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COMMERCIAL REAL ESTATE BROKER

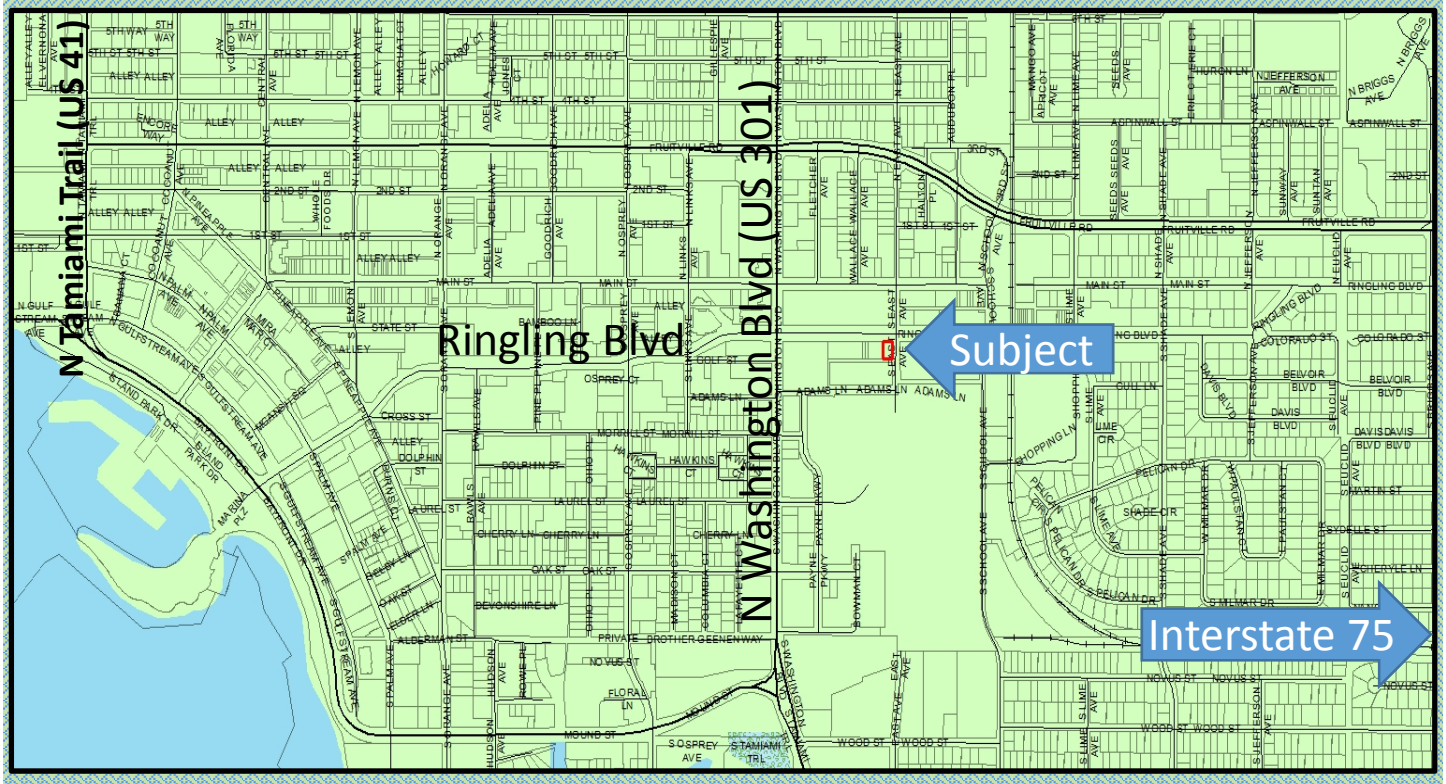
For Sale

2080 Ringling Blvd



Contact:
John B. Harshman, Broker
Phone: 941-951-2002 Fax: 941-366-5818
1575 Main St., Sarasota, FL 34236
Email: jbh@harshmanrealestate.com
www.harshmanrealestate.com


FLORIDA
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Jacksonville
Daytona Beach
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Tampa
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Fort Lauderdale
Naples
Miami
Key West


N Tamiami Trail (US 41)
Ringling Blvd
N Washington Blvd (US 301)
Subject
Interstate 75

2080 Ringling Blvd

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IMPORTANT NOTICE

The information contained herein, while based upon data supplied by the seller and obtained form other sources deemed reliable, is subject to errors or omissions and is not, in any way, warranted by Harshman & Company, Inc. or by any agent, independent associate or employee of Harshman & Company.

Harshman & Company, Inc. (Broker) hereby notifies prospective buyers that it shall be the buyer's responsibility to verify any and all representations made by seller and/or Broker regarding the property, its condition, improvements, utilities, zoning, insurability, conformance and/or compliance with federal, state and local laws as well as all restrictions of any applicable owner's association, boundaries and use. Buyer recognizes that the Broker is not an expert in legal, tax, financial, appraising, surveying, structural conditions, hazardous materials, engineering or other areas.

Exclusive Right of Sale Listing

Harshman & Company, Inc. is the Exclusive Listing Agent for the subject property and is presenting this property to Qualified Principal Buyers with expertise in real estate investment and development.

Inquiries regarding the property described herein should be directed to:

John B. Harshman, Broker
Harshman & Company, Inc.
1575 Main St.
Sarasota, FL 34236

Phone: 941-951-2002
FAX: 941-366-5818
Email: jbh@harshmanrealestate.com

Property Summary Updated March 2019

Location: The subject property is a well located site on the east edge of the downtown core with frontage on Ringling Boulevard in the heart of the Sarasota County Judicial Complex and within a Qualified Opportunity Zone. This is an excellent location for any professional office use needing visibility or easy access to the Judicial Complex. The accessibility and proximity to all the amenities of downtown Sarasota make this property a unique professional office opportunity.

Address: 2080 Ringling Blvd., Sarasota, FL 34237

Environmental: There are no known on site environmental contaminations.

Parcel ID#: 2029-05-0042

Owner: GFA Capital Management LLC

Land Size: 7,493 +/- square feet

Building: The subject is a 3-story professional office building consisting of 15,001 Gross Building Square Feet, 10,243 Rentable Square Feet and 8,882 Useable Square Feet (BOMA measured). Floors 2&3 were completely renovated in 2003 for Global Financial complete with class A office finishes. The ground floor office/retail space has been returned to vanilla shell and the ground floor lobby is newly renovated with secure access to the elevator servicing floors 2 & 3.

Zoning: The subject is zoned Downtown Core (DTC) within the City of Sarasota and is entitled to a maximum of 10-stories, 50 residential units per acre and non-residential uses such as office, retail, hotel and restaurant. The parking requirements are 2 spaces per 1000 sq ft of non-residential and 1.5 spaces per residential unit.

Opportunity Zone: The subject is located within a Qualified Opportunity Zone as designated by Federal Government. Consult your CPA regarding the tax deferred opportunities and the stepped up basis after year 10.

