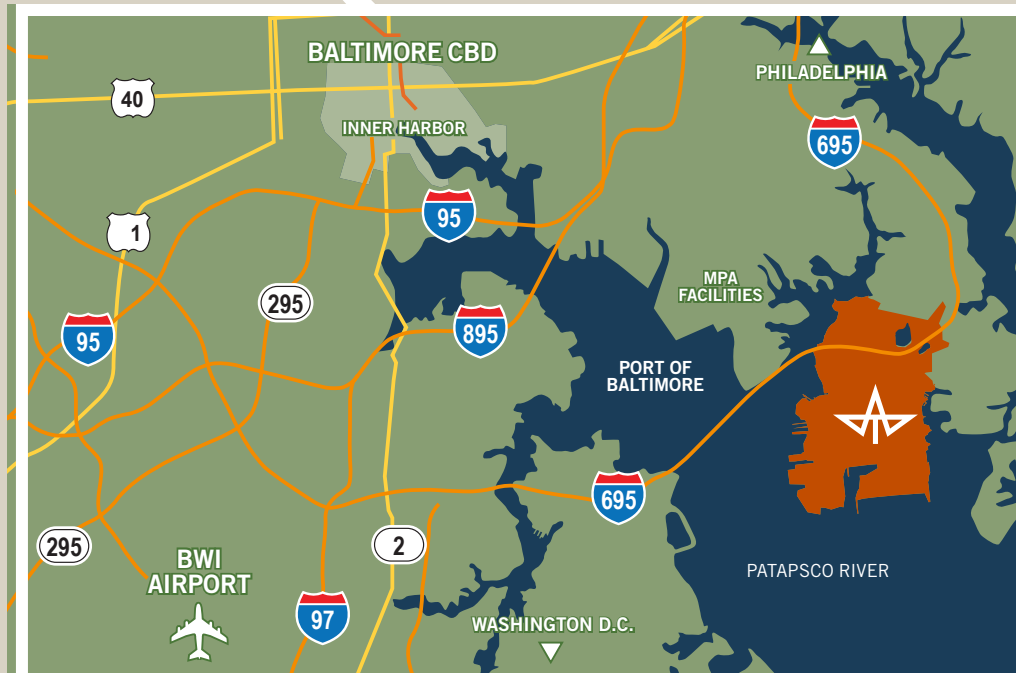




LOCATION

- Located within the Tradepoint Atlantic project, with direct connectivity to a 100 mile short-line rail system served by both CSX and NS
- Immediate access to I-695 and highly proximate to I-95, I-895/ Harbor Tunnel Thruway, I-295/ (Baltimore-Washington Parkway), as well as Interstates 70 and 83
- 16 miles to Baltimore CBD and 50 miles to Washington, DC
- Immediately adjacent to the Port of Baltimore and 17 miles to Baltimore-Washington Thurgood Marshall International Airport



Birch Capital, LLC is a real estate investment firm that sponsors EB-5 Regional Centers in Maryland, Virginia, North Carolina and Florida. Through careful underwriting and due diligence, our experienced team of real estate professionals, economists and attorneys focuses on financially sound opportunities for foreign investors.

Birch has sponsored successful EB-5 funding of Building 1 of the University of Miami Life Science & Technology Park in Miami, Florida and the "Pierce Boston" mixed-use development in Boston, Massachusetts. Birch has a 100% approval record of investor I-526 and I-829 visas to date.

For information regarding an EB-5 investment in the Tradepoint Atlantic project, visit the Birch website at www.bircheb5.com, or contact:

