



MIDAMERICAN
Global Ventures



THE EDGAR

URBAN MULTIFAMILY AND RETAIL DEVELOPMENT
IN COLUMBUS, OHIO

AN EB-5 INVESTMENT OPPORTUNITY

MAGV 2502 WPA, LLC
OFFERING

THE EDGAR - WEINLAND PARK

The Edgar continues the sustained pattern of multifamily development in Columbus, Ohio, which is one of the fastest growing cities in the United States

Project Description

The Edgar is a 225,145 square foot mixed-use multifamily and retail development, with an additional parking deck included in the building envelope, in the Weinland Park neighborhood of the Short North Arts District in Columbus, Ohio.

Location

The Northwest corner of North Fourth Street and East Fifth Avenue, Columbus Ohio.

Located at this key intersection, The Edgar serves a diverse market of prospective tenants.

To the immediate south of the Edgar is the Short North Arts District, known as the “Art and Soul” of Columbus: home to the City’s most creative workforce, hosts a bustling night-life, and offers key amenities for visitors. To the immediate north of the Edgar is the campus of Ohio State University (the 4th largest university in the United States)—known internationally for its research institutions and its sports teams, the Ohio State Buckeyes.

Total Project Cost

\$56,545,000

Total EB-5 Amount

\$9,600,000, as Preferred Equity Units

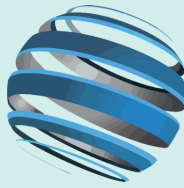
Total Investors Required

12 (at \$800,000 per investor)

Jobs Created by Project

516.4 jobs, or 43 jobs per investor, as estimated in business plan by independent economist





MIDAMERICAN
Global Ventures



PROJECT HIGHLIGHTS





Government Support

The City of Columbus has approved a 100% tax abatement over 15 years, which substantially improves operating costs. Further, all building and zoning plans for The Edgar are fully approved and entitled by the City of Columbus.



Transit

The Edgar is surrounded by public transit options and sits on two key major thoroughfares in the City of Columbus. These thoroughfares average 11,291 vehicles per day, and provide direct access to the interstate, to hospitals, Ohio State University, Downtown Columbus, and other employment centers



Population

The Edgar is located in the core of the Columbus Metropolitan Area, which boasts a population of approximately 2.2 million. 31,181 people live within 1 mile of the project, and 156,933 live within 3 miles. Although the site is in a Targeted Employment Area, the income statistics are skewed due to the Ohio State University student population that is adjacent to the site. Much of the demand for apartments is fed by young professionals in finance, medicine, and law. The site is located in one of the most desirable and high-income urban neighborhoods in Ohio.

PROJECT STATISTICS AND ECONOMIC DATA

POPULATION GROWTH

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

HOUSING CRISIS IN COLUMBUS

- The Columbus region needs to build one housing unit for every new job. Currently, only one unit is built for every 2.5 jobs
- The housing stock has hit a 5-year low, with 52,700 rental units needed to close the gap
- The median cost of building a home in Columbus is \$498,000, due in large part to cost of land. The construction of apartments on tax abated ground helps bring down the cost per unit factor.
- Due to lack of affordability in the housing sector, apartments are low in vacancy and in high demand.

KEY STATISTICS ON COLUMBUS

- The median household income is \$77,390, aligning with national averages
- Unlike other American cities, the Columbus metro is not limited by any geographic features 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

HOMEOWNERSHIP VS. RENTING

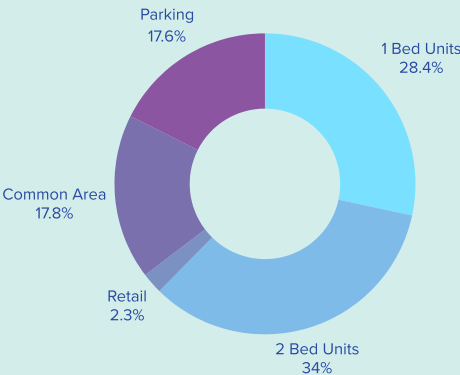
	2019		2024	
	OWN	RENT	OWN	RENT
USA	65%	35%	66%	34%
Ohio	68%	32%	64%	36%
Columbus (Metro)	58%	42%	58%	42%
Columbus (City)	49%	51%	49%	51%

THE EDGAR

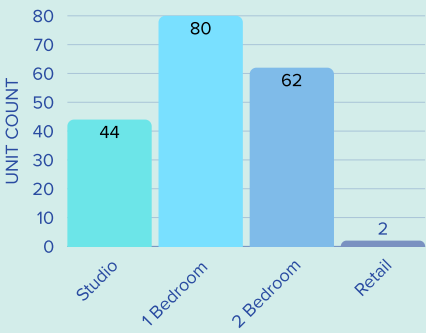
The Edgar is a 225,145 square foot mixed-use multifamily and retail development, with an additional parking deck included in the building envelope. As is common with this type of product, the project will be built prior to lease commitments. The apartments will be offered at market rate with high-end finishes and floor plans.