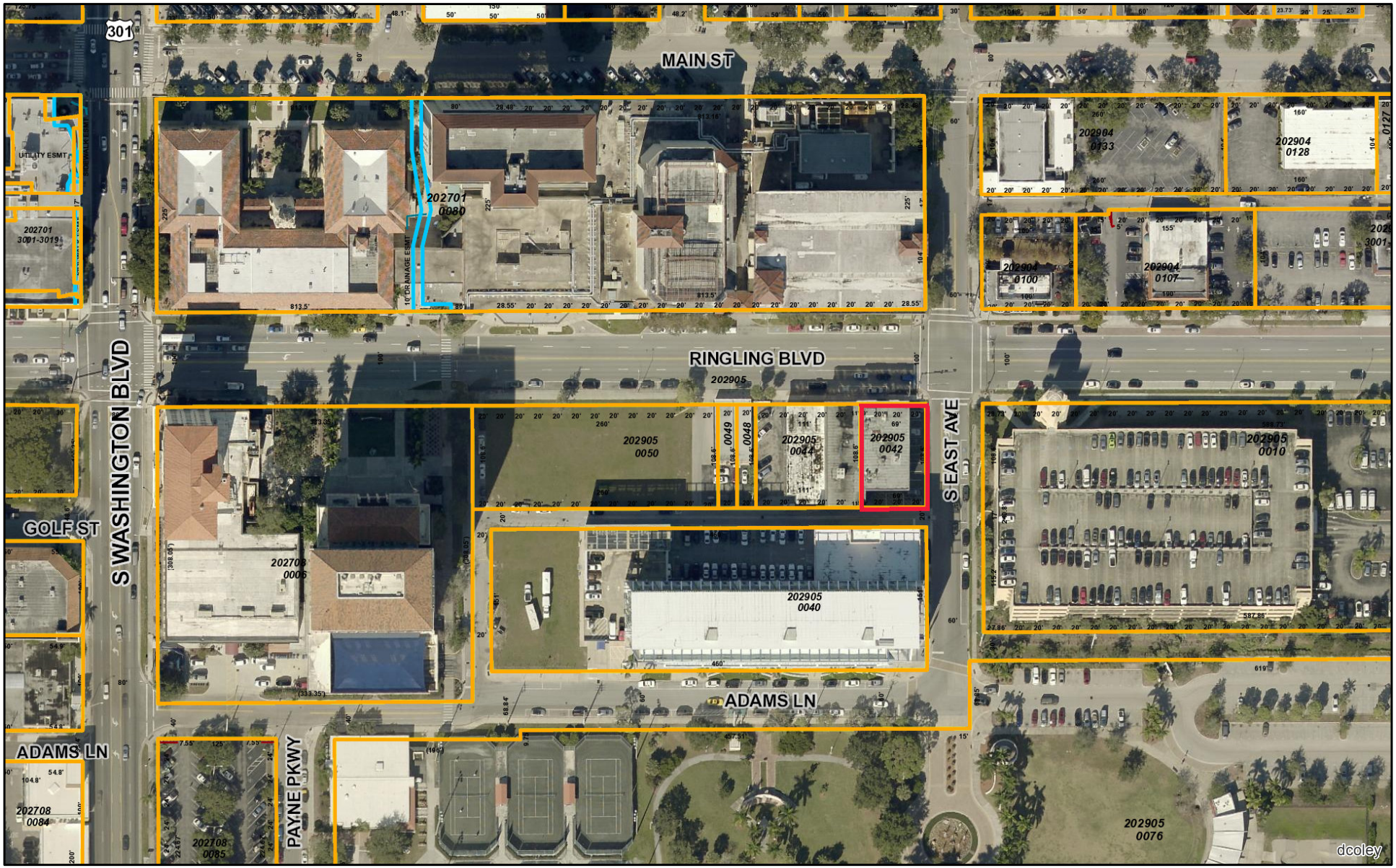
Parking: 13 on-site parking spaces are located on the east side of the building with direct ingress/egress to East Ave. The Sarasota County's (currently free) parking garage at Ringling Blvd. and East Ave. is a neighborhood off-site parking option.

Taxes: $24,183.11 (2018)

Easement: An easement exists along the east side of the property. The easement is approximately 15 foot wide in favor of the property to the west and is used for access to second and third floor office units.

Price: $1,950,000

Data contained herein was obtained from reliable sources that include City of Sarasota, Sarasota County and Harshman & Company, Inc. market research.



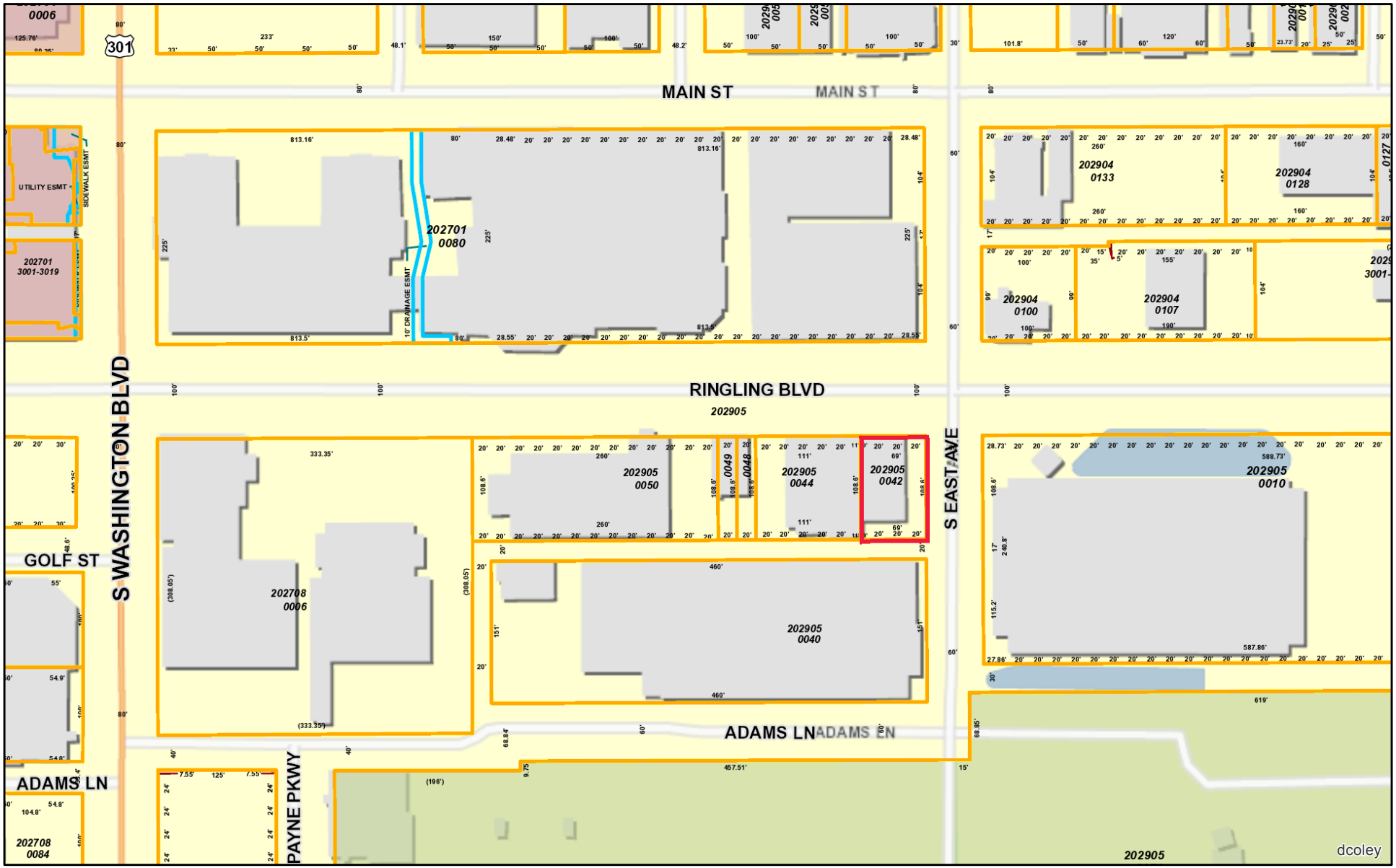
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0 0.02 0.04 Miles

