



MIDAMERICAN  
*Global Ventures*



PHOTO DATED  
MAY 2025

# 305 PROSPERITY PARKWAY

RURAL INDUSTRIAL AND FULFILLMENT WAREHOUSE  
ZANESVILLE, OHIO

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

MAGV 6001, LLC  
OFFERING

# 305 PROSPERITY PARKWAY

305 Prosperity Parkway is an institutional-quality industrial warehouse & manufacturing facility being constructed in Muskingum County, Ohio.

## USCIS - APPROVED RURAL PROJECT

### Project Description

The Project is located in the National Road Business Park (the “Park”), which is located off of US Highway 40 just east of Zanesville, Ohio. The Park is pad-ready, meaning that all utilities, stormwater, and roadway infrastructure are completed. This Class A Project consists of 201,600 square feet of new light manufacturing/warehouse space on 11.15 acres, complete with 20 dock doors, two drive-in doors, 32’ clear height, precast concrete walls, and the ability to expand trailer parking. This will be the first project completed in the Park.

Many favorable site and economic factors led the developer to pursue this Project. The Zanesville market contains strong labor demographics, and is proximate to major employment centers and distribution corridors. The market lacked comparable product, and the lack of supply supported high rents comparable to like-product found closer to the City of Columbus. The location of this Project is extremely advantageous from a logistics and transportation standpoint, and is located less than an hour from the fast-growing corporate, medical, and high-tech industrial sectors in New Albany and Columbus, Ohio.

### Location

National Road Industrial Park  
305 Prosperity Parkway, Zanesville, Ohio 43701

### Total EB-5 Amount

\$4,800,000, as mezzanine debt

### Total Project Cost

\$19,857,910

### Total Investors Required

6 (at \$800,000 per investor)

### Project Completion Date

July, 2025

### Total Jobs Created

24.12 direct and indirect jobs per EB-5 investor, well in excess of the 10 jobs per investor as required by USCIS





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# RURAL INDUSTRIAL PARK



**MADE POSSIBLE WITH SUPPORT  
FROM THE STATE OF OHIO**

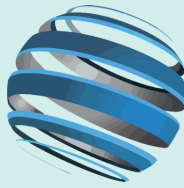
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# PROJECT HIGHLIGHTS







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## Government Support

The project will receive a 10-year 75% tax abatement on improved value through construction, via the Ohio Enterprise Zone program.

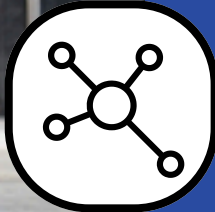


Further, 30.2% of the total project will be funded via public funding sources. Marker has been awarded a mix of grants, forgivable loans, and a low interest loan. These are offered by the State of Ohio and through the an economic development corporation called JobsOhio, which is publicly-funded.

## Marketing

Marketing the leasing of institutional-quality facilities such as this project requires deep expertise and access to market leaders. The developer partnered with Jones Lang LaSalle (JLL) to lead leasing efforts.

JLL is an international brokerage, and is known to be highly selective when evaluating properties and clients to represent. JLL is actively marketing the facility for lease with 5 agents combined for 65 years of experience in the market.



**PHOTO DATED  
MAY 2025**



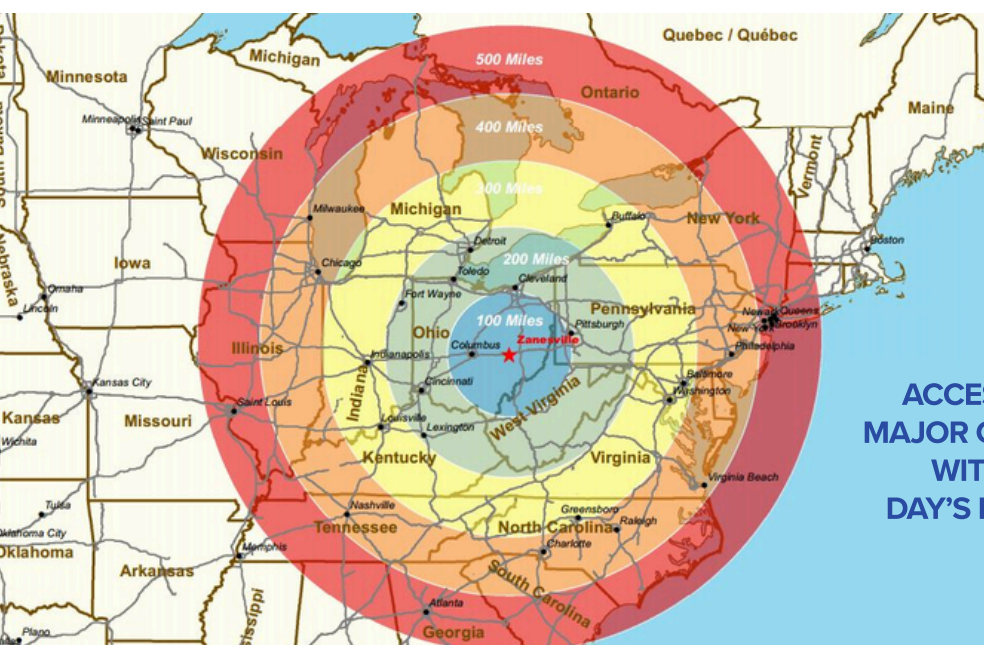
# STRATEGICALLY POSITIONED FOR LOGISTICS SUCCESS



305 Prosperity Parkway is situated along one of the busiest interstates in the U.S., where 41,800+ vehicles pass daily, and notably, 305 Prosperity is within 500 miles of 60% of the U.S. Population. The site is ideal for this type of development and will be quickly absorbed by the marketplace.

