



June 2017

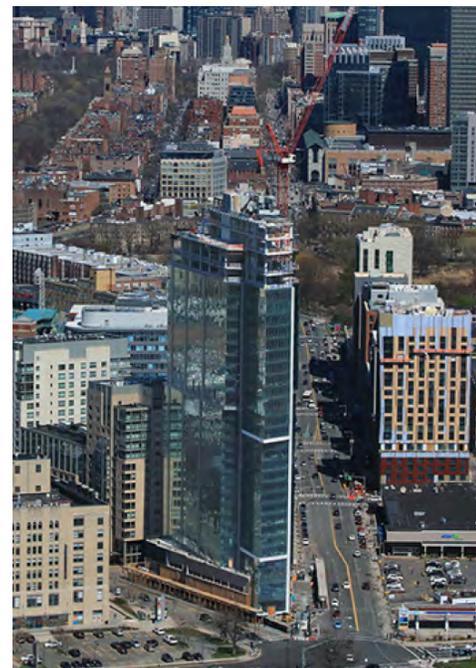
PIERCE
BOSTON

On Budget & Schedule

Pierce investors are reminded to review project documents and photos on the BirchLogin Investor Portal

The 30-story Pierce Boston mixed-use project (apartments, condominiums, retail) is progressing on budget and on schedule. The project is approximately two-thirds completed, with much of the remaining work being interior finishes to the apartments and condominiums. Nearly 50% of the condominium units have been sold to date. Apartment leasing will start in August 2017 and retail tenants are negotiating for shops on levels 1 & 2. Building completion and receipt of the Certificate of Occupancy is expected by January 25, 2018.

Birch fully funded its \$49.5 million EB-5 loan and has been receiving scheduled payments of interest from the development joint venture. Since December 2016, EB-5 investors have been receiving their shares of the Birch Boston Fund income on a quarterly basis.



Birch Equity Fund

Birch Capital is planning to establish a conventional real estate investment fund, Birch Equity Fund I, LP. The primary goal of the Fund will be to make investments in private real estate – primarily net leased properties occupied by credit tenants – with limited potential to generate income distributions in the near term, while in most cases seeking long-term appreciation on the Fund’s investments. Affiliates of Birch will provide management of the Fund and advice with respect to the acquisition, financing, improvement, operation and disposition of the Fund’s investments. The Fund may also invest with majority or minority partners. The portfolio of the Fund may include a variety of real estate categories, including hotel, retail, industrial, office and multi-family housing.

Birch Capital put under contract a Houston Carmax store and subsequently flipped the property to a Net Lease REIT for a \$1.25 million gain.

Birch

Birch Capital LLC

NEWSLETTER

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Investors interested in receiving more detailed information are invited to register on the Birch Capital website site at www.birchcapital/registration

Birch's new and exciting project is participation in the financing of the first phase of the TradePoint Atlantic global logistics center in Baltimore County, Maryland. This 3,100 acre (5 square mile) redevelopment of a closed steel mill features a deep-water port, on-site short line rail connected to two Class I railroads, and immediate Interstate highway access. The project was conceived and is being managed by an outstanding Baltimore-area team of experienced logistics and industrial experts. The site acquisition, demolition of the steel mill and environmental remediation has been financed by a cash investment from the project's joint venture partners. Some 15 million square feet of development is expected to occur over 10 years and several phases of TradePoint Atlantic.



Almost no EB-5 projects generate revenue or profits until completion of construction. TradePoint Atlantic, however, has been producing cash flow since early 2016 from existing facilities on site (rail, port, existing buildings, leased land for storage). Ships from around the globe have been off-loading cargo, materials and automobiles in the port; hundreds of rail cars are stored on site; 13,000 Volkswagen automobiles are stored there as well. Nearly two million square feet of existing buildings have been renovated and leased. Federal Express recently completed a 350,000 square foot distribution center; Under Armour (a Baltimore-based company) is under construction with a 1.35 million square foot e-commerce distribution center; a 25-acre site is being sold to a global manufacturer of palm oil products that plans to construct a \$100 million facility.

*For more information, please contact **Bruce Ricciuti** at **781.431.2600** or bruce@birchcapital.com*

Birch expects to raise as much as \$125 millions of EB-5 financing to take out developer "bridge" financing for the project's first phase. The Birch Fund's proceeds will be used for infrastructure and vertical construction, creating over 4,100 jobs. Investor solicitation and subscription is expected to begin in the late summer to early fall of this year.