Sarasota County Property Appraiser

Bill Furst
Sarasota County Property Appraiser

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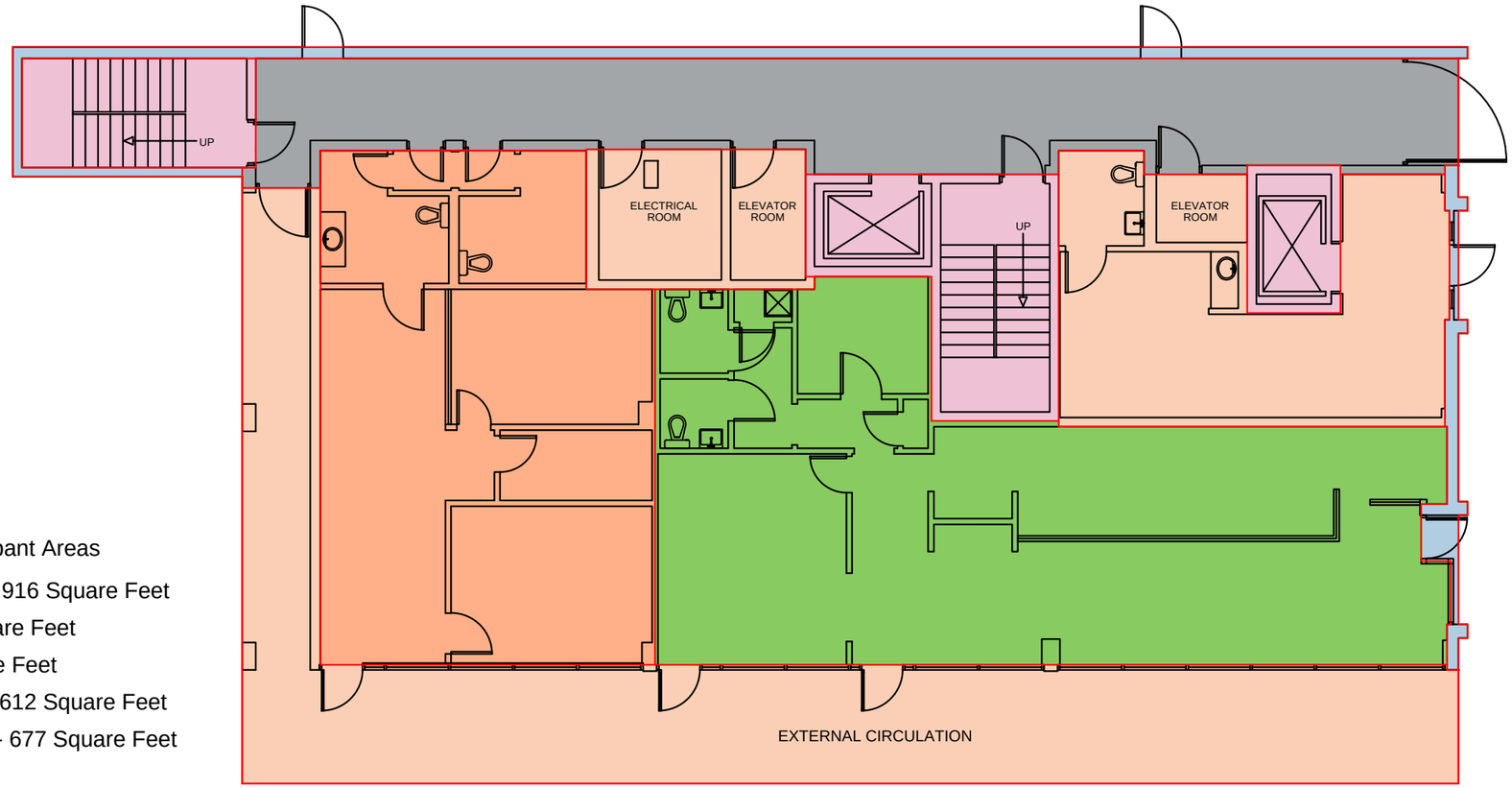
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Sarasota County Property Appraiser

0 0.02 0.04 Miles

Bill Furst
Sarasota County Property Appraiser

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Legacy Method A (2010) - Occupant Areas

- -Vertical Penetrations - 916 Square Feet
- -Suite 100 - 1,224 Square Feet
- -Suite 103 - 874 Square Feet
- -Floor Service Area - 1,612 Square Feet
- -Building Service Area - 677 Square Feet

- -Construction Gross Area - 4,983 square feet
- -Interior Gross Area - 4,837 square feet

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PREPARED FOR:

PROJECT NAME:

OFFICE BUILDING

2080 RINGLING BOULEVARD
SARASOTA, FLORIDA 34237

CLIENT APPROVAL:

SIGNATURE:

DATE:

REVISIONS

NO:	DATE:	DESCRIPTION

PROJECT NUMBER:
CBRE-067

DRAWN BY:
DEA

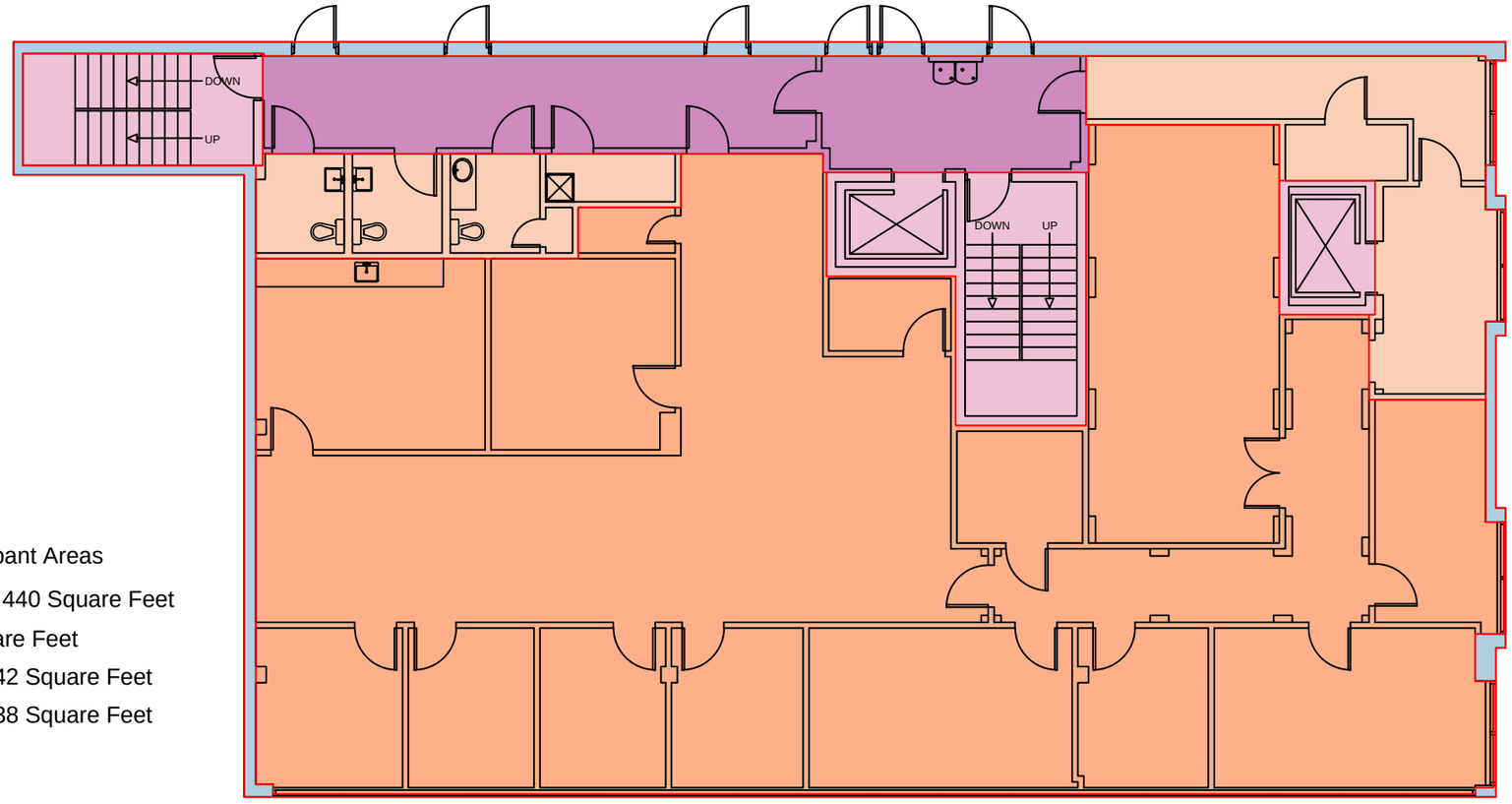
CHECKED BY:
DEA

DATE:
10/20/15

SCALE:
3/32 " = 1'-0"

