



CMB
REGIONAL CENTERS

CMB Infrastructure Investment Group 86, L.P.

Gable House Apartments

An \$800,000 EB-5 Partnership

*A MULTIFAMILY MIXED-USE DEVELOPMENT



HILLWOOD
A PEROT COMPANY®

NOT for redistribution in the United States



The Group 86 Project

The Group 86 Project, Gable House Apartments, will consist of the development and construction of a 218-unit multifamily mixed-use development in Torrance, California. Torrance is located in the Los Angeles South Bay submarket.

Gable House Apartments

Hillwood, working in conjunction with joint venture partner Intracorp, will complete the development and construction of Gable House Apartments in Torrance, California. The site, a former bowling alley, served as a longtime Torrance entertainment institution known as Gable House Bowl.

Located at 22501 Hawthorne Boulevard, the new community will feature 218 one- and two-bedroom apartment homes for rent alongside approximately 12,000 square feet of retail, including future dining and shopping opportunities. Joint venture partner, Intracorp has been active in Southern California for over 20-years. Gable House will continue that legacy and will be one of the first major multifamily projects to be developed in Torrance in roughly 50-years, providing much-needed new housing in an under-supplied South Bay market. Notably, 17 of the 218 units will be required to be affordable housing units for those qualifying under U.S. Department of Housing Urban Development standards.

The development will replace the bowling alley as well as two multitenant retail buildings on the approximately 3.8 acre lot. The lot is located in the Del Amo Business District, the urban core of Torrance, in which many of the city's largest developments are concentrated, including the Del Amo Fashion Center and several office complexes. The location positions the Project close to numerous South Bay employers, major transportation corridors such as the 405, 110 and 105 freeways, and is a short distance to Downtown Los Angeles.

Once complete, Gable House will offer five stories of residential living and include an extraordinary amount of amenity space. The new building's architecture draws inspiration from the post-modern gables of the former, iconic bowling alley. Fashioned after LA's popular rooftop decks, the pinnacle of this community will be a sky deck and pool lounge. In addition to other best-in-class amenities, the Project will include a state-of-the-art wellness center, view decks, a social club, a business center, and much more. The highly curated interiors will be home to those seeking a uniquely soulful experience and patterned after LA's most fashionable hospitality environments.

In addition to its amenities, the project will provide 460 parking spaces, the majority of which will be in a six-level parking structure. The Project will also include 28 spaces for electric vehicle parking, helping it adhere to the State's green building standards.

EB-5 Attributes

- Total Loan: Up to \$47.2 Million
- Total Project Spending: \$155,100,000
- Estimated EB-5 Qualified Jobs from Development & Construction: 968
- 64.068% Job creation buffer
- 16.407 Jobs per investor

Project Timeline

Early construction activities have commenced with full construction anticipated to commence in Q2 2024. The project is anticipated to reach full completion in Q2 2026.



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



Intracorp

For over forty-five years, Intracorp has developed extraordinary homes - and they haven't done it alone. Every member of the team has been integral to their success, helping build a reputation based on integrity, expertise, and a solid financial foundation.

From intimate townhomes to iconic gateway towers to apartment residences, they take pride in adding value to not only the homes they build, but also the communities they build in, and work to bring unique opportunities to their homeowners, residents, and partners.

Since the 1990s, they've invested \$1B+ for global institutions, real estate investors, and individuals they've partnered with. They also secured \$3B+ in lending commitments from major financial institutions.

Every extraordinary community begins with the right plot of land. With a focus on urban locations, Intracorp see their landowners as valued partners in the development process and are committed to maximizing land usage and value. They have deep-rooted financial relationships, are well-capitalized, and have great success ensuring deals happen.

At Intracorp, people are at the heart of what they do and the homes they build. They take pride in creating partnerships based on trust, sound advice, shared visions, and simple friendships.

Yes, they build extraordinary residences, but equally important, they are constantly building extraordinary relationships. They take pride in building strong relationships with our partners, investors, and lenders, based on integrity, expertise, and a solid financial reputation. They care about their homeowners, colleagues, partners, and suppliers, and strive to make sure their work has a positive impact on their lives. At the end of the day, they are just trying to be good people, doing good business, and building the extraordinary.

