



**CMB**  
REGIONAL CENTERS



# Hillwood City Creek BTS

\* A Logistics Facility located within a Qualified Targeted Employment Area (TEA)

NOT for redistribution in the United States



## Hillwood City Creek Build-to-Suit (BTS)

The Hillwood City Creek BTS Project will consist of the development and construction of an approximately 529,000 square foot built-to-suit freezer/cooler distribution facility intended for a confidential Minneapolis-based Fortune 500 retailer ("Tenant" or "the Tenant"). The facility will be constructed on approximately 96-acres of land and will be part of the 5820 Logistics Park development in Thornton, Colorado. To complete the Project, Hillwood will be working with consultant Stream Realty Partners, who will be providing marketing and leasing services. The Project site is located in the thriving North Denver Logistics Submarket and will be well-positioned with direct access to the I-25 and E-470 ground transportation corridors.

The land is currently owned fee simple, and Hillwood has entered into a confidential Lease to Purchase Agreement ("Agreement") for the facility with an affiliate of the Tenant. Per terms of the Agreement, the Tenant has entered into a 240-month lease agreement for the facility. The lease term commences upon construction completion and/or the Tenant's occupancy of the premises. The Agreement also outlines the terms of the sale of the facility and obligates the Tenant to complete the purchase of the facility.

Upon completion, the Project will feature approximately 25,500 square feet of interior office space, approximately 99 loading docks, 586 auto parking spaces, 32' minimum ceiling clearance height, and a state-of-the-art sprinkler system. In addition to the basic building shell and interior construction, Hillwood will complete an approximately 1,100 square foot guard house, a 7,500 square foot trailer maintenance facility, an 1,100 square foot fuel pump house, and exterior landscaping and groundwater drainage and retainment systems.

Hillwood will also be responsible for completing the construction of extensive occupant-specific buildout for the Tenant. This buildout will be necessary for the Tenant's propriety freezer/cooler and fulfillment equipment to be installed in advance of their occupancy of the facility.

Group 89 EB-5 funds will be utilized in all aspects of the development and construction activities of the Project. This may include, but is not limited to, site demolition and abatement, onsite and offsite development, grading, landscaping, drainage systems, both horizontal and vertical infrastructure, and certain interior buildout of the Project.

### EB-5 Attributes

- Total Loan: Up to \$79,200,000
- Total Project Spending: \$259,957,764
- Estimated EB-5 Qualified Jobs from Development & Construction: 1,750
- 76.8% Job creation buffer

### Project Timeline

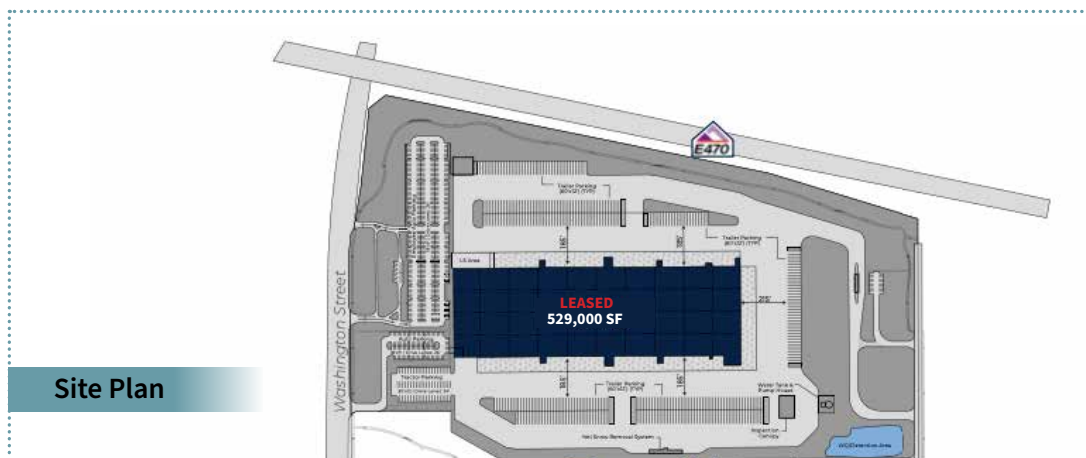
Development began in Q3 2023.

Completion of the Project is anticipated for Q1 2025.



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





Site Plan

## 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 the 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. Nineteen 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.

## 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 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 Californian 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

**41**

EB-5  
Partnerships

**32**

Partnerships  
with Project  
Approvals

**19**

Partnerships  
with I-829  
Approvals

**25**

Partnerships  
with Loan  
Repayment

**\$526M+**  
in Loan  
Repayment

\*CMB's prior relationships with Hillwood do not guarantee the same results will be achieved in this Project.



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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.