SHEET TITLE:
FIRST FLOOR PLAN

SHEET NUMBER:
A1.00



Legacy Method A (2010) - Occupant Areas

-Vertical Penetrations - 440 Square Feet

-Suite 200 - 3,385 Square Feet

-Floor Service Area - 542 Square Feet

-Floor Service Area - 438 Square Feet

-Construction Gross Area - 5,009 square feet

-Interior Gross Area - 4,805 square feet

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PREPARED FOR:

PROJECT NAME:

OFFICE BUILDING

2080 RINGLING BOULEVARD
SARASOTA, FLORIDA 34237

CLIENT APPROVAL:

SIGNATURE:

DATE:

REVISIONS

NO:	DATE:	DESCRIPTION

PROJECT NUMBER:
CBRE-067

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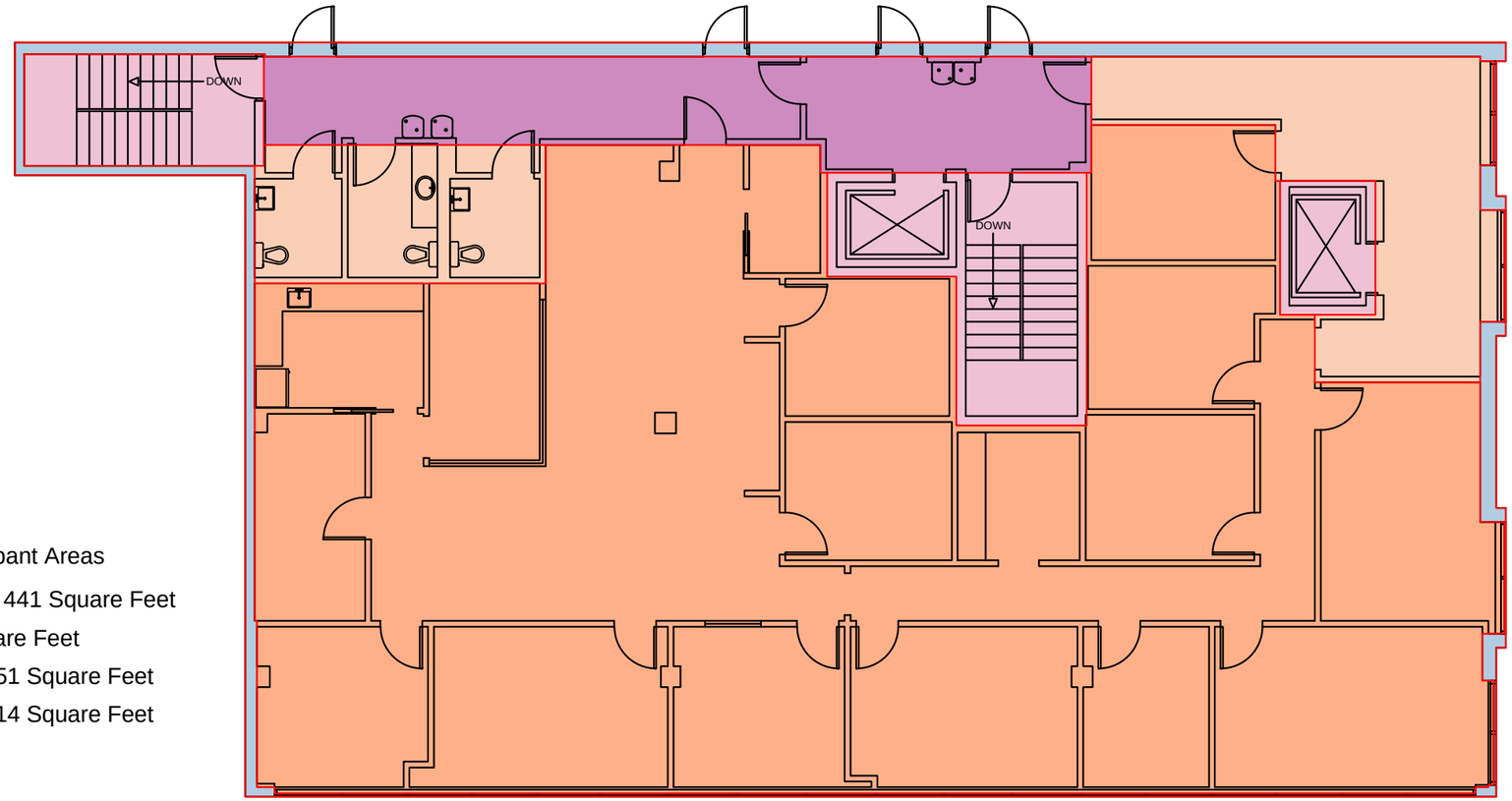
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DEA

DATE:
10/20/15

SCALE:
3/32 " = 1'-0"

SHEET TITLE:
SECOND FLOOR PLAN

SHEET NUMBER:
A1.00



Legacy Method A (2010) - Occupant Areas

-Vertical Penetrations - 441 Square Feet

-Suite 300 - 3,399 Square Feet

-Floor Service Area - 551 Square Feet

-Floor Service Area - 414 Square Feet

-Construction Gross Area - 5,009 square feet

-Interior Gross Area - 4,805 square feet

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PREPARED FOR:

PROJECT NAME:

OFFICE BUILDING

2080 RINGLING BOULEVARD
SARASOTA, FLORIDA 34237

CLIENT APPROVAL:

SIGNATURE:

DATE:

REVISIONS

NO:	DATE:	DESCRIPTION

PROJECT NUMBER: CBRE-067

DRAWN BY: DEA

CHECKED BY: DEA

DATE: 10/20/15

SCALE: 3/32 " = 1'-0"

SHEET TITLE: THIRD FLOOR PLAN

SHEET NUMBER: A1.00

Rec. 61.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2016074862 7 PG(S)
June 16, 2016 11:03:06 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Prepared By and
When Recorded Return to:

SHUMAKER

Shumaker, Loop & Kendrick, LLP
P.O. Box 49948
Sarasota, FL 34230-6948
Phone: (941) 364-2709
Attention: **Kathryn Angell Carr, Esq.**

G12332-171966 Last (KAC)
RETURN TO: SHUMAKER, LOOP & KENDRICK, LLP

AMENDED AND RESTATED EASEMENT AGREEMENT

This Amended and Restated Easement Agreement is made by GFA Capital Management, LLC, a Florida limited liability company, f/k/a FST, LLC, a Florida limited liability company ("GFA"), and Ringling Associates, LLC, a Florida limited liability company ("Ringling Associates").

STATEMENT OF FACT

A. GFA is the owner of the property described in Exhibit "A" annexed hereto (the "GFA Property").

B. Ringling Associates is the owner of the property described in Exhibit "B" annexed hereto (the "Ringling Associates Property").

C. The GFA Property and the Ringling Associates Property are subject to an Easement Agreement recorded in Official Records Book 936, Page 56, of the Public Records of Sarasota County, Florida, as amended (the "Easement Agreement"). GFA and Ringling Associates have agreed to amend and restate the Easement Agreement as provided herein.

AGREEMENT

In consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS, the promises and covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties amend and restate the Easement Agreement as follows:

1. GFA hereby grants to the owner of the Ringling Associates Property a perpetual non-exclusive pedestrian ingress and egress easement to utilize the stairway at the southwest corner of the GFA Property (the "South Stairway"), the hallways leading from the South Stairway (the "Hallways"), the elevator accessed from the Hallways (the "Elevator") and the stairway adjacent to the Elevator (the "Center Stairway").