**Group 86 is not an affiliate of Intracorp*

CMB & Hillwood

CMB Regional Centers (CMB) and Hillwood Development Company together represent the most successful lender-borrower relationship in the EB-5 industry, and are both leaders within their own respective industries. CMB continues to be recognized as a pioneer within the EB-5 industry with over 25 years of experience assisting families from 103 countries around the world with their goal of immigrating to the United States through the EB-5 program. Hillwood, as one of the largest and most successful developers in the U.S., has, and continues to, develop projects for over 90 companies listed in either Fortune 500 or Global 500, including: Amazon, FedEx, PepsiCo, GE, Starbucks, Walmart, and Wayfair.

Since 2012, CMB has worked hand in hand with Hillwood to identify and structure some of the best EB-5 partnerships available to the market. Those partnerships continue to maintain a 100% approval rate at both the I-526 and I-829 stages. Very few regional centers can demonstrate proven success for their investors at all levels including I-829 approvals and return of capital. Fourteen separate CMB-Hillwood partnerships have delivered this success to its investors. Group 86 incorporates this same proven and time-tested structure that continues to help EB-5 investors reach their immigration goals.

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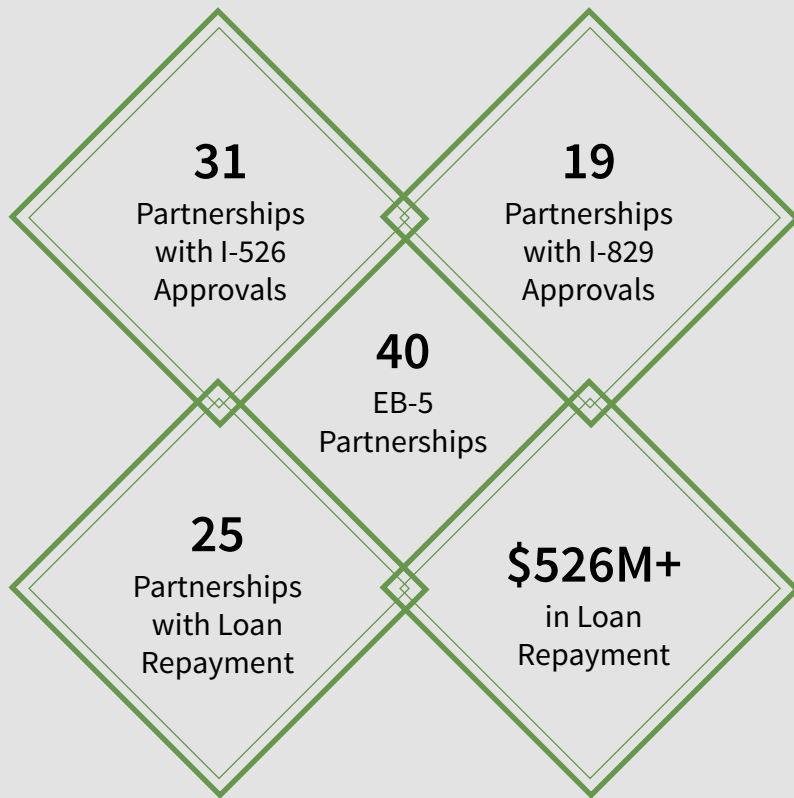
Hillwood Development Company

Hillwood is a leader in developing and acquiring high-quality industrial properties across North America 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 offers the depth of capital, market expertise, industry relationships, and forward-looking vision to buy and build industrial properties that meet the logistics and distribution demands of evolving markets.

Hillwood's diverse portfolio attests to their extensive experience acquiring and developing best-in-class industrial logistics properties. Spanning more than 48 markets, from Lehigh Valley in Pennsylvania to the Inland Empire of Southern California and into Poland and Germany, their portfolio includes all major categories of industrial real estate in a variety of distribution centers, e-commerce facilities, last-mile logistics centers, and freight terminals.

Hillwood is committed to solving the complex real estate challenges and enabling growth for Fortune 500 companies and local customers. Hillwood provides a high level of service along with creative and functional solutions for fulfillment, distribution, and manufacturing customers.

CMB/Hillwood Relationship



**Past performance does not predict future results*



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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.