



CMB Infrastructure Investment Group 75, L.P.

HILLWOOD COMMERCE 275



NOT FOR REDISTRIBUTION IN THE UNITED STATES



THE GROUP 75 PROJECT

CMB Infrastructure Investment Group 75, LP (“Group 75”) will provide an EB-5 loan to a Hillwood Development Company affiliate to finance various phases of the development and construction of multiple logistic and warehouse facilities in the State of Michigan.

COMMERCE 275:

Commerce 275 is a 663-acre, master-planned, multi-phased, business park currently under development and located approximately two miles South of Detroit Wayne Metropolitan Airport in Huron Township, Michigan.

The Building 1 and Building 2 subprojects, also referred to as Phase I of the Commerce 275 master-planned business park, will consist of two speculative buildings ideally suited for distribution and logistics warehouse tenants seeking up to 600,000 SF (Building 1 – 350,000 SF and Building 2 – 250,000 SF). The Building 1 and Building 2 site is located at the northeast corner of Wahrman Road and Prescott Street, offering easy access and visibility from I-275.

The build-to-suit (“BTS”) subproject will be constructed on a separate 51.5-acre land site within the Commerce 275 business park. Upon completion the development will consist of 517,500 square feet of industrial warehouse. The site is located at the southwest corner of Pennsylvania Rd., and Vining Rd. Hillwood has entered into confidential negotiations with a Fortune 500, major e-commerce retailer to complete a 15-year lease for the facility.

EB-5 ATTRIBUTES

- Total EB-5 Loan: \$26.1 Million
- Total Project Spending: \$88,601,045
- Estimated Jobs from Development & Construction: 553
 - 90.69% Job creation buffer

PROJECT TIMELINE

Development activities have commenced with vertical construction anticipated to begin Q2 2020. Completion of all construction activity is targeted for Q3 2021.

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



3 Census Tracts

**Group 75 is not affiliated with Hillwood*



HILLWOOD DEVELOPMENT COMPANY

Ross Perot, Jr. serves as Chairman of Hillwood, which he founded in 1988. In addition, Mr. Perot is the Chairman of The Perot Group, which manages the various Perot family interests which include real estate, oil and gas and financial investments. Hillwood is ranked among the top ten real estate developers in the United States and is recognized for its high-profile projects and public-private ventures.

Hillwood has received awards from several prestigious real estate trade organizations. The company is best known for its large, signature projects that have made a significant impact on communities and become premiere places for its residents and customers to live and conduct business. Hillwood's ability to develop a tremendous business environment is showcased by 90 companies from the Fortune 500, Global 500 or Forbes List of Top Private Companies choosing to locate within Hillwood's developments.

As a developer, owner, and property manager, Hillwood has introduced services that have added value and helped save costs for the companies and homeowners within its developments. These include: Foreign Trade Zone expertise, employment and job training services, customs facilitation, advanced technology, customer group meetings to share human resources/facility management/security knowledge, livestock management, extensive landscaping and maintenance services, transportation initiatives, government relations, community Intranet, and Triple Freeport.

Hillwood's public partners also have realized a significant return in past, unrelated projects developed by Hillwood. At its founding project, AllianceTexas, Hillwood has attracted over 320 companies that have created 31,000 jobs and built more than 32 million square feet (2,972,897 square meters) commercial, office residential and retail space since 1990. An initial public investment of approximately \$100 million from the city of Fort Worth, the state of Texas, and the Federal Aviation Administration, has already yielded \$6.8 billion in private investment and more than \$730 million in property tax revenue, including an annual total of \$105 million in property taxes in 2008.

Additionally, in 2000, Hillwood was named the master developer of the former Norton Air Force Base in San Bernardino, California. In less than a year, Hillwood was able to attract a 600,000 square foot (55,742 square meters) distribution center for Kohl's Department Stores to the development, which is now known as AllianceCalifornia. This large Kohl's development happened because CMB's first infrastructure investment involved new road construction and demolition of existing dilapidated former military base warehouses. New major facilities for global leading companies Mattel, Pep Boys, Amazon, Pepsi, Stater Bros., Kohler, Pactiv and Medline soon followed.

Hillwood Airways, a Perot company, is certified by the Federal Aviation Administration (FAA) as a Part 121 Supplemental Air Carrier, which authorizes the company to market and provide passenger and cargo charter air transportation services worldwide. The airline certification is part of a strategic growth initiative by Hillwood to enhance the multi-modal global transportation capabilities of its 18,000-acre (7,284 square meters) Alliance Texas Development in Fort Worth, Texas.

CEO

Patrick F. Hogan

President

Noreen C. Hogan

5910 N Central Expy Suite 1000
Dallas, TX 75206

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