2. GFA hereby grants to the owner of the Ringling Associates Property a perpetual non-exclusive easement to access and utilize the elevator equipment room adjacent to the Elevator (the "Elevator Equipment Room") by authorized parties for the purpose of operating the Elevator and the electrical and fire panel room adjacent to the Elevator Equipment Room (the "Electrical and Fire Panel Room") by authorized parties for the purpose of servicing the facilities serving the Ringling Associates Property until such time as such service is provided on site within the Ringling Associates Property.

3. Ringling Associates hereby grants to the owner of the GFA Property and its service providers a non-exclusive easement over the south wall of the building located on the Ringling Associates Property and the property leading to same for the fiber optic cable serving the GFA Property and over the north wall of the building located on the Ringling Associates Property and the property leading to same for the water line and back flow preventer serving the GFA Property until such time as such service is provided on site within the GFA Property. The foregoing fiber optic cable easement shall not require the owner of the Ringling Associates Property to allow any repair that damages the building located on the Ringling Associates Property. The owner of the GFA Property shall promptly repair, at its expense, any damage to the Ringling Associates Property in connection with the use of the easements set forth in this section 3.

4. The owners of the GFA Property and the Ringling Associates Property shall take reasonable actions to discourage the parties utilizing the respective property from loitering in the Hallways and the areas adjacent thereto and shall cooperate to arrange to lock the gates leading to the ground level Hallways at appropriate times.

5. The owner of the GFA Property shall maintain the South Stairway, the Hallways, the Elevator, the Center Stairway, the Elevator Equipment Room and the Electrical and Fire Panel Room (collectively the "Common Area") comparable to the condition existing as of December 9, 2015 and shall provide any necessary repairs to same (the "Maintenance and Repair Obligations"). The owner of the Ringling Associates Property shall pay ½ of the expense of the Maintenance and Repair Obligations to the owner of the GFA Property quarterly within ten (10) days of the date of receipt of the invoice for same. The expense of the Maintenance and Repair Obligations shall not include property damage insurance attributable to the Common Area, which shall be the sole expense of the owner of the GFA Property, and shall include 10% of the taxes attributable to the GFA Property. In the event the owner of the GFA Property or the owner of the Ringling Associates Property wishes to upgrade the Common Area or the standard of maintenance and repair provided herein, the consent of the other owner shall be obtained. If such approval is withheld the matter shall be determined by three (3) arbitrators (each owner shall appoint one of the first two arbitrators and the third arbitrator shall be appointed by the first two arbitrators). The owners agree to be bound by the decision of the arbitrators except that in the event the party requesting the upgrade wishes to continue with the upgrade, such party shall bear the additional expense of same.

6. The cost of maintenance of the wall on the common boundary of the GFA Property and the Ringling Associates Property (the "Party Wall) shall be borne equally by the owner of the GFA Property and the owner of the Ringling Associates Property. If either owner reasonably believes that repairs to the Party Wall are necessary, such owner shall contact the other owner and

attempt to reach an accord in this regard. If such an accord is not achieved the matter shall be determined by three (3) arbitrators (each owner shall appoint one of the first two arbitrators and the third arbitrator shall be appointed by the first two arbitrators). The owners agree to be bound by the decision of the arbitrators.

7. An owner who, by such owner's negligence, disinterest or willful act causes the Party Wall to be exposed to the elements, shall bear the whole cost of furnishing the necessary protection against such elements and shall pay all damages resulting from such exposure.

8. The owner of the Ringling Associates Property indemnifies and holds the owner of the GFA Property harmless from any liability which may be incurred by any party utilizing the rights granted to the owner of the Ringling Associates Property. The owner of the GFA Property indemnifies and holds the owners of the Ringling Associates Property harmless from any liability which may be incurred by any party utilizing the rights granted to the owner of the GFA Property hereunder. The owner of the Ringling Associates Property and the owner of the GFA Property Owner shall obtain and maintain for the benefit of the other, naming the other as an additional insured, liability insurance against all claims on account of personal injury and property damage for which they may become liable with limits of not less than $1,000,000.00.

9. This Amended and Restated Easement Agreement shall run with the title to the GFA Property and the Ringling Associates Property and shall be binding upon the owners of such property and their successors and assigns and shall inure to the benefit of and may be utilized by all parties from time to time holding title to and/or occupying the GFA Property and the Ringling Associates Property.

10. The violation or breach of any of the terms contained herein shall give the party who is intended to be benefited hereby and who is not in violation or breach, in addition to all of the remedies provided by law, the right to proceed at law or in equity to compel compliance with the terms of this Amended and Restated Easement Agreement and to prevent the violation or breach of this Amended and Restated Easement Agreement and the costs of such proceedings shall be borne by the party alleged to be in violation if such proceedings result in the finding that such party was in violation of the terms of this Amended and Restated Easement Agreement. Such costs shall include attorneys' fees, paralegals' fees and legal assistants' fees, including such fees incurred for appellate proceedings. Failure by any party entitled to enforce the provisions of this Amended and Restated Easement Agreement upon breach thereof, however long continued, shall in no event be deemed a waiver of the right to do so thereafter with respect to such breach or with respect to any other breach occurring prior or subsequent thereto.

11. Any notice, demand or other communication required or permitted to be given to any party hereunder shall be in writing, and shall be deemed to have been delivered when actually received or, regardless of whether or not received, the third business day after deposit in the United States mail, registered or certified mail, return receipt requested, postage prepaid, addressed to the respective party at the address of the GFA Property and the Ringling Associates Property, respectively, or to such other address as may hereafter be indicated by written notice delivered in accordance with the terms hereof to the other party. Any party hereto may, at any time by giving five (5) days' written notice to the other party hereto, designate any other address in substitution of the foregoing address to which such notice shall be given. Until receipt of

designation of the GFA Property address or another address as the notice address, the notice address for GFA is: Global Financial Private Capital, 501 N Cattlemen Rd, Suite 106, Sarasota, Florida 34232 Attn: Gregg Guinta.

12. Invalidity of any of the covenants and restrictions herein contained by stipulation, agreement, judgment or court order shall in no way affect the other provisions hereof, which other provisions shall remain in full force and effect.

13. Whenever used herein the singular shall include the plural and the use of any gender shall include all genders.

Executed this 12th day of April, 2016.

WITNESSES:

Gregg G. Guinta

Print Name: Gregg Guinta

Lisa Dichtel

Print Name: Lisa Dichtel

GFA Capital Management, LLC, a Florida limited liability company

By:

Print Name: Michael Dixon

As Its: CEO

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 12 day of April, 2016 by Michael Dixon, as Manager Member of GFA Capital Management, LLC, a Florida limited liability company, on behalf of the company.

LISA ANN BEACH
Notary Public - State of Florida
My Comm. Expires Nov 27, 2018
Commission # FF 147105
Bonded Through National Notary Assn.

Notary Public

Print Name: Lisa Ann Beach

My Commission Expires: 11/27/2018

Personally Known ✓ (OR) Produced Identification _____

Type of identification produced _____

WITNESSES:

Jessica Pasick
Print Name: Jessica Pasick

Monica Schinger
Print Name: Monica Schinger

Ringling Associates, LLC, a Florida limited liability company

By: [signature]
Print Name: CHAD L GATES
As Its: MANAGER

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 6th day of June, 2016 by Chad Gates, as Manager of Ringling Associates, LLC, a Florida limited liability company, on behalf of the company.

JESSICA PASICK
Notary Public - State of Florida
My Comm. Expires Jan 31, 2019
Commission # FF 175109
Bonded through National Notary Assn.

