



CMB
REGIONAL CENTERS



CMB Infrastructure Investment Group 102, L.P.

Hillwood Park 275

An \$800,000 EB-5 Partnership

*A Build-to-Suit Logistics Facility located within a
Qualified Targeted Employment Area (TEA)*



Hillwood Park 275

Hillwood Park 275 will involve the development and construction of a Class-A, ~715,736 square foot (66,494 square meters) build-to-suit distribution facility in Forest Park and Fairfield, Ohio.

The project is situated on approximately 60 acres (24.3 hectares) northeast of the intersection of Interstate 275 and South Gilmore Road, spanning portions of Forest Park and Fairfield. The site is part of Cincinnati's Tri-County (Northwest) submarket and was formerly home to the Forest Fair Shopping Mall.

Hillwood has already commenced its pre-construction phase and is currently completing site demolition. Upon completion, the Hillwood Park 275 development will deliver ~715,736 square feet (66,494 square meters) of industrial space, with capacity for an additional ~164,000 square feet (15,236 square meters) of future expansion.

As part of the redevelopment, Hillwood has secured multiple state and local development incentives. These include a \$7.9 million Ohio Department of Development demolition grant to reimburse eligible demolition costs, a \$2 million JobsOhio Ohio State Inventory Program (OSIP) grant, and a 15-year, 75% tax abatement from the City of Forest Park.

CMB and Hillwood

CMB Regional Centers (CMB) and Hillwood Development Company (Hillwood) represent the most successful lender-borrower relationship in the EB-5 industry. Each firm is a recognized leader in their field, with decades of experience in EB-5 investment structuring and large-scale real estate development.

CMB brings more than 29 years of EB-5 experience and has assisted over 6,800 investor families, from over 100 countries, in their pursuit of immigrating to the United States through America's EB-5 Immigrant Investor visa program. Hillwood is one of the largest developers in the United States and has developed projects for more than 90 Fortune 500 and Global 500 companies, including Amazon, FedEx, PepsiCo, GE, Starbucks, Walmart, and Wayfair.

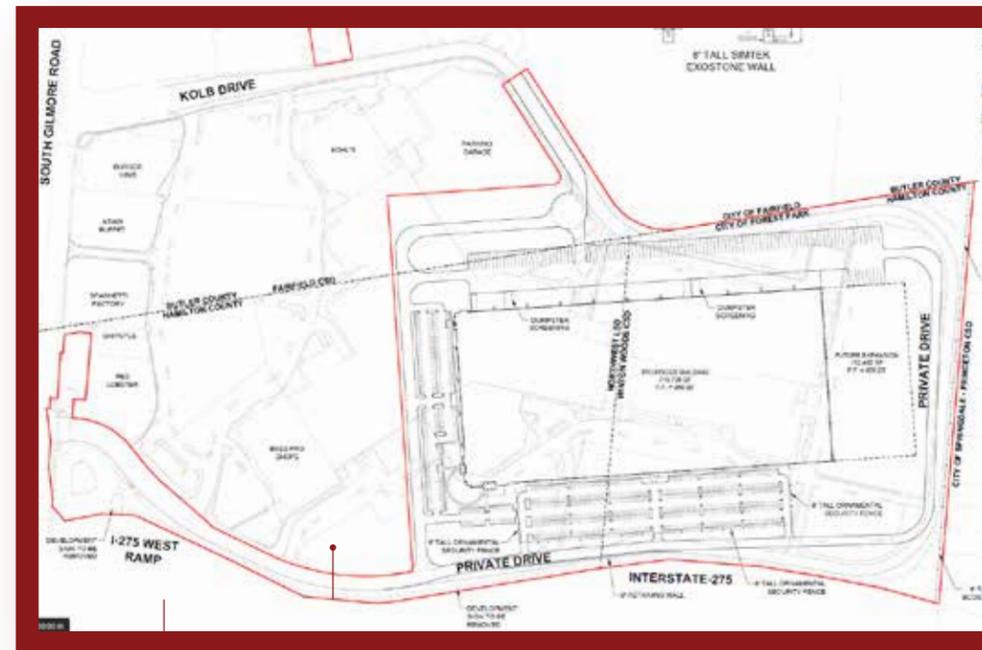
Since 2012, CMB and Hillwood have worked closely to identify and structure EB-5 investment offerings for the market. Adjudicated partnerships have maintained a 100% project approval rate at both the I-526E and I-829 stages. Hillwood Park 275 will mark the 46th EB-5 collaboration between CMB and Hillwood.

EB-5 Attributes

- Total Loan: Up to \$36,800,000
- Total Project Spending: \$76,436,548
- Estimated EB-5 Qualified Jobs from Development & Construction: 557
- 21.09% Job Creation Buffer
- 12.11 Jobs per Investor
- The project location meets the requirements for a TEA under the USCIS regulations

Project Timeline

- Lease Execution: **Complete**
- Site Plan Approval: **July 21, 2025**
- Land Acquisition: **August 1, 2025**
- Demolition Begin: **September 2025 – April 2026**
- Mass Grading: **May - July 2026**
- Vertical Construction Begin: **July 2026**
- Substantial Completion: **May 2027**



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 combines deep capital resources, market expertise, and long-standing industry relationships to develop industrial properties that meet the logistics and distribution needs of evolving markets. Its diverse portfolio reflects their extensive experience delivering best-in-class industrial facilities across more than 48 markets spanning North America and Europe

Their portfolio includes a broad range of industrial real estate, such as 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, providing a high level of service and functional solutions for fulfillment, distribution, and manufacturing customers.

**CMB Regional Centers is not affiliated with Hillwood Development Company.*



CMB AND HILLWOOD RELATIONSHIP

46 EB-5 Partnerships

43 Partnerships with Project Approvals

24 Partnerships with I-829 Approvals

27 Partnerships with Loan Repayment

\$600M+ EB-5 Capital Repaid

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

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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.