



USCIS EXEMPLAR APPROVED
EB-5 INVESTMENT OPPORTUNITY

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TRADEPOINT ATLANTIC

MULTI-MODAL CENTER FOR GLOBAL TRADE
BALTIMORE, MARYLAND

- ◆ USCIS exemplar approved July 2017
- ◆ \$125M EB-5 raise (no minimum)
- ◆ Favorable TEA Destination
- ◆ 16.5 jobs per investor
- ◆ 3,100 acres (5 sq mi/13 sq ki)
- ◆ 15 million SF developable/4+million under construction
- ◆ 15 year credit tenant leases signed/occupied
- ◆ Operating business w/positive cash flow
- ◆ 100 mi of rail w/CSX & Norfolk Southern access
- ◆ Deepwater port with marine services & development
- ◆ Over-collateralized loan agreement
- ◆ Five year loan with 1 year Investor Fund option
- ◆ Estimated NOI of \$28 million in 2018
- ◆ Local private equity ownership/operator



tradepointatlantic.com



AMAZON

2,315,000 SF fulfillment center; 1,500 new full-time employees; opening Fall 2018



UNDER ARMOUR

1,300,000 SF distribution center to serve company's national online customers; 1,000 new jobs; opening Spring 2018



FEDEX

350,000 SF distribution center; 275 new full and part-time jobs and 150 contract service providers; completed September 2017

Location

Tradeport Atlantic is a 3,100 acre logistics and maritime development located on the Chesapeake Bay in Southeastern Baltimore County, Maryland. Featuring a unique combination of deep water berths, rail infrastructure and highway proximity, Tradeport Atlantic is the largest and most strategically important multi-modal industrial tract on the eastern seaboard.



Amazon Fulfillment Center

Amazon.com, Inc. (AMZN.O – Nasdaq), incorporated on May 28, 1996, offers a range of products and services through its websites. The Company operates through three segments: North America, International and Amazon Web Services (AWS). The Company's products include merchandise and content that it purchases for resale from vendors and those offered by third-party sellers. It also manufactures and sells electronic devices. The Company, through its subsidiary, Whole Foods Market, Inc., offers healthy and organic food and staples across its stores.

The company has annual sales in excess of \$135 billion and a market cap of nearly \$700 billion. Amazon employs more than 560,000 and is based in Seattle, Washington.

Amazon has executed a 15-year lease agreement with five, 5-year option periods. The Company contributed a substantial amount towards base building costs.



Under Armour Distribution Center

Under Armour, Inc. (UAA – NYSE) is engaged in the development, marketing and distribution of branded performance apparel, footwear and accessories for men, women and youth. Its products are sold across the world and worn by athletes at all levels, from youth to professional, on playing fields around the globe, as well as by consumers with active lifestyles. The Company sells its branded apparel, footwear and accessories in North America through its wholesale and direct to consumer channels. As of December 31, 2016, the Company had approximately 151 stores in North America primarily located in outlet centers throughout the United States

The company had 2017 annual sales of \$5.0 billion and a market value of \$7.32 billion. Under Armour employs an estimated 6,500 and is based in Baltimore, Maryland.

The Company executed a 15-year lease agreement with four, 5-year option periods.



FedEx Distribution Center

FedEx Corporation (FDX - NYSE) provides a portfolio of transportation, e-commerce and business services through companies operating independently and managed collaboratively, under the FedEx brand. The Company's segments include FedEx Express, TNT Express, FedEx Ground, FedEx Freight and FedEx Services. The FedEx operation offers a range of the United States domestic and international shipping services for delivery of packages, freight and documents. The FedEx Services segment provides its other companies with sales, marketing, information technology, communications, customer service and other back-office support.

The company had 2017 annual sales of \$60 billion and a market value of \$64 billion. Federal Express employs an estimated 117,000 and is based in Memphis, Tennessee.