The Project is minutes from an exit on Interstate 70, and is 20 minutes from the I-70 interchange with Interstate 77--which is a key north-south interstate connecting the Southern United States with the primary centers of industry in the MidAtlantic, Northeastern United States, and Ohio. The Park is also 60 miles east of Columbus Ohio, the primary economic hub in the State of Ohio, and Interstate 71--another major interstate corridor connecting Ohio to the border with Mexico.

Logistically superior connectivity with the New York, Savannah, Baltimore, Cleveland, and Norfolk ports.



## LOCATED WITHIN 500 MILES OF 60% OF THE US AND CANADIAN POPULATION

ACCESS TO  
MAJOR CITIES  
WITHIN A  
DAY'S DRIVE

- |              |               |
|--------------|---------------|
| SAVANNAH     | BALTIMORE     |
| CHICAGO      | WASHINGTON    |
| TORONTO (ON) | PHILADELPHIA  |
| NEW YORK     | ATLANTA       |
| DETROIT      | NASHVILLE     |
| COLUMBUS     | MEMPHIS       |
| INDIANAPOLIS | ST LOUIS      |
| CHARLOTTE    | CLEVELAND     |
| CINCINNATI   | HAMILTON (ON) |



# PROJECT STAKEHOLDERS



## DEVELOPER & BUILDER

Marker Development &  
Marker Construction

Marker Development and Marker Construction ("Marker") has nearly 70 years of experience serving the Ohio real estate development and construction industry, and has developed and constructed facilities of all asset classes, from private development to buildings for government agencies. Marker is a vertically integrated real estate development and construction firm with dedicated in-house teams responsible for all phases of the real estate process, including design, development, and construction.

## SENIOR LENDER

Park National Bank



## LEASING BROKERAGE

Jones Lang LaSalle



## SITE DEVELOPMENT GRANT

JobsOhio and OneColumbus



## STATE LOAN FINANCING

OHIO Department of Development



## TAX INCENTIVES

Zanesville Muskingum County Port Authority



## EB-5 REGIONAL CENTER

MidAmerican Global Ventures





# LABOR MARKET AND DEVELOPER SUCCESS

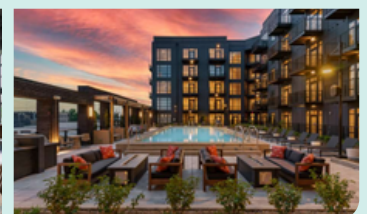
## LABOR MARKET

The Zanesville/Muskingum County labor market is robust and attractive to businesses and manufacturers, as it has substantial pent-up demand for labor. The County presently exports more labor than it captures within county lines. 305 Prosperity offers to reduce that deficit and fill a market need to serve its captive labor pool.

- 25% of the labor pool in Muskingum County travels from outside of the County, while 52% of the employed County residents travel to other counties for work.
- Muskingum County has a 6.1% unemployment rate; greater than the Q1 2025 national rate of 4.2%
- Muskingum County labor pool often travels over an hour to work in the City of Columbus.
- Those presently working in Muskingum County warehousing sector earn 91.33% of what they would earn in Columbus. As the commuting cost to higher-earning markets outweighs the earning potential, an increase in job opportunities in Muskingum County will translate to retention of jobs in-county.
- Companies have the opportunity to leverage the lower labor cost and the pent-up labor demand in Zanesville and Muskingum County.

Marker has completed remarkable projects across a variety of use classes for nearly 70 years, with Ohio as its specialty. Not only do they develop their own product, they are trusted by private clients, government agencies, and development partners

Marker's deep connections with the government of the State of Ohio, local cities, and with the economic development community give Marker a competitive edge to complete its projects on time, at or below budget, and with high return potential.





# CAPITAL STACK

**TOTAL PROJECT COST:     \$19,857,910**

**EB-5 MEZZANINE DEBT**

**\$4,800,000**

**OHIO SITE  
IMPROVEMENT GRANT**

**\$2,000,000**

**PRIVATE EQUITY**

**\$517,910**

**FORGIVABLE RIPL LOAN  
FROM STATE**

**\$3,194,276**

**RIPL LOAN FROM STATE  
(2<sup>ND</sup> MORTGAGE)**

**\$805,724**

**CONSTRUCTION LOAN**

**\$8,540,000**

## **TAX ABATEMENT**

**City of Zanesville & Muskingum County**

**75%**

**10 YEARS**

*(ON REAL PROPERTY IMPROVEMENT)*



# MIDAMERICAN

## *Global Ventures*



**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



**KEITH HADLEY**  
Chief Financial Officer



**BEATRIZ PEREZ PERAZZO, ESQ**  
Investor Relations



**PETER GRABIEC, MBA**  
Investor Relations



**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.

(2025 - Present)

## Office, Medical Office, & Restaurant Worthington, Ohio

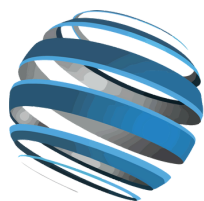


3

I-956F approved project.

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.

The project is nearly fully leased and symbolizes the rebirth of office development in an office sector that has not seen new development for decades.



## 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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