



CMB
REGIONAL CENTERS



CMB Infrastructure Investment Group 96, L.P.

Fields Holdings

The Ellis

An \$800,000 EB-5 Partnership

*Mixed-use Student Housing Development within a Qualified Targeted Employment Area (TEA)

Not for Redistribution in the United States

Fields Holdings

The Ellis

The Ellis will be a modern high-rise, off-campus, student housing development located at 13th Avenue and Alder Street within the University District, adjacent to the University of Oregon in Eugene, Oregon. Previous property structures at the project site included a mixed-use commercial building, a convenience market and parking lot, and a mixed-use building containing a restaurant and 8 residential rental units that were demolished prior to project construction commencement.

As currently envisioned, the Project will feature modern furnishings and desirable amenities including: pool, courtyard, lounge, media room, basketball court, fitness/yoga studio, group and private study rooms, dog run, and roof deck. The 14-story residential tower will consist of approximately 306 units, 685 beds with a mix of studios and 1-4 bedroom units, along with 17,000 square feet (1,579 square meters) of retail space, 8 garage parking spaces and a below grade area for bike parking. The leasing office will also be located on-site, occupying 7,000 square feet (650 square meters) of the retail space; a 15-year lease for the remaining 10,000 square feet (929 square meters) of retail is in place with Raising Cane's quick service restaurant. The restaurant has the option written into the lease for four (4) – five (5) year renewal options. Raising Cane's is a billion dollar company with over 900 mainly company-owned locations in the U.S. and 50 international restaurants, and has experienced 64 straight quarters of same-store sales growth as of Q2 2025.

The Ellis was designed for Fields Holdings by San Luis Obispo-based Arris Studio Architects, founded in 2008, specializing in historic renovations, affordable and market-rate multi-family communities, commercial developments, and branded and boutique hospitality projects. Arris has successfully completed projects such as: CoastHills Credit Union main branch and corporate headquarters, Intermountain Offices main office location, Pacific Courtyards mixed-use space in San Luis Obispo, CA, multiple multi-family communities in California, and many more.

The Project is 0.1 miles (0.16 KM) walking distance to the University of Oregon ("UO") campus. Founded in 1872, UO is a public flagship research university and is one of the oldest universities on the West Coast. UO remains an incredible value for higher education, as evidenced by its peaking graduation and retention rates. The University is also one of only two schools in the Pacific Northwest selected for membership in the prestigious Association of American Universities, a consortium of more than 70 leading public and private research institutions in the U.S. and Canada. Also, within walking distance are attractions and restaurants such as: the Phil Knight Library, the Jordan Schnitzer Museum of Art, medical district, and a large concentration of quick and casual restaurants, coffee shops, and entertainment and shopping options.

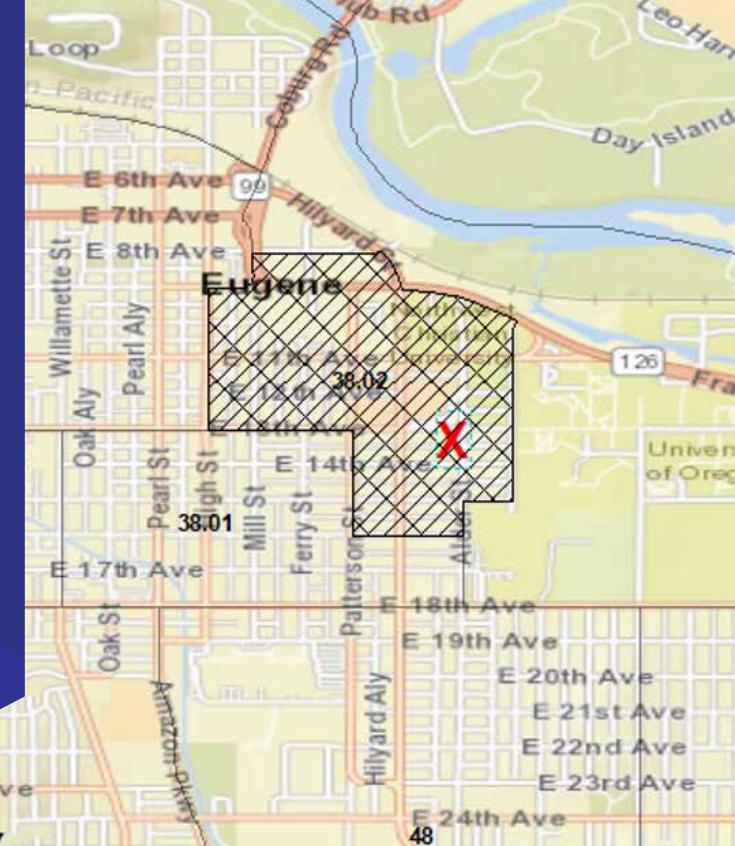
The Ellis location is also in close proximity to the University of Oregon bus system, providing frequent access to downtown Eugene, remote areas of the University campus, and Autzen Stadium, home of the Oregon Ducks football team.

EB-5 Attributes

- Total Loan: Up to \$40,000,000
- Total Project Spending: \$128,244,343
- Estimated EB-5 Qualified Jobs from Development & Construction: 881
- 17.6 Jobs per investor
- The project location meets the requirements for a TEA under the USCIS regulations.

Project Timeline

Full construction activities are anticipated to commence in Q3 2025. The project is anticipated to reach full completion in Q3 2027.



Fields Holdings (Pineview Development)

Fields Holdings, LLC develops upscale student residences in prime locations around campuses nationwide. The developments typically include ground floor retail and amenities such as stylish interiors and furniture, tiled bathrooms, stainless steel appliances, in-unit washers and dryers, study rooms, recreation lounge, spa and pool, fitness center, security, and other first-class features.

Eran Fields is the managing member of Fields Holdings, LLC. Eran is a licensed California attorney and developer whose experience includes all aspects of development, including, the acquisition, entitlement, financing, development, marketing and operations of mixed-use residential/retail projects. Since 2008, Fields Holdings has been primarily focused on mixed-use student housing projects at major universities including the University of Southern California, University of Oregon, University of Florida, University of Missouri, University of Nevada Reno, University of Idaho, and Boise State University, representing approximately 2 million square feet (18,581 square meters), over 4,000 beds and 50,000 square feet (4,645 square meters) of retail, and an additional 1 million square feet of market rate apartments and retail in Los Angeles. In 2015, Fields Holdings developed LIV, a 56 unit, 199 bed mixed-use student housing property close to the University of Washington in Seattle, WA. LIV was sold in 2015 at a 4.75 cap rate and is currently under contract again at a sub 4.5 cap rate. In 2018, Fields Holdings partnered with CMB for mezzanine financing of the M, a \$104 million high-rise mixed-use student housing and retail development, completed in 2020, also near the University of Washington.

*CMB is not affiliated with Fields Holdings



5910 N Central Expy Suite 1000
Dallas, TX 75206
+1 (469) 638-8801

7819 42nd Street West
Rock Island, Illinois 61201
+1 (309) 797-1550

info@cmbbeb5visa.com
www.cmbbeb5visa.com

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A private placement investment contains 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.