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Birch|Capital
LLC

bircheb5.com

TRADEPOINT
ATLANTIC



Proposed 897,750 S.F., Class A distribution facility at Tradepoint Atlantic

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

100 BETHLEHEM BOULEVARD BALTIMORE, MD 21219
tradepointatlantic.com

Birch|Capital
LLC

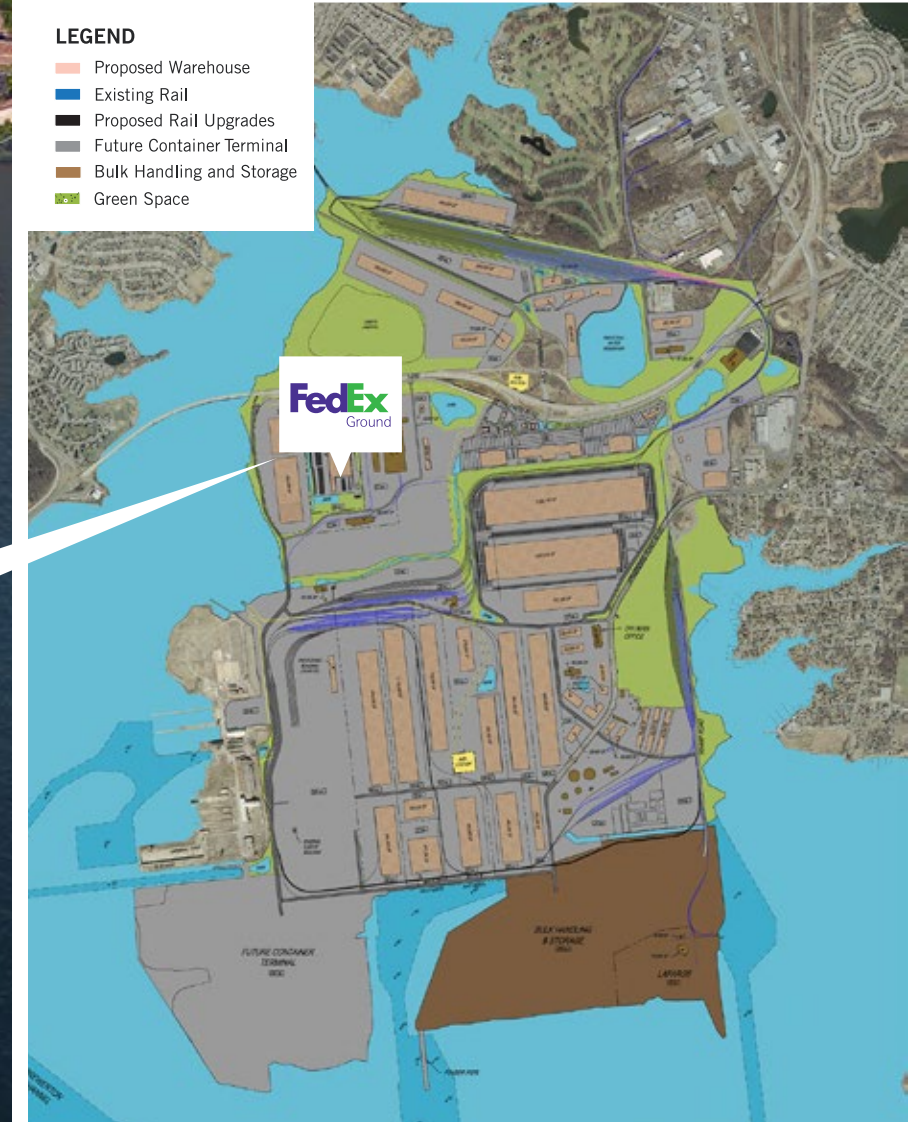
bircheb5.com



Master Plan

LEGEND

- Proposed Warehouse
- Existing Rail
- Proposed Rail Upgrades
- Future Container Terminal
- Bulk Handling and Storage
- Green Space



TradePoint Atlantic is a modern intermodal logistics center with an active deep water port, 100 miles of short line rail with service from CSX and NS, direct access to major interstates and the ideal industrial center for distribution, manufacturing and logistics.

OPTION A (2 building layout)

- 301,500 S.F. and 553,500 S.F., Class A cross-docked modern distribution buildings

OPTION B (1 building layout)

- 897,750 S.F., Class A cross-docked modern distribution building

INFORMATION ON BUILDING SPECS

- 50'x50' column spacing with 60' speed bays
- 10'x10' docks
- 36' clear (or higher)

- ESFR Sprinkler
- MH-IM Zoning
- Heavy electric and gas capacity
- Redundant power available
- Trailer parking: 266 +/- trailer drops
- Car parking: Optional 5 acre parking field
- Ability to be rail served (CSX/NS)

INCENTIVES

- Sales & use tax exemption on construction materials and equipment
- Chesapeake Enterprise Zone (10 yr property tax credit, employment & job tax credits)
- Foreign Trade Zone #74
- BGE SEED Program
- Custom tailored incentive packages available

