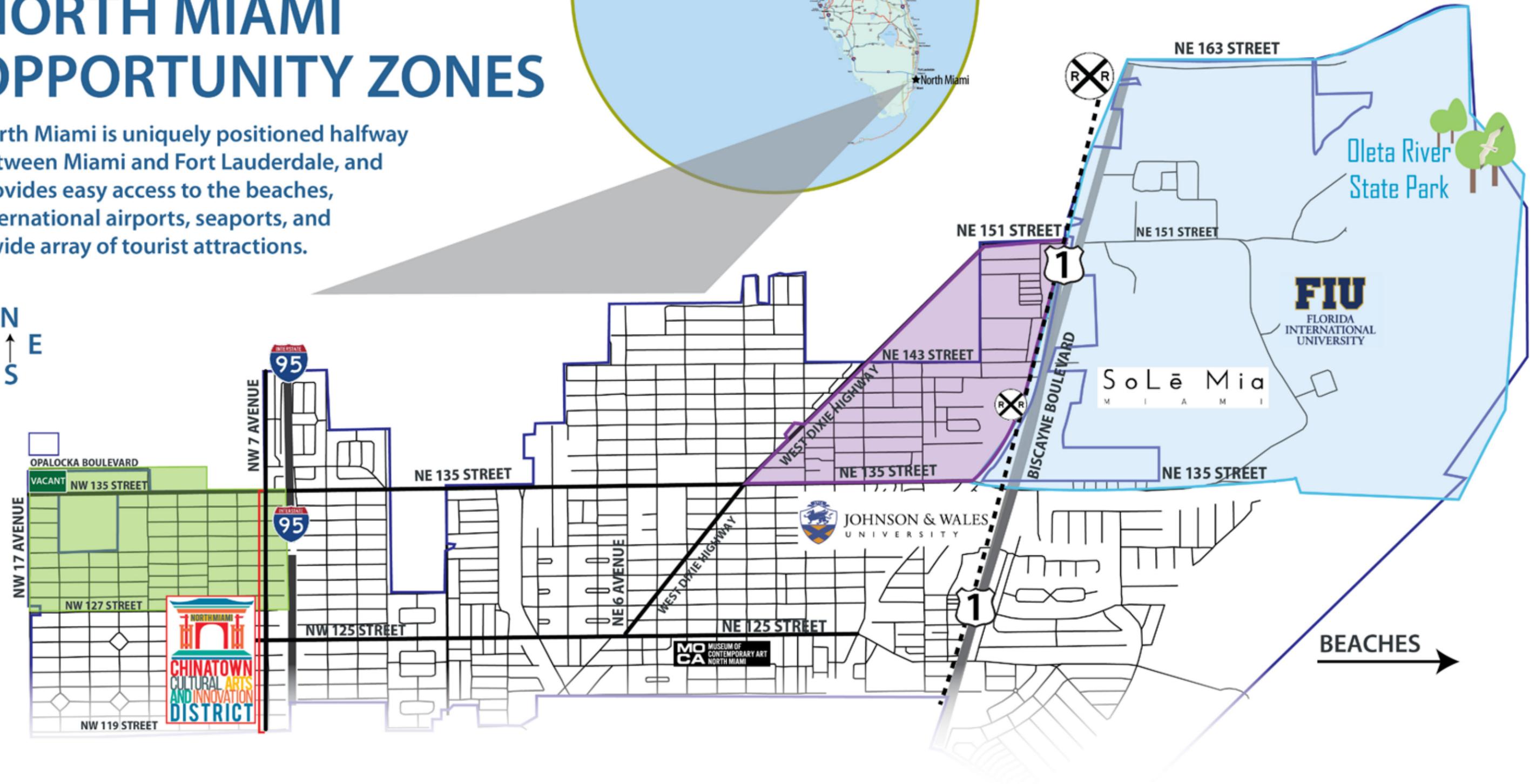


NORTH MIAMI FLORIDA

NORTH MIAMI OPPORTUNITY ZONES

North Miami is uniquely positioned halfway between Miami and Fort Lauderdale, and provides easy access to the beaches, international airports, seaports, and a wide array of tourist attractions.





Opportunity Zones can be combined with other North Miami incentives and overlays to create an attractive investment package. Fast-track permitting and fee reduction available for qualified projects.



Opportunity Zone 4.05

\$1.8 million Consumer Expenditure
4,821 Absolute Population

Opportunity Zone 4.05

At the western edge of North Miami, Opportunity Zone 4.05 features the Chinatown Cultural Arts & Innovation District, which provides Chinese design guidelines within a developer-friendly planned corridor development overlay. Most notably, the Zone includes a 9 acre city-owned vacant parcel of land that is actively seeking investor and developer interest.

CHINATOWN CULTURAL ARTS & INNOVATION DISTRICT AND VACANT CITY-OWNED LAND

- The Chinatown Cultural Arts & Innovation District is a large master-planned corridor on NW 7th Avenue that includes incentives to spur development
- 9 acre city-owned vacant site abuts two 3-lane highways and a