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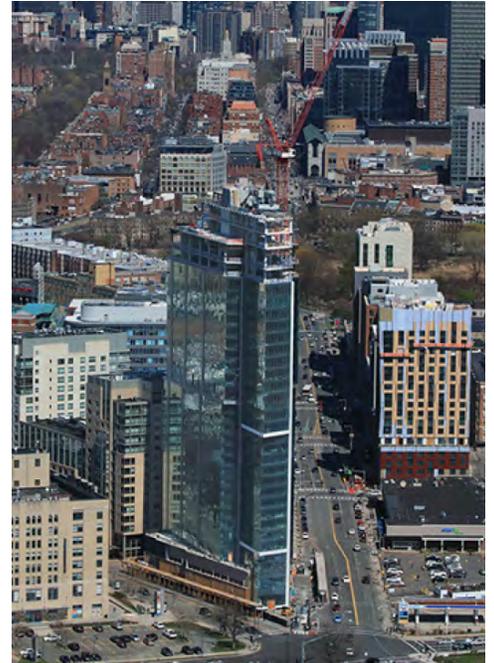
PIERCE BOSTON

On Budget & Schedule

Pierce 项目的投资者可以通过我们的客户端 Birch/Login 查看我们的项目资料

坐落于波士顿的三十层混合使用项目（出租公寓、出售公寓、商铺）Pierce 波士顿正在按照预算中进行。该项目已经完成了三分之二，剩下的大部分工作是完成出租以及出售公寓内部的装修。迄今为止，近 50% 的公寓已经出售。公寓租赁将于 2017 年 8 月开始，零售商目前正在和一楼二楼的商店进行谈判。项目预计在 2018 年 1 月 25 日完工并受到入住证明。

4950 万的 EB-5 贷款由我们公司完全资助，并且从联合发展企业收到定期支付的利息。自 2016 年 12 月起，EB-5 的投资者已在每个季度都能收到他们在公司资金中的份额。



Birch 股权基金

我们公司正计划建立一个传统的房地产投资基金：**Birch 股权基金**。基金主要的目的是从事房地产投资-主要是租赁的房屋信贷客户-有一定潜力在短期内产生收入分配，而在大多数情况下要求对基金投资进行长期升值。Birch 的合作伙伴会为基金提供管理以及有关收购，融资，改善，运营以及处置资金投资提供咨询。基金也可以与大小合作伙伴一起投资。基金的投资组合可能包括各种不动产类别：包括酒店，零售，工业，办公室和多户住房。



Birch Capital 与坐落在休斯顿的 Carmax 签订合同，随后该业务转为经租赁房地产投资信托基金，带来 125 亿美元的收益。

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Birch Capital 的全新项目正在参与马里兰州巴尔的摩 Tradepoint 大西洋全球物流中心的第一阶段融资。这篇 3100 英亩（5 平方公里）重建的倒闭钢铁厂设有一个深水港口，现场短路线路连接到两个一级铁路以及周几公路的通行。该项目的构想由巴尔的摩地区优秀的物流和工业专家团队管理。站点的获取，钢厂拆除以及环境整治已经由项目合作伙伴的现金投资融资。约有一千五百万平方英尺的发展预计将会发生在十年以上的 Tradepoint Atlantic 的几个阶段。



几乎所有 EB-5 项目指导项目完成才会产生收入以及利润。然而 Tradepoint Atlantic 自 2016 年早期就已经从现有的现场设施（铁路，港口，现有建筑物，租用土地存放）产生现金流量。来自全球各地的船舶已经开始卸载港口的货物，材料和汽车；数百连铁路车辆在现场存放；13000 辆大众汽车也存放在此地。近两百万平方英尺的现有建筑已经开始翻新，租赁。联邦快递最近建成了一个 35 万平方英尺的配送中心；安德玛（一家巴尔的摩本土的公司）正在建设中，其电子商务配送中心达到了 135 万平方英尺；一块 25 英亩的土地正在出售给全球棕榈油产品制造商，这家公司计划兴建 1 亿美元的设施。

我们公司预计为项目的第一阶段提供开发商“桥梁”融资筹集高达 1.25 亿美金。我们基金的收益将用于基础建设和垂直建设并创造 4100 多个就业机会。投资者的招标和认购预计将在今年夏季至今年初的秋季开始。

更多资讯请联系

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