



# CMB

REGIONAL CENTERS

CMB Infrastructure Investment Group 100, L.P.

## Hillwood Flywheel Build-to-Suit (BTS)

An \$800,000 EB-5 Partnership

*\*An Industrial Logistics Development located within a  
Qualified Targeted Employment Area (TEA)*



NOT for Redistribution in the United States



## CMB & Hillwood Relationship

44

EB-5  
Partnerships

38

Partnerships with  
Project Approvals

19

Partnerships with  
I-829 Approvals

25

Partnerships with  
Loan Repayment

\$567M

in Loan  
Repayment

*\*CMB's prior relationships with Hillwood does not guarantee the same results will be achieved in the Project.*

## Hillwood Flywheel Build-to-Suit (BTS)

Hillwood Flywheel Build-to-Suit (BTS) will involve the development and construction of a Class-A, 2,006,340 square foot (186,144 square meter) build-to-suit regional distribution facility. The project will be located on a 217.96-acre (88.2 hectare) land parcel on Wells Station Road in Prince George County, Virginia. The site is located within the Crosspoint Business Center, a master-planned industrial and logistics business park. The area is part of the Greater Richmond, Virginia region along the I-95 corridor and provides immediate access to interstate 85, 95, and 295.

Hillwood has entered into a joint venture agreement with the landowner, Silverman Group ("Silverman") based out of Basking Ridge, NJ. Hillwood affiliate, Hillwood Construction Services will serve as the general contractor, which will perform all site work and construction of the Project. Hillwood is the managing partner of the entity and through its affiliate, Hillwood Construction Services, will serve as the general contractor to perform all site work and construction. A lease has been executed for the facility with a major toy manufacturing and retail company. The lease carries a 20-year term with a target commencement date of June 1, 2027.

Upon completion, the project will feature approximately 400 trailer parking stalls, 610 auto parking spaces, 32' minimum clearance height and a state-of-the-art sprinkler system. In addition to the basic building shell and interior construction Hillwood will be responsible for the construction of extensive interior build-out necessary to meet the needs of the tenant.

### EB-5 Attributes

- Total Loan: Up to \$79,200,000
- Total Project Spending: \$260,350,646
- Estimated EB-5 Qualified Jobs from Development & Construction: 2,043
- 100.06% Job Creation Buffer
- 20.64 Jobs per Investor
- The project location meets the requirements for a TEA under the USCIS regulations

### Project Timeline

- Early construction activity has commenced
- Pre-closing Sitework May 2025
- Shell Completion May 2027
- Shared Access December 24, 2026
- Substantial Completion May 31, 2027

## 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 the 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. Forty-four separate CMB-Hillwood partnerships have delivered this success to its investors. Group 99 incorporates this same proven and 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 American and Europe. From acquisitions 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 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.



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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.

A private placement investment contains many risks, is speculative, and is illiquid. Investments should only be undertaken by those who are financially able to bear the loss of their entire investment and who have no need for liquidity of their investment.