hillwood*

CMB/HILLWOOD RELATIONSHIP

40 EB-5 Partnerships

28 Partnerships with Project Approvals

16 Partnerships with I-829 Approvals

25 Partnerships with Loan Repayment

\$486M+ in Loan Repayment

CMB's prior relationships with Hillwood do not guarantee the same results will be achieved in this Project.



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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. EB-5 interests to be offered through Prevail Capital, LLC, an SEC registered broker-dealer and a member of FINRA/SIPC.

An EB-5 investment contains many risks, is speculative, and illiquid. EB-5 Investors may lose their entire investment. There is no guarantee that an EB-5 investment will result in lawful permanent residency.