Scannell Properties, a FedEx preferred developer, entered into a ground lease agreement with Tradepoint Atlantic. The base lease term is 40 years, with ten, five-year option periods. Scannell developed the building on behalf of FedEx and subsequently entered into a long-term building lease with FedEx.



Marine & Rail Operations

Tradeport Atlantic includes the largest privately owned rail yard on the U.S. East Coast, including 100 miles of rail on the property, with both CSX and Norfolk Southern access. The project also has deep water marine access at the entrance to the Port of Baltimore, including a 2,200 foot east/west berth in a turning basin, a 1,120 foot finger pier and a separate barge berth. Based on the land, marine and rail capabilities, Tradeport Atlantic is positioned to handle multiple commodities, including bulk, break-bulk, project cargo, automotive roll-on/roll-off and agri-business.



VS

Typical EB-5 Developments

Generally no revenue until project completion

Leasing risk and non-credit tenant defaults can reduce income stream.

Collateral is generally a lien or mortgage on a special purpose entity that only owns one building

No income until completion and occupancy of the project building

Customary extension of loan for 1-2 years at developer's option



Tradepoint EB-5 Development

Existing operating business with positive cash flow

Signed 15-year leases from credit-worthy anchor tenants – FEDEX, AMAZON, UNDER ARMOUR

Collateral is 100% of the equity interests of the property owner and developer

Revenue stream since 2017 from rail, port & existing building leases with expected \$28M of net income in 2018

Extension of loan term at EB-5 Fund's option

FEATURES



1

CASH FLOW

Existing operating business with positive cash flow

2

THE TENANTS

Signed 15-year leases from credit-worthy anchor tenants—Federal Express, Amazon, Under Armour

3

100% INTERESTS

Collateral is 100% of the equity interests of the property owner and developer

4

REVENUE STREAM

Revenue stream since 2017 from rail, port and existing building leases expected to be \$28M of net operating income in 2018

5

EXTENSION

Extension of loan term AT EB'S FUND'S OPTION

EXPERIENCE



1

FIRST CLASS

First class, experienced real estate and immigration law firms and consultants

2

TRANSPARENCY

Investor and agency transparency to project due diligence and finances via our BirchLogin portal

3

100% APPROVALS

100% I-526 visa approvals to date

PIERCE

Birch Capital affiliate, Birch Boston Fund I LP, provided EB-5 financing for the Pierce Boston mixed use development in Boston's Fenway neighborhood. Birch Capital anticipates the loan being paid in full prior to maturity.

Photo: Pierce Boston | pierceboston.com



Birch Capital affiliate, BirchLEAF Miami 31, provided EB-5 financing for the University of Miami Life Science & Technology Park. The total development budget was \$107 million. Blackstone acquired the developer and sold the building to Ventas REIT for \$220 million.

