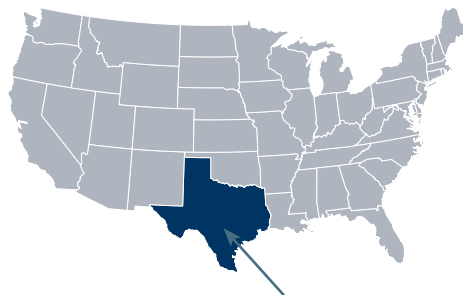




CMB Infrastructure Investment Group 74, L.P.
AUGUSTA STREET LOFTS



San Antonio, Texas

NOT FOR REDISTRIBUTION IN THE UNITED STATES



THE GROUP 74 PROJECT

CMB Infrastructure Investment Group 74, LP (“Group 74”)¹ will provide financing to an affiliate of Stillwater Capital Partners, LLC to complete the development and construction of a multi-family apartment project in San Antonio, Texas, called the Augusta Street Lofts.

Augusta Street Lofts – San Antonio, TX

Located at 819 Augusta Street in downtown San Antonio, the project will include a five-story, 262-unit apartment complex with a 380-space parking structure, situated on a 2.6 acre land site.

The project will offer a best-in-class set of community amenities, including a large resort-style pool courtyard with pergolas and grilling stations, state-of-the-art two-story fitness center, and chic resident lounge. The project will also feature Wi-Fi in all common areas, controlled building access, and an Amazon Hub Package System. Units will have Class-A apartment features including stainless steel appliances, quartz countertops, custom cabinetry, faux wood floors and modern finishes.

The project’s in-fill location places residents between San Antonio’s Central Business District (CBD) and the vibrant Pearl District. Residents have access to major employment, retail, entertainment, and abundant outdoor recreational opportunities. The site is also only blocks away from San Antonio’s famous Riverwalk path providing convenient access to the Historic Downtown Riverwalk.

EB-5 Attributes

- Total EB-5 Loan: up to \$8 million*
- Total Project Spending: \$47,336,262
- Estimated Jobs from Development & Construction: 291
 - 191% Job creation buffer

Project Timeline

Development and construction activities have commenced. Completion of all construction activity is targeted for late 1st Quarter 2021.

¹The Group 74 General Partner is affiliated with an owner of the Borrower.

*Partnership will cap the EB-5 funding at \$7.8 million, the remaining amount will be funded by equity.

The projects location meets the requirements for a TEA under the new regulations



3 Census Tracts

STILLWATER CAPITAL PARTNERS, LLC

Stillwater is a fully integrated, private real estate investment company with experience in sourcing, underwriting, developing, acquiring and managing a broad spectrum of real estate products, including multifamily assets. Stillwater GC, LLC, its construction arm, is the general contractor on the project. Stillwater GC, LLC, has a focus on multifamily assets with emphasis on the fundamental solid construction and production. Stillwater utilizes its full array of investment and operational expertise to focus on value creation while mitigating risk. Stillwater has developed an extensive network of relationships with commercial and investment banks, opportunity funds, institutional investors, operating partners, borrowers, brokerage companies, law firms and other professionals who facilitate the company's sourcing of proprietary transaction flow. Stillwater takes pride in their dedication to excellence and their promise to deliver properties for those who value quality and integrity.



CEO

Patrick F. Hogan

President

Noreen C. Hogan

7819 42nd Street West
Rock Island, Illinois 61201, U.S.A.
(309) 797-1550