Jessica Pasick
Notary Public
Print Name: Jessica Pasick
My Commission Expires: 1/31/19

Personally Known X (OR) Produced Identification _____
Type of identification produced _____

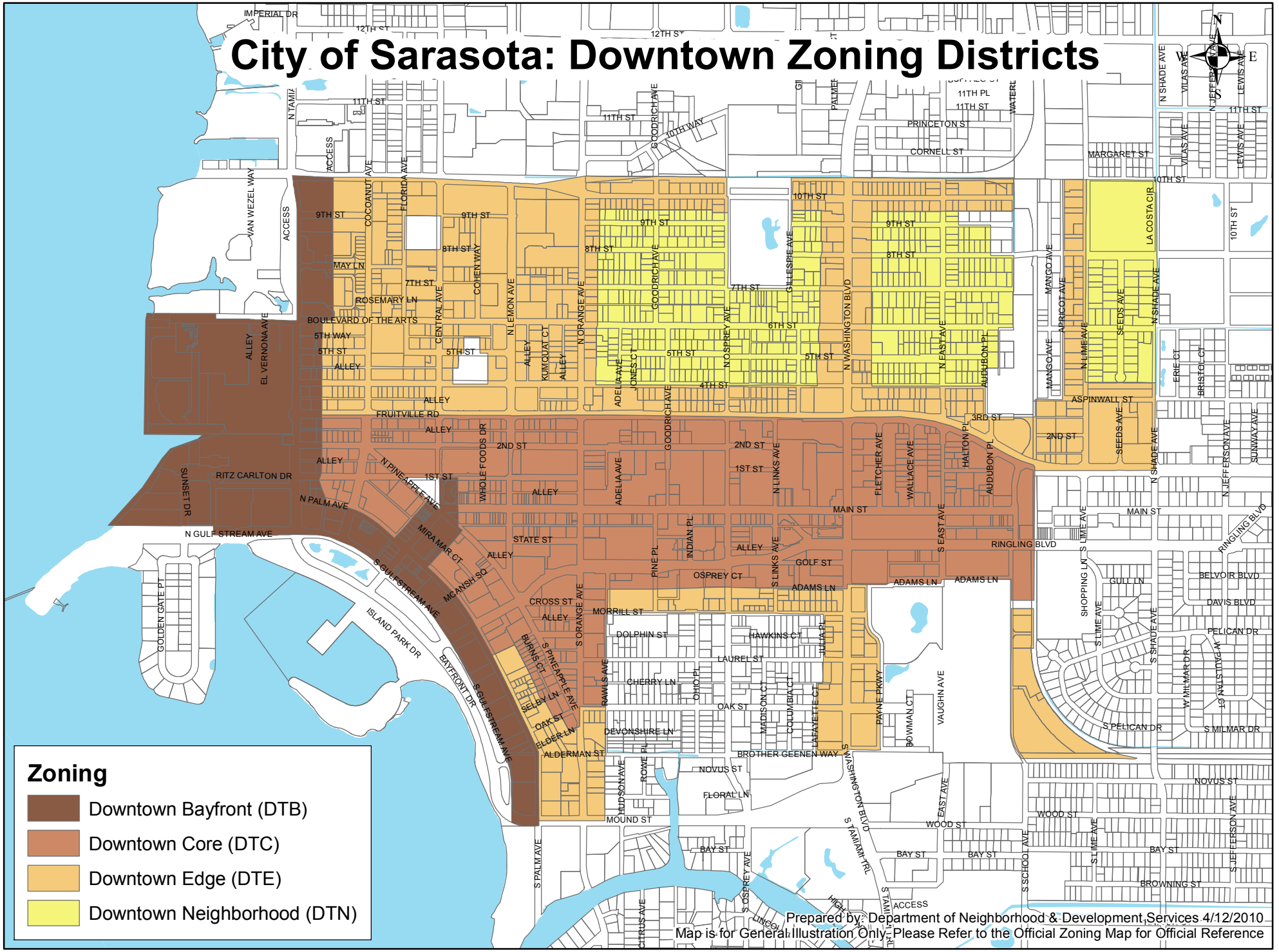
Exhibit "A"

(2080)
Lots 34, 35, 36 and the East 9 feet of Lot 33, Block E, Revised Plat of Court House Subdivision, according to the plat thereof, recorded in Plat Book 2, Page 48, of the Public Records of Sarasota County, Florida.

Exhibit "B"

(2070)
Lots 28, 29, 30, 31, 32 and the West 11 feet of Lot 33, Block E, Revised Plat of Court House Subdivision, according to the plat thereof, recorded in Plat Book 2, Page 48, of the Public Records of Sarasota County, Florida.

City of Sarasota: Downtown Zoning Districts



The Downtown Core Zone District (DTC) Excerpt

The Downtown Core (DTC) district is a very dense mixed-use urban area. Residential dwellings are generally multiple-family and located in tall structures. Residential dwellings may be built up to a maximum density of fifty (50) dwelling units per acre. Non-residential uses are varied and include department stores, entertainment facilities, restaurants, offices and lodging uses. Ground floor retail is allowed everywhere and is mandatory on certain designated frontages. Building height shall be limited to a maximum of ten (10) stories except as provided for in Table 1003 (Building Height). Building frontages include stoops, forecourts and storefronts.

When the Zone District Regulations apply:

- These regulations apply to all new development.
- To any expansion or exterior remodeling of existing buildings with a final determination from the Planning Director.

  For example, remodeling a storefront may require compliance with standards, such as; window area, window shape and exterior finish materials and an addition would need to comply with standards, such as; setbacks, height limits and parking.

When these regulations do not apply:

- Existing buildings and uses that do not conform to the provisions of these regulations may continue as they are. However, if a prohibited use ceases for 24 consecutive months, the use shall not be re-established. The Planning Director may grant one extension for an additional 12 months, provided the property owner applies for the extension at least 60 days prior to the end of the original 24-month period. The application shall demonstrate that restoration of the use has been diligently pursued and that practical difficulties will preclude a timely restoration of the use within the original 24-month period. Subsequent uses shall conform to the district regulations. Any final decision of the Planning Director may be appealed to the Planning Board in accord with Section IV-1901 (F) of this code.

- Normal repair and maintenance may be performed on existing buildings.

  For example, (1) repair of a broken window would not require compliance with the building design standards for window area and shape or (2) repair of a leaking roof would not require compliance with the roof design standards.

- Any existing or approved structure or structures on a single zoning lot under condominium ownership or cooperative long term leases may be rebuilt after destruction to the prior extent of nonconformity as to height, stories and density of units per acre regardless of the percentage of destruction. In the event of such rebuilding, all other applicable district requirements shall be met unless an Adjustment is obtained in accord with Section IV-1903 of this code.

Valid Development Approvals:

- A project for which an application for site plan approval has been filed prior to the effective date of these regulations may be reviewed, approved and constructed under the prior regulations.

- A project for which a site plan has been approved under the prior regulations may be constructed as approved provided a building permit is issued prior to expiration of such approval.

- Structures and uses in projects filed prior to the effective date or which have already been approved and issued a building permit prior to expiration of such approval shall not be deemed nonconforming but shall be deemed to be lawfully existing in conformity with these regulations and shall be allowed to continue as lawfully existing uses or structures.

Use Chart Excerpts:

Permitted Uses	Minor Conditional Use Approval Required	Major Conditional Use Approval Required
Residential	Commercial Recreation	Major Event Entertainment
Office	Commercial Parking	Bars, Tavern, Nightclubs
Retail Sales and Service	Quick Vehicle Servicing	Colleges
Personal Service Oriented	Alcoholic Beverage Store	Community Services
Entertainment Oriented	Motor Vehicle / Boat Sales Agency	Aviation and Surface Passenger Terminals
Hotel / Motel and Other Temporary Lodging	Motor Vehicle / Boat Showroom	Detention Facilities
Repair Oriented	Commercial Wireless Telecommunication Towers	
Artisan Studios	Vehicle Repair	
Basic Utilities	Private Clubs	
Parks, Open Space, and Playgrounds		
Religious Institutions		
Schools		

Development Standards Excerpts:

Density	50 units / acre
Height	10 Stories
Zoning Lot Size Minimum	1,800 sq. ft.
Building Setback	
Minimum Front	0 ft.
Maximum Front	5 ft.
Minimum Side	0 ft.
Minimum Rear	0 ft.