4

MORE 100% APPROVALS

100% I-829 visa approvals to date

5

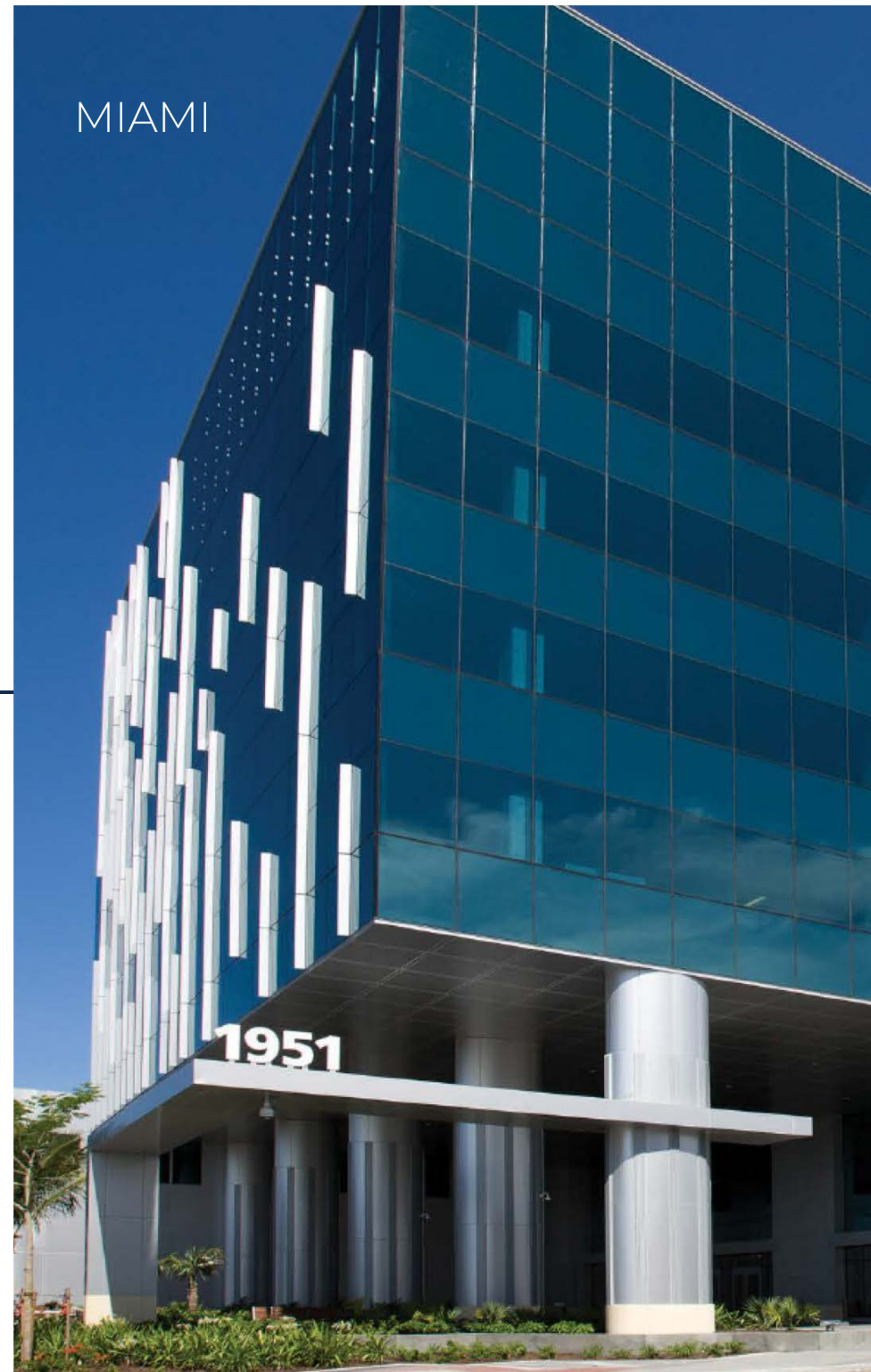
FULL RETURNS

Fully returned EB-5 investors' capital in University of Miami project in 2016.

UNIVERSITY OF MIAMI
LIFE SCIENCE &
TECHNOLOGY PARK



Photo: University of Miami Life Science & Technology Park | umlsp.com



Why Invest?

YOU NEED ANSWERS. WE'VE GOT THOSE.

- ◆ Third-party bank escrow of investor funds, with **repayment** in the event of I-526 denial
- ◆ **4,120 jobs approved** by USCIS exemplar (16.5 jobs per investor)
- ◆ Loan Agreement provides **over-collateralized** EB-5 loan
- ◆ **Experienced** and **well-financed** development ownership
- ◆ **Institutional construction loans** in place
- ◆ Birch **100%** I-526 & I-829 approval record to date
- ◆ Birch record of **full repayment** of investor funds and interest
- ◆ **Full investor transparency** to project information

Contact Us

FOR GENERAL INQUIRIES

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