



MIDAMERICAN  
*Global Ventures*



PHOTO DATED APRIL 2025

# WORTHINGTON GATEWAY

PROFESSIONAL AND MEDICAL OFFICES WITH RESTAURANT  
IN WORTHINGTON, OHIO

AN EB-5 INVESTMENT OPPORTUNITY  
**USCIS - APPROVED PROJECT**

MAGV 2501, LLC  
OFFERING

# WORTHINGTON GATEWAY

Worthington, Ohio is one of the most historic and wealthy communities in the State of Ohio, which supports a robust retail and professional services sector. Worthington Gateway is the first facility of its kind in the Worthington and north Columbus market.

## Project Description

Worthington Gateway is a professional and medical office building with a state-of-the-art restaurant space on the first floor, offering 52,060 square feet of leasable and common area space.

Investors will be replacing short term loans made by the senior lender and by the equity partners in the project.

**The project poses no construction risk as construction has been completed, has tenants in place and lease commitments for 88% of the space, is currently generating rent, and will be fully stabilized in 18 months.**

## Location

The Southwest Corner of North High Street (U.S. Route 23) and Wilson Bridge Road; off the US23 and Interstate 270 exit, Worthington Ohio. Located at this key intersection and near the core of the Worthington community, Worthington Gateway serves a healthy and growing local and regional market.

North High Street is a critical artery through the City of Columbus, connecting the most economically and culturally significant neighborhoods in the region. These include Old Worthington, Clintonville, Ohio State University, the Short North, Downtown Columbus, and German Village.

## Total Project Cost

\$17,625,000

## Total EB-5 Amount

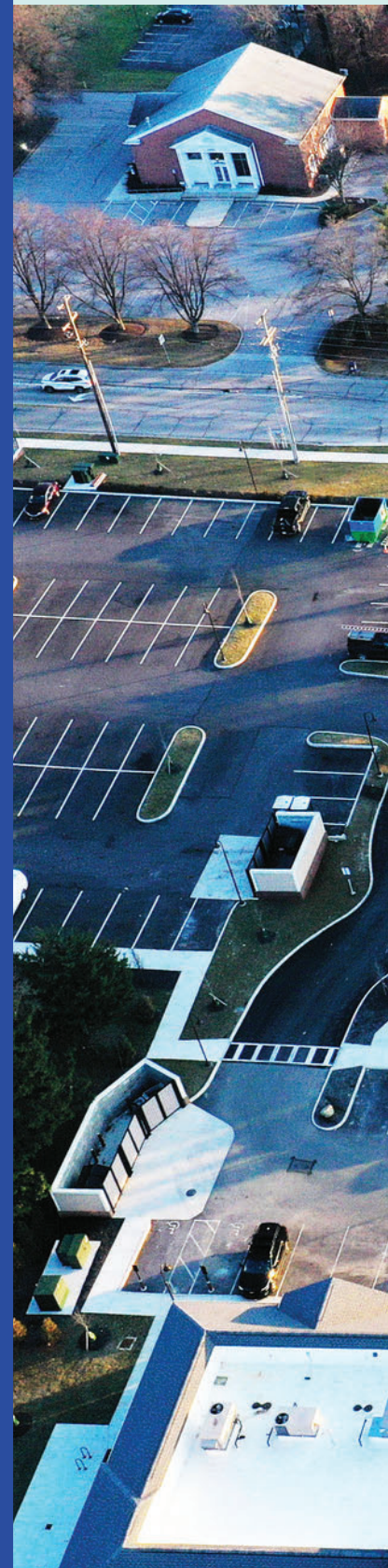
\$5,250,000, as mezzanine debt financing

## Total Investors Required

5 (at \$1,050,000 per investor)

## Jobs Created by Project

202.6 jobs, or 40.5 jobs per investor, as estimated in business plan by independent economist







