



CMB
REGIONAL CENTERS



CMB Infrastructure Investment Group 101, L.P.

Hillwood Venture BTS

An \$800,000 EB-5 Partnership

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



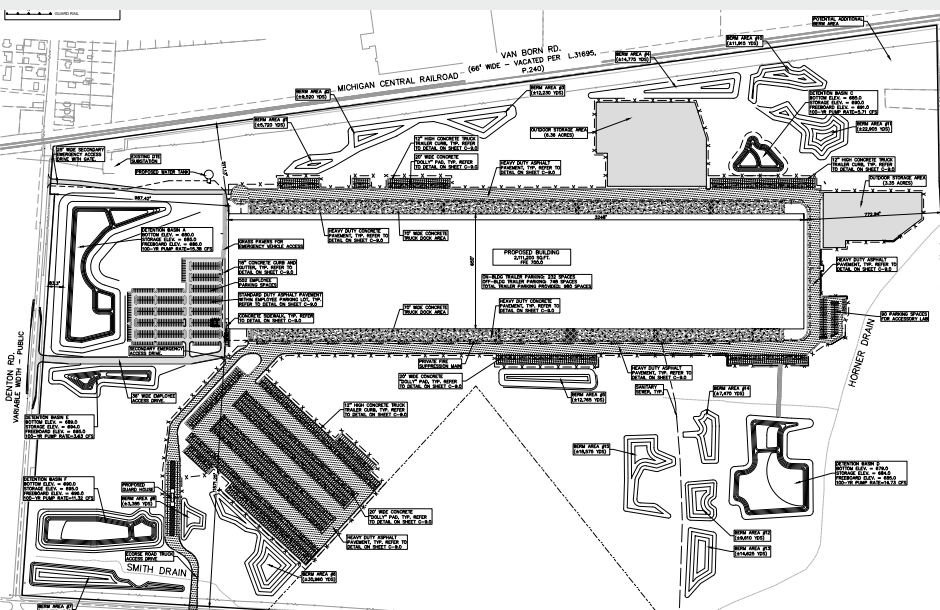
NOT for Redistribution in the United States

Hillwood Venture Build-to-Suit (BTS)

Hillwood, working in conjunction with joint venture partner Sterling Group will complete development and construction of a modern class-A warehouse designed and built specifically to meet the needs of a major automotive parts manufacturer. Working in cooperation, 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.

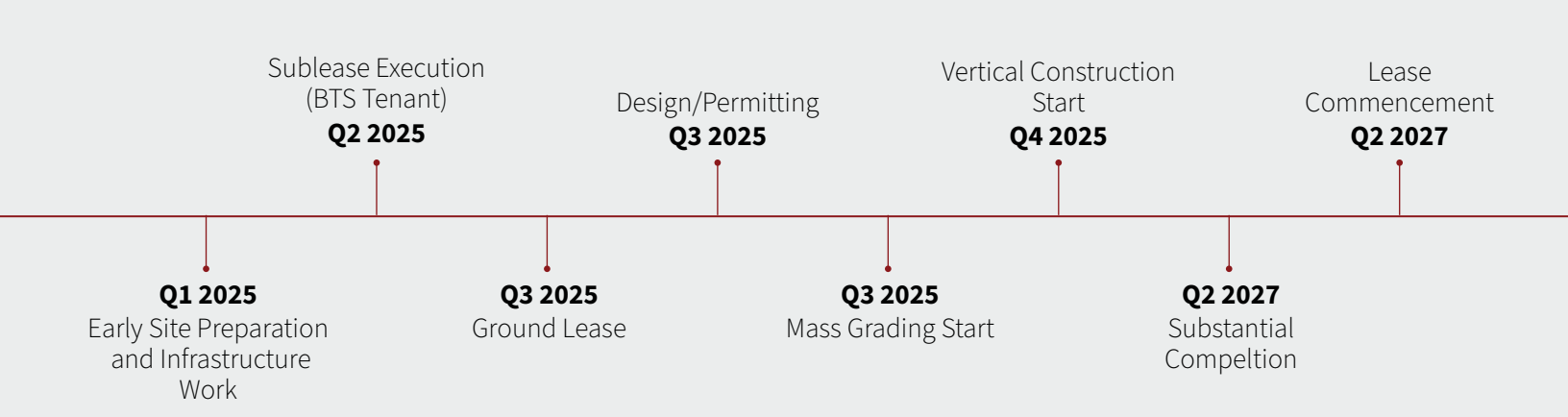
The Project will consist of the development and construction of an approximately 2,111,200 square feet (196,137 square meters) build-to-suit industrial development to be located in Van Buren Township, MI. In addition to the facility, the Project will include the construction of a guard house, an outdoor water tank to service the facility, 552 parking spaces, 43 loading docks, and approximately 423,000 square feet (39,298 square meters) of outdoor storage space.

The Project will be constructed on an approximately 318-acre (129 hectare) land site owned by Wayne County Airport Authority (“WCAA”). Hillwood and Sterling Group have entered into a 30-year Ground Lease Agreement with WCAA as well as a 20-year Sublease agreement with the tenant. At completion, the facility will serve to consolidate multiple facilities and will serve as a key parts storage and distribution facility serving the North American market.



- EB-5 Attributes**
- Total Loan: Up to \$79,200,000
- Total Project Spending: \$305,972,291
- Estimated EB-5 Qualified Jobs from Development & Construction: 2,287
- 131% Job Creation Buffer
- 23.1 Jobs per Investor
- The project location meets the requirements for a TEA under the USCIS regulations

Project Timeline



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-five separate CMB-Hillwood partnerships have delivered this success to its investors. Group 101 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 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 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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REGIONAL CENTERS

CMB & Hillwood Relationship

45 EB-5 Partnerships

43 Partnerships with Project Approvals

24 Partnerships with I-829 Approvals

27 Partnerships with Loan Repayment

\$500M+ Repaid to Investors

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

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.