Note: Additional Exceptions for Height in the DTC.

Existing buildings over 10 stories. In the DTC, an existing building (as of January 6, 2003) over 10 stories in height may be removed, demolished, or destroyed and replaced with a new building. The maximum height of such new building shall be either the number of feet which previously existed in the demolished building or the maximum number of stories allowed in DTC, whichever is greater.

Parking Requirements:

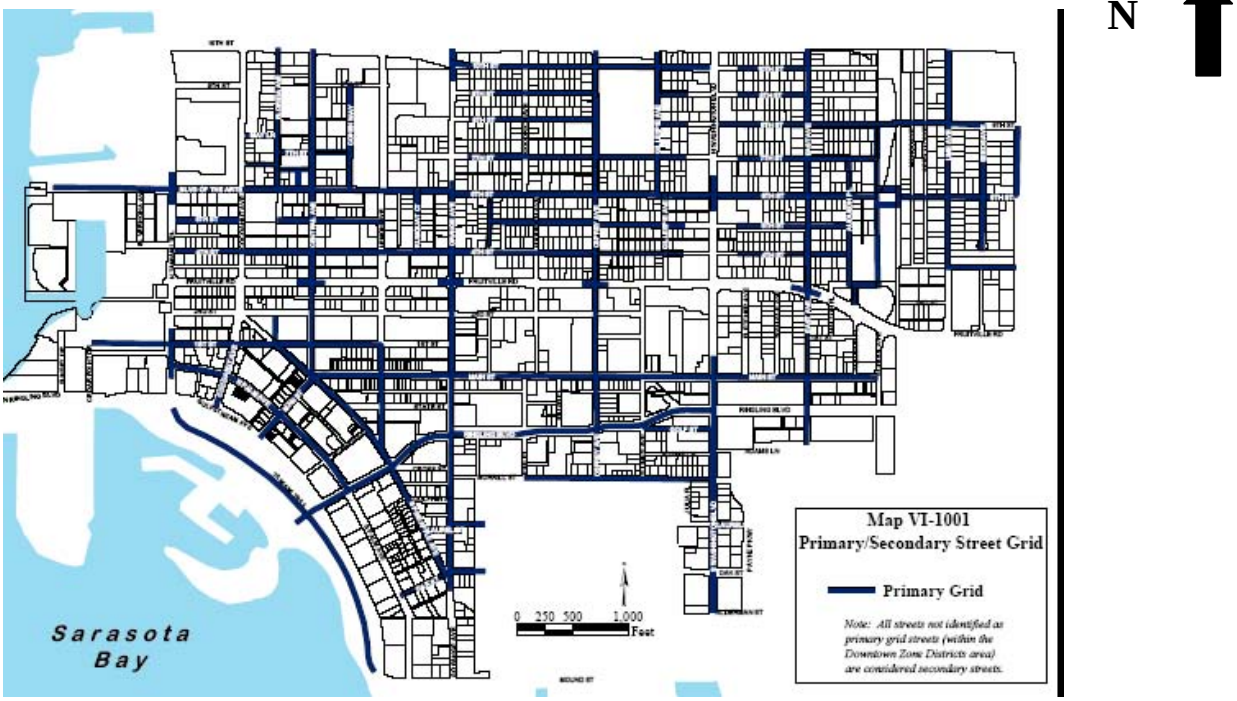
	DTC
Required Parking	
- Residential	1.0 spaces for each dwelling unit
- Non-Residential	1.0 space for each 500 sq. ft. of floor area
- Transient Lodging	0.5 space for each guest unit.
- Bicycle	One bicycle parking space shall be provided for every fifteen off-street vehicular parking spaces.
Exceptions to Required Parking	Liner buildings and independent building of less than 10,000 sq. ft. floor area shall not be required to provide off-street parking. On street parking along the corresponding frontage lines shall be counted toward fulfilling the parking requirements. Locally designated historic buildings shall not be required to provide parking in addition to that, which exists.
Location of Required Parking - Primary Street Grid (See Map VI-1001)	Surface parking shall be located in the second or third layer and masked by a street wall or liner building. Garages shall be located in the third layer and masked by a liner building. Loading areas / spaces are prohibited along frontages.

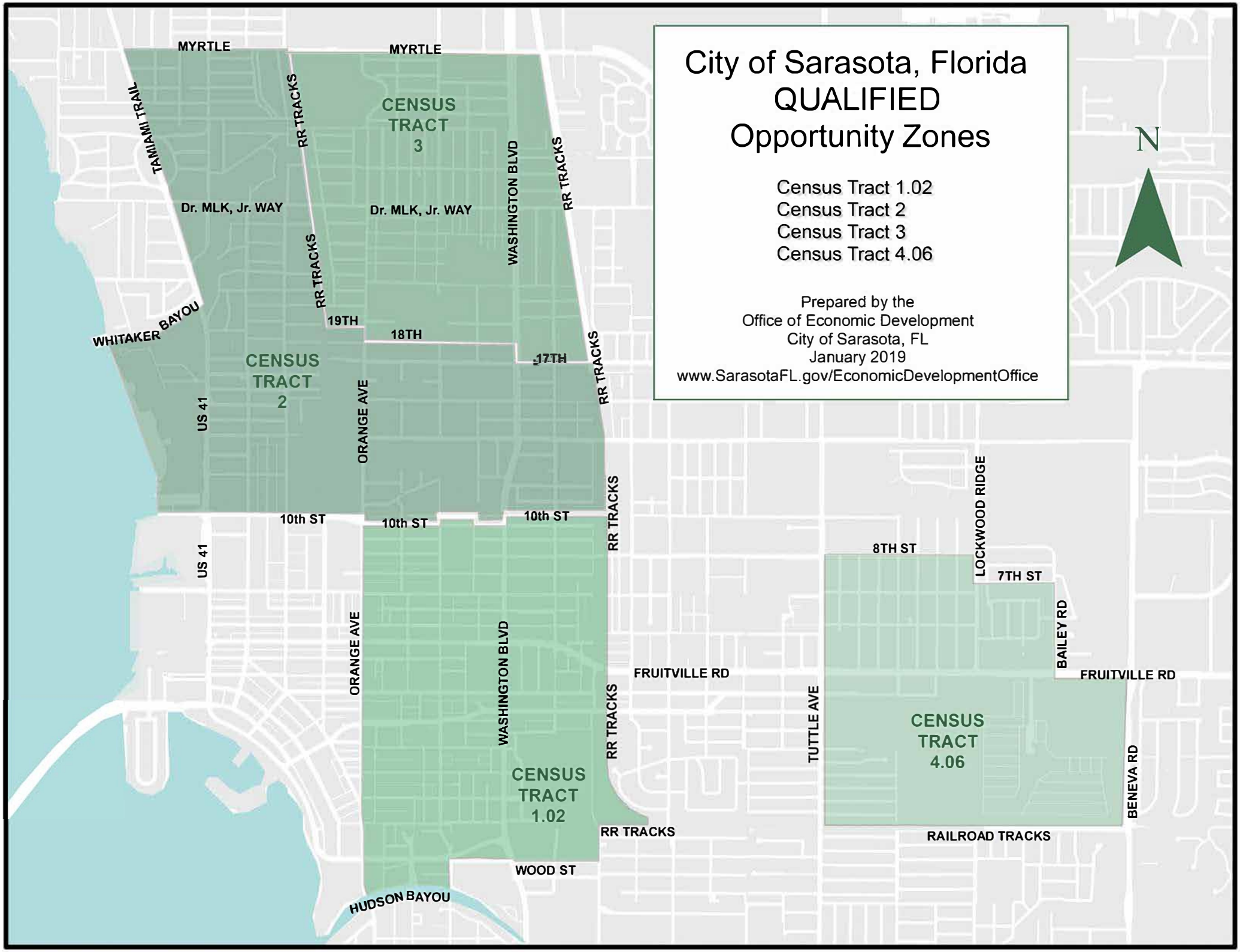
The required design standards are stated in Table VI-1004 of the Downtown Code. These standards are limited to portions of buildings with frontages that face a primary street. Building frontages that face a secondary street are exempt from these standards.

Intent of Primary Street Frontages:

An **excellent** frontage is one that provides a high level of positive stimulus and interaction for the pedestrian. In an ideal setting, buildings would form a continuous edge, generally up against the outer edge of the right-or-way, with large expanses of glass for pedestrians to see what is happening inside, and a constant sense of give-and-take between inside and outside. The width of the buildings along the street would be relatively narrow, with a range and variety of stores and shops. Restaurants and other uses might spill out onto the sidewalk creating open-air cafes, galleries and other attractions. Landscaping is prevalent, but does not dominate the setting, and does not prevent the pedestrian from getting close to the buildings, storefronts and display window.

10th Street




City of Sarasota, Florida
QUALIFIED
Opportunity Zones
Census Tract 1.02
Census Tract 2
Census Tract 3
Census Tract 4.06
Prepared by the
Office of Economic Development
City of Sarasota, FL
January 2019
www.SarasotaFL.gov/EconomicDevelopmentOffice
N
CENSUS TRACT 3
CENSUS TRACT 2
CENSUS TRACT 1.02
CENSUS TRACT 4.06
MYRTLE
MYRTLE
TAMIAMI TRAIL
RR TRACKS
RR TRACKS
WASHINGTON BLVD
RR TRACKS
Dr. MLK, Jr. WAY
Dr. MLK, Jr. WAY
WHITAKER BAYOU
19TH
18TH
17TH
US 41
ORANGE AVE
RR TRACKS
10th ST
10th ST
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US 41
ORANGE AVE
WASHINGTON BLVD
RR TRACKS
FRUITVILLE RD
8TH ST
LOCKWOOD RIDGE
7TH ST
BAILEY RD
FRUITVILLE RD
TUTTLE AVE
BENEVA RD
RR TRACKS
RAILROAD TRACKS
WOOD ST
HUDSON BAYOU

Low Tax Opportunity Zone FAQ

Q: What is a Low Tax Opportunity Zone?

A: Opportunity Zones, as established in the federal Tax Cut and Jobs Act of 2017, encourage long-term investment and job creation in targeted communities by reducing taxes for job creators. Opportunity Zones maintain their designation for 10 years. The program encourages private investment in these zones by providing a tax incentive for investors who invest in qualified businesses and property in these areas.

Investors, such as businesses, developers and financial institutions that invest in targeted areas can defer capital gains taxes through investments in federally-established Opportunity Funds.

Q: How was the Opportunity Zone program created?

A: The Opportunity Zone program was created as a part of the Tax Cuts and Jobs Act of 2017, signed by President Donald Trump in December 2017.

Q: Who determines Opportunity Zones?

A: The act allows the Governor of each state to nominate up to 25 percent of eligible census tracts as Opportunity Zones. States then submit their nominations to the U.S. Department of the Treasury, which has 30 days to certify the Opportunity Zones or provide further guidance to the state.

Q: What are census tracts?

A: Census tracts are small, relatively permanent statistical subdivisions of a county that are updated before each U.S. Census. The U.S. Census counts every resident every 10 years. Census tracts average about 4,000 people. A census tract usually covers a geographically contiguous area. For example, in urban areas, census tracts correspond roughly to neighborhoods.

Q: How many census tracts can Florida nominate?

A: Florida can nominate 427 census tracts based on the federal requirements for this program.

Q: What are low-income census tracts?

A: The poverty rate for each census tract is based on how household income compares to the national thresholds calculated by the Census Bureau. A census tract is designated as a Low-Income Community when 20 percent or more of households in the

tract fall below the poverty line (for their household size) or the median family income in the tract is below 80 percent of the statewide median income.

Q: What is a contiguous tract, and were those included in the nomination?

A: The tax bill allowed 5% of tract nominations to be tracts that did not meet the low-income designation but were contiguous, or next to, other tracts that did meet the criteria. Florida chose not to nominate contiguous tracts so that the areas with the most need could be designated.

Q: How were Opportunity Zones chosen to be nominated?

A: DEO's economists used a combination of data and project requests to determine the Zones. A statistical model was created using census tract data and other economic indicators, such as poverty level, unemployment rates and population density. DEO used a proportional method of nominating tracts so that every county received at least one census tract nomination. Finally, DEO incorporated into the model requests from city and county governments, regional planning councils, nonprofits, investors, developers and others.

Q: Why were some requests not included as an Opportunity Zone?

A: DEO received requests for more than 1,200 census tracts, which is more than the 427 the state can nominate. Feedback was incorporated as much as possible, and balanced with the economic analysis. For example, a request in an area with very low unemployment may not have been chosen.

Q: How do Florida communities benefit from the Opportunity Zone program?

A: Counties across Florida benefit from having another tool in their economic development toolbox. From rural communities to urban areas, this program will allow investors to strategically invest in targeted communities. This will build on each county's economic development plan, bringing more jobs and capital investment into every county across Florida.

Q: What are the next steps?

A: The U.S. Department of the Treasury has 30 days to certify that the nominated tracts meet the criteria in the law. The Internal Revenue Service intends to start a rulemaking process to designate Opportunity Funds to be eligible to invest in these zones. More information about this process can be found here:
https://www.irs.gov/pub/irs-drop/rp-18-16.pdf
https://home.treasury.gov/news/press-release/sm0283
https://www.cdfifund.gov/Pages/Opportunity-Zones.aspx
Bill Text: https://www.congress.gov/115/bills/s293/BILLS-115s293is.pdf

Q: What is Florida's role in the Opportunity Zone program moving forward?

A: The legislation provides Florida the ability to nominate census tracts for the designation of Opportunity Zones. Opportunity Funds and their investments will be private-sector driven. Once a zone is certified by the U.S. Department of the Treasury, local communities will promote their Opportunity Zones to qualified Opportunity Funds in order to secure investments and bring additional economic development to local businesses and families.

Q: What are Opportunity Funds?

A: Opportunity Funds will be designated through the U.S. Department of the Treasury and the Internal Revenue Service as eligible based on rulemaking that has not yet taken place. The Opportunity Funds must invest 90 percent of their fund in Opportunity Zones to receive the tax benefits, which will vary depending on the number of years the investment is held in the Zones.

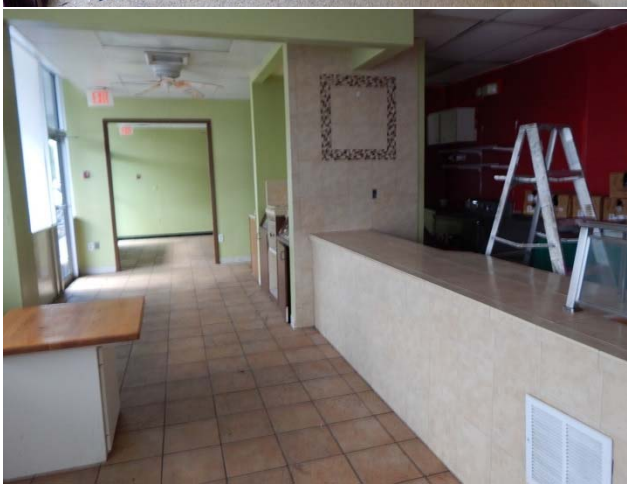
Ground Floor











2nd Floor













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3rd Floor