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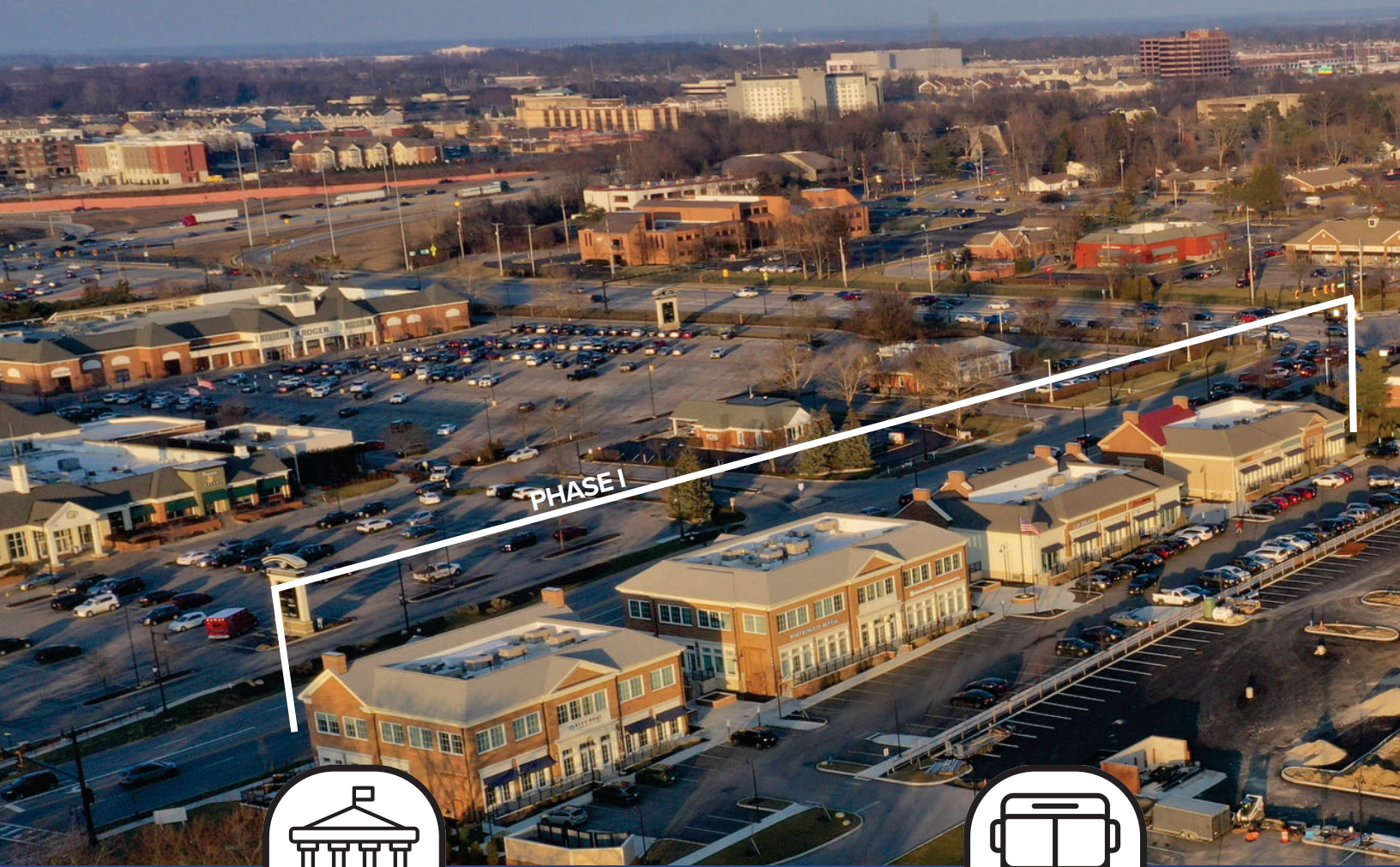
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FEBRUARY 2024





# PROJECT HIGHLIGHTS

AERIAL OF THE COMMERCIAL DISTRICT AT THE INTERSTATE-270 AND US-23 INTERCHANGE



## Government Support

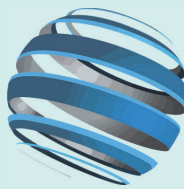
The City of Worthington arranged Tax Increment Financing for Worthington Gateway. Any additional tax generated on now-improved value of the property will or has been dedicated to significant improvements related to the project, including but not limited to roadway improvements, site demolition, and stormwater management.