The project will lease at an average of \$33.11 per square foot per annum; strong rates that are sufficient for cash flow and debt coverage purposes.

SQUARE FOOTAGE ALLOCATIONS BY UNIT TYPE



TOTAL UNIT COUNT



Ohio State University

1



Upper Arlington

2



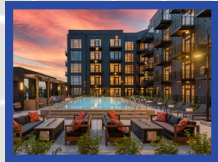
Crossline 2024

3



Stella 2023

4



Makley 2022

5



The Lincoln 2019

6



Gravity 3 under construction

7



The Short North



Franklinton Arts District



60,000+ students
35,000 employees

1

THE EDGAR IS LOCATED
1 km from Ohio State Univ.
2 km from Downtown

UNIVERSITY DISTRICT

UNIVERSITY DISTRICT

5

VICTORIAN VILLAGE

HARRISON WEST

GRANDVIEW HEIGHTS

WEINLAND PARK

The Edgar

3

ITALIAN VILLAGE

4

6
THE SHORT NORTH

ARENA DISTRICT

COLUMBUS STATE
COMMUNITY COLLEGE
41,000+ students

DOWNTOWN COLUMBUS



7

FRANKLINTON

PROJECT STAKEHOLDERS



DEVELOPER

M. Panzica Development LLC



BLUEWATER
CAPITAL PARTNERS

CAPITAL PARTNER

Bluewater Capital Partners, LLC

M. Panzica Development will lead the development of The Edgar, which will be completed through its single-purpose entity, Weinland Partners LLC.

M. Panzica Development is based in Cleveland and focuses on a variety of asset classes including multifamily, mixed-use and single-tenant development projects. The company targets high-value development projects by utilizing a vast array of non-conventional financing sources. The firm's Principal, Michael Panzica, has been in the commercial real estate industry for twenty years and has structured the acquisition and development of projects totaling more than \$500 million. In addition, Mr. Panzica has worked to obtain financing through New Markets Tax Credits and State and Federal Historic Tax credit programs, as well as City, County, State and Federal economic development programs for complex urban projects.

SENIOR LENDER

ERIEBANK / CNB Bank



BUILDER

Geis Construction



PACE FINANCING

Nuveen Green Capital

nuveen
GREEN CAPITAL

TAX INCENTIVES

City of Columbus, Ohio



EB-5 REGIONAL CENTER

MidAmerican Global Ventures



CAPITAL STACK

TOTAL PROJECT COST: \$56,545,000.00

CONSTRUCTION LOAN

\$20,000,000.00

PACE FINANCING

\$19,720,000.00

EB-5 PREFERRED EQUITY

\$9,600,000.00

PRIVATE EQUITY

\$4,225,000.00

DEVELOPER EQUITY

\$3,000,000.00

TAX ABATEMENT

CITY OF COLUMBUS, OHIO

100%

15 YEARS

(ON REAL PROPERTY IMPROVEMENT)

(Dense apartment projects on tax abated land have an inherent consumer cost advantage over conventional single family housing developments)



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.

(2024 - Present)

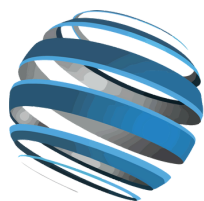
Warehouse/Fulfillment Facility (Rural) Zanesville, Ohio



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



Confidential and Proprietary

Copyright 2025 MidAmerican Global Ventures LLC. All Rights Reserved

NO PORTION OF THIS PRESENTATION MAY BE REPRODUCED OR DISTRIBUTED WITHOUT EXPRESS WRITTEN PERMISSION OF MIDAMERICAN GLOBAL VENTURES LLC

NO PORTION OF THIS PRESENTATION SHALL BE CONSIDERED AN OFFER OR SOLICITATION TO INVEST IN ANY SECURITY AND DOES NOT FORM PART OF ANY SOLICITATION OR OFFERING THAT MAY EXIST NOW OR IN THE FUTURE. THE CONTENT OF THIS PRESENTATION IS PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY AND IS NOT INTENDED TO SOLICIT THE PURCHASE OF SECURITIES OR BE USED AS IMMIGRATION, INVESTMENT OR TAX ADVICE. SECURITY OFFERING, IF ANY, WILL ONLY BE MADE PURSUANT TO EXEMPTIONS FROM REGISTRATION REQUIREMENTS SET OUT IN APPLICABLE SECURITIES LAWS. THE CONTENT OF THIS PRESENTATION IS QUALIFIED IN ITS ENTIRETY BY ANY OFFERING MEMORANDUM AND RELATED OPERATING AGREEMENT THAT MAY EXIST NOW OR IN THE FUTURE.