

# Birch|Capital

Contact Birch for more investment opportunity information

🌐 [www.birchcapital.com](http://www.birchcapital.com) ☎ 781.431.2600



## TRADEPOINT ATLANTIC

**Multi-modal center for global trade  
Baltimore, Maryland**

[www.tradepointatlantic.com](http://www.tradepointatlantic.com)

Total Construction  
Expenditures to Date

**\$1 Billion +**

Developer Equity

**\$250 Million +**

Exit Strategy

**Owner Equity**

EBITDA

**Significant cash  
flow positive**

Birch Investor  
Equity Cushion  
**3x**

### Major Tenants

**amazon.com**



**FedEx**



**FLOOR  
DECOR**



- I-956F Filing Receipt Received August 17, 2022
- USCIS EB-5 project exemplar approved July 10, 2017
- \$1B Total Development with substantial owner equity
- \$125MM EB-5 raise (no minimum)
- \$45MM Funded by Birch entity
- Favorable TEA designation
- 50 jobs per investor
- 6,500 jobs created
- 3,300 acres (5 sq mi/13 sq ki)
- 10 million square feet constructed and leased
- 15 year+ credit tenant leases signed & occupied
- Operating business w/positive cash flow
- Five-year, over-collateralized loan agreement
- 3X Equity Collateral
- Local private equity ownership/operator

### AMAZON

2,315,000 SF fulfilment center; 1,500 new full-time employees; opened Spring 2019

### UNDER ARMOUR

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

### FEDEX

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

### BMW North America

75,000 SF vehicle receiving, maintenance and distribution facility on 35 acres; opened February 2022.

### MCCORMICK & CO.

1,800,000 SF Northeast Distribution Center will be company's largest distribution site in the world; opening Fall 2022.

### POMPEIAN Olive Oil

400,000 SF Mid-Atlantic distribution center; opening Fall 2022.