



CMB
REGIONAL CENTERS

Sadow Lakes Ranch

An \$800,000 Rural EB-5 Partnership

*An Industrial Logistics Infrastructure and Land Development



NOT for redistribution in the United States

Sadow Lakes Ranch

The Sadow Lakes Ranch a master-planned community (“Master Plan”) is an approximate 31,000-acre mixed-use, transit-oriented development. The Master Plan is located in the heart of the “Texas Triangle” in Milam and Lee Counties approximately 25 miles northeast of Austin, Texas, and 45 miles west of College Station, Texas.



DISTANCES FROM SADOW LAKES (AMLC)

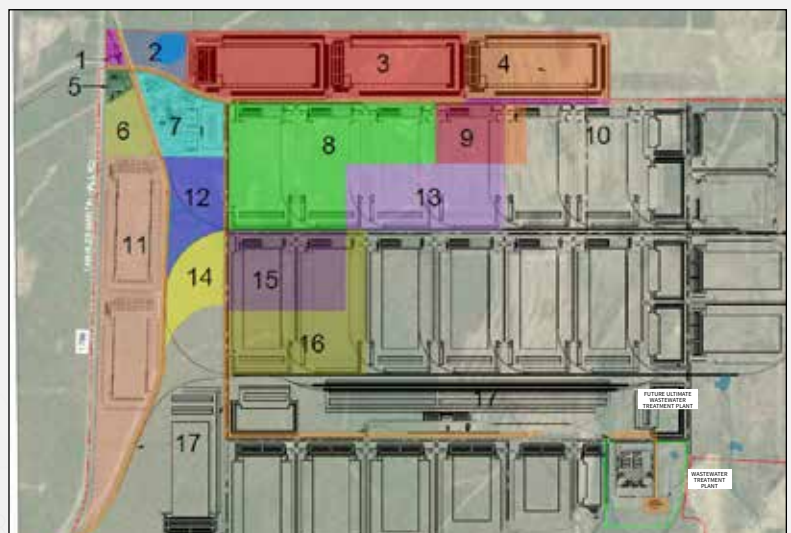
Austin.....	25 mi / 30 min
College Station	53 mi / 52 min
Houston.....	132 mi / 2 hr 15 min
San Antonio.....	138 mi / 2hr 30 min
Dallas.....	160 mi / 2 hr 40 min
Gulf of Mexico	189 mi / 3 hr 5 min
Samsung (Taylor)	28 mi / 30 min



Advanced Manufacturing and Logistic Campus

One of the early components of the Master Plan is the Advance Manufacturing and Logistic Campus (“AMLC” or “Sub Master Plan”) a 3,300-acre proposed industrial park which will ultimately total approximately 47 industrial lots.

The Project will consist of Phase I of the AMLC development to be developed on a 695.03-acre portion of the 3,300 acre site. Upon completion Phase I will consist of eight components including land and site development, followed by the construction of (1) a Phase 1 Water Facilities (2) Wastewater Treatment Facility No. 1 (3) Industrial, Fire, and Irrigation Facilities (4) Well Water Collection Infrastructure (5) Linear Water Distribution (6) Linear Wastewater Distribution (7) FM1786 Intersection Improvements (TxDot Donation) and (8) Arterial Roadway, Grading & Drainage.



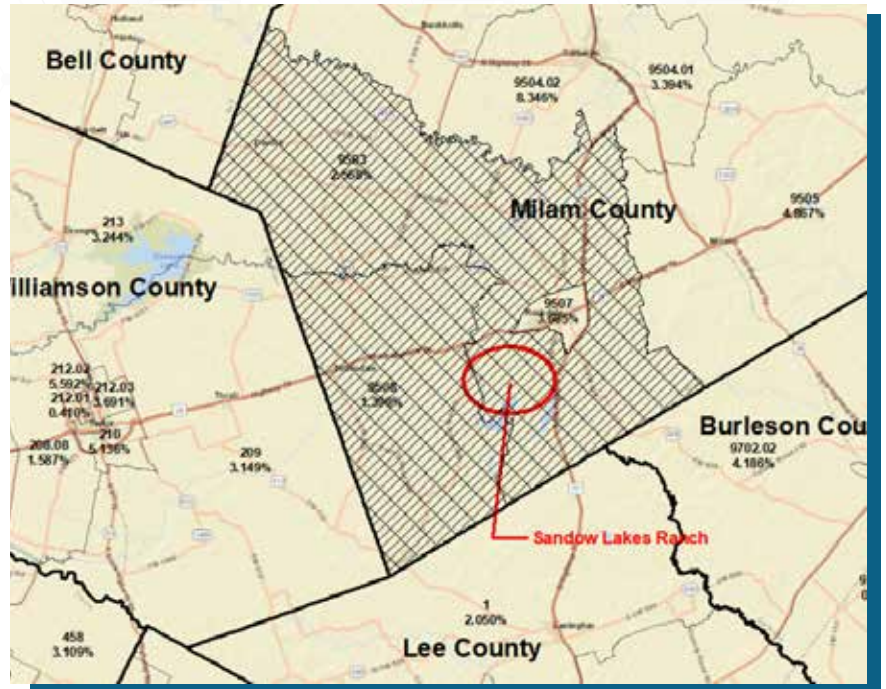
Area	AC
Cleared Dev Industrial Land (Areas 3, 8, 11)	365.3
Cleared for Future Industrial Use (Areas 4, 9, 14, 15)	183.9
Cleared for Amenity/Retail Use (Areas 1, 5, 7)	40.4
Net Developable Cleared Area	589.6

EB-5 Attributes

- Total Loan: Up to \$60,000,000
- Total Project Spending: \$121,626,900
- Estimated EB-5 Qualified Jobs from Development & Construction: 1,133
- 51.1% Job creation buffer

Project Timeline

Early construction activities have begun with full construction having commenced in Q4 2024. The project is anticipated to reach full completion in Q1 2026, including completion of all related sub-projects.



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

XEBEC HOLDINGS, LLC Overview

Xebec has more than 30 years of experience managing the risks and complexity in the entitlement, construction and leasing processes involved in ground-up development. Xebec is a privately owned, vertically integrated, full service real estate development company mainly servicing real estate acquisition, development, ownership, financing, leasing and property management. Xebec has been involved in numerous large-scale projects, and has acquired and developed, redeveloped or repositioned industrial and logistics real estate projects totaling nearly 12.2 million square feet, and currently has 43 projects totaling approximately 15.4 million square feet in various stages of development.

Xebec focuses on the acquisition of underperforming industrial assets where value can be created through one or more valued-added strategies—redevelopment, repositioning and/or a restructured leasing. From infill industrial development in Los Angeles in the 1980s to land development and vertical construction as part of the global supply chain, Xebec continues to build upon its legacy of value creation.

The Project and the overall Masterplan is a joint venture partnership with BentallGreenOak (“BGO”), a global real estate investment management advisor. BentallGreenOak has approximately \$83 billion asset under management with 750+ clients and partners, operating in 27 cities worldwide, with a team of 1,400+ employee. BGO is committed to investing \$475 million of equity in Xebec-sponsored ventures.

**CMB is not affiliated with Xebec, AMLC, or Sandow Lakes Ranch*



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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.