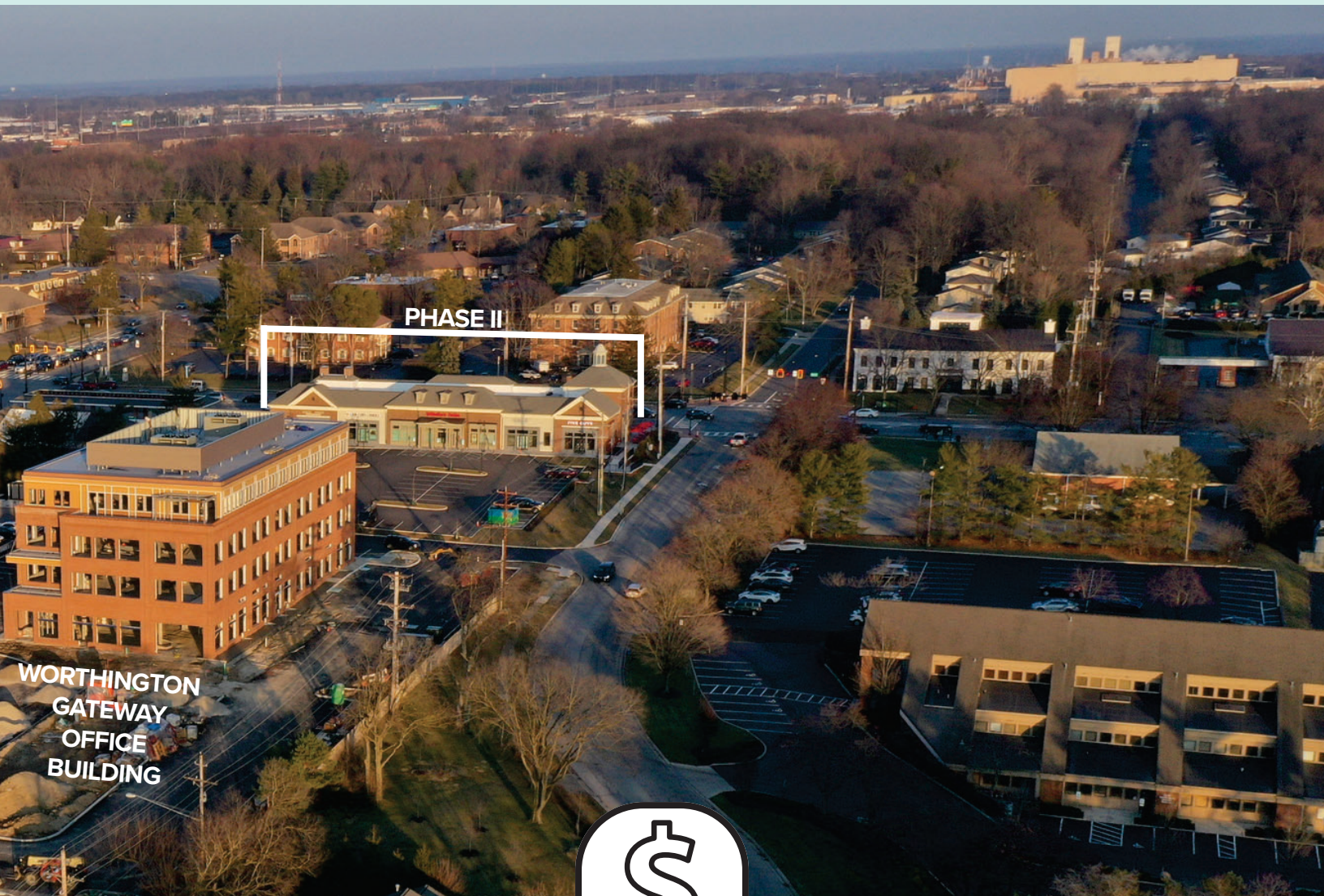
## Transit and Demand

Worthington Gateway is located on a key interstate exit, which serves the Worthington and Polaris commercial districts—two of the most significant daily traffic generators in the region. The site benefits from established vehicular, pedestrian, and transit infrastructure.





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## Successful Development

The developer of the Worthington Gateway office building is also responsible for developing other phases on the campus. The other phases (Phases I and II) were institutional-quality retail and restaurant strip centers, which can be seen to the right and the left of the office building in the image above. The developer successfully leased these buildings to 100% occupancy within 6 months of completion to credit-rated tenants and national brands. In 2024 and 2025, the developer successfully sold these phases to real estate investor groups, who will continue the existing tenants for at least ten years each, thereby sustaining the activity on the site.

# PROJECT STATISTICS AND ECONOMIC DATA

## POPULATION GROWTH

	2015-2020	2020-2024
USA	• 2.11%	• 2.61%
Ohio	• 1.52%	• 0.71%
Columbus Metro	• 5.80%	• 4.04%



## KEY STATISTICS ON COLUMBUS METRO

- The median household income is \$77,390, aligning with national averages
- Unlike other American cities, the Columbus metro is not limited by any geographic elements, and will continue to expand
- GDP of \$182.1 billion as of 2024
- 70.5% of Columbus residents in workforce
- Strongly educated workforce, with 91.6% holding a high school diploma and 39.2% holding a bachelor's degree or higher
- Despite housing shortage, cost of living is 8.6% lower than the United States average

## KEY STATISTICS ON WORTHINGTON

- City of Worthington founded 1803; one of oldest in Ohio
- Worthington boasts a median household income of \$124,734; significantly higher than US median of \$74,580
- Worthington's poverty rate is just 2.9%, far below the national average of 11.6%
- The median property value in Worthington is \$417,700, compared to the US median of \$244,900
- 72.6% of Worthington residents hold a bachelor's degree or higher, compared to 37.9% nationally
- Worthington, and nearby Polaris, outperform other areas in Columbus Metro in terms of income and economic stability, reflecting their appeal to higher-income residents and businesses

# WORTHINGTON GATEWAY

## LEASE-UP STATUS AS OF APRIL 2025

Floor	Tenant Name	Use	Square Feet	Monthly Base Rent	Lease Status
First	Southern Veterinary Partners	Medical Retail	3,200	\$ 9,000.00	Signed Lease
First	Howard Hanna	Commercial Real Estate	2,894	\$ 6,270.33	Lease Pending Signing
First	Yours Truly	Restaurant	5,500	\$ 11,458.33	Letter of Intent
Second	<i>Pending</i>	<i>Pending</i>	4,000	<i>Pending</i>	<i>Prospecting</i>
Second	Central Ohio Endodontics	Medical Office	6,096	\$ 11,684.00	Signed Lease
Second	Family Foundations Counseling	Medical Office	2,000	\$ 4,166.67	Finalizing Prospect
Third	Mount Carmel Hospitals	Medical Office	6,300	\$ 11,025.00	Letter of Intent
Third	Polaris Vein & Aesthetics	Medical Office	6,096	\$ 13,208.00	Lease Negotiation
Fourth	Cleverley & Associates	Tech Office	11,628	\$ 21,318.20	Leased and Open

Totals:	47,147 total leasable	\$ 88,130.53
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DUBLIN

**WORTHINGTON  
GATEWAY**



POLARIS



WESTERVILLE



NORTHWEST  
COLUMBUS

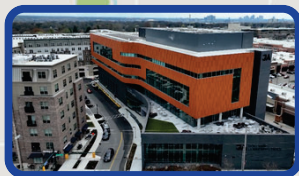
WORTHINGTON



CLINTONVILLE



EASTON



UPPER  
ARLINGTON



60,000+ students  
35,000 employees



UNIVERSITY  
DISTRICT



SHORT NORTH



GRANDVIEW  
HEIGHTS



FRANKLINTON



DOWNTOWN  
COLUMBUS

HIGH STREET

# PROJECT STAKEHOLDERS



## DEVELOPER

Witness Development



## BUILDER

Witness Construction  
& Moment Development

Witness is based in Ohio and Chicago, Illinois, and was established in 1989 as a hotel operator. This experience gives them a unique perspective on how to maximize profitability, guest experience, and community involvement. Witness has expanded into a variety of asset classes, has developed 36 hospitality, retail, and office assets, and continues to own and manage a large portion of its current real estate portfolio. Witness partners with international brands such as IHG Hotels and Resorts, Hilton, Marriott International, Hyatt, Starbucks, Firehouse Subs, T-Mobile, and Chipotle.

Witness has a track record of success with a variety of property types, and has acquired, held, developed, restored, and divested dozens of commercial properties. As of 2024, Witness had US\$42 million in equity under management across 25 properties.

## SENIOR LENDER

Mutual Federal Bank



## TAX INCENTIVES

City of Worthington, Ohio



## EB-5 REGIONAL CENTER

MidAmerican Global Ventures



**The project poses no construction risk as construction has been completed, has tenants in place and lease commitments for 88% of the space, is currently generating rent, will be fully stabilized in 18 months.**



# CAPITAL STACK

**TOTAL PROJECT COST: \$17,625,000.00**



**SENIOR  
LOAN**

**\$9,075,000.00**

**DEVELOPER  
EQUITY**

**\$3,300,000.00**

**EB-5  
MEZZANINE  
DEBT**

**\$5,250,000.00**







**RALPH GRIFFITH, MBA**  
CEO and President

### WHO WE ARE

- Founded in 2013
- Owners of Two Regional Centers, serving 58 counties in the State of Ohio
- Approximately 50% of MAGVentures territory is **RURAL**

### OUR THREE-TIERED APPROACH

1. Fund community-supported and job-critical projects in the State of Ohio
2. Provide a pathway to citizenship for EB-5 Investors with secure projects
3. Return 100% of capital to Investors



**JORDAN FROMM**  
SVP Project Development



**BEATRIZ PEREZ PERAZZO, ESQ**  
Investor Relations



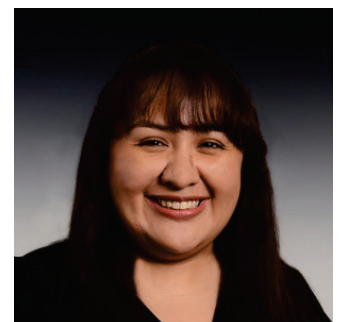
**PETER GRABIEC, MBA**  
Investor Relations



**JEFFERY SNIDERMAN, ESQ**  
Chief Legal Counsel



**KEITH HADLEY**  
Chief Financial Officer



**JAZMIN SOTO**  
Compliance Manager



# SELECT MAG VENTURES PROJECTS

(2015 - 2023)

## Pro Football Hall of Fame Canton, Ohio



1

The development of the Pro Football Hall of Fame Village in Canton, Ohio leveraged the EB5 program. MAGV raised \$104,200,000 in two phases from 206 investors.

Project was led by Industrial Realty Group LLC (IRG), which operated through the MAGV3 Regional Center.

The Pro Football Hall of Fame is a world-renowned facility and is supported by the National Football League.

## OHIO



(2023 - Present)

## Gravity 3 Columbus, Ohio



2

Multifamily project in Columbus, Ohio. Another Regional Center (out of Bethesda, Maryland) led the project and leveraged MAGV2's territory and authority to operate through a formal arrangement referred to as a Regional Center rental. The Project raised \$61,600,000 from seventy-seven (77) investors.

This project has positively impacted the lifestyle of the Franklinton Arts District, which has recently seen an uptick in development.

(2024 - Present)

## Warehouse/Fulfillment Facility (Rural) Zanesville, Ohio



3

A 201,600 square foot light manufacturing/warehouse building in Zanesville, Ohio. This is a USCIS-Approved Rural Project.

Construction completing June 2025 with full job creation. Developed and built by Marker Development and Marker Construction of Columbus, OH; JLL is the leasing broker. Presently in Offering Stage and is being marketed to secure \$4,800,000 from six (6) investors





## WHAT IS EB-5?

The EB-5 Immigrant Investor Program is a unique opportunity for international investors to secure U.S. permanent residency while contributing to economic growth. By making a qualifying investment in a U.S.-based commercial enterprise and creating at least 10 full-time jobs for American workers, you and your immediate family (spouse and unmarried children under 21) can obtain Green Cards, opening doors to a brighter future.

This program not only provides a pathway to U.S. citizenship but also offers access to world-class education, business opportunities, and the freedom to live, work, and travel anywhere in the United States. Whether you're looking to expand your global footprint, secure a stable future for your family, or diversify your investments, the EB-5 program is your gateway to achieving these goals.



## WHAT IS AN EB-5 REGIONAL CENTER?

EB-5 Regional Centers are private lending organizations that are designated and regulated by the United States Citizenship and Immigration Service (USCIS), which is an agency of the Department of Homeland Security. Regional Centers facilitate investment in job-creating economic development projects by pooling capital raised under the EB-5 immigrant investor program.

Regional Centers identify investment opportunities that will create jobs in local communities, assist in marketing investment opportunities to investors around the world, and ensure that the investment offering complies with federal and state securities laws, SEC regulations, and EB-5 requirements.

*The Regional Center develops a private placement memorandum which details the investment offering, including detailed explanations of the project that will be funded, disclosures of risk, and material information consistent with all applicable federal and state laws.*

Regional Centers are a program of the Federal Government and raise capital for projects after undergoing a formal process, which requires projects to be registered with USCIS prior to a Regional Center proceeding to raise capital through a formal offering.

PROUD MEMBERS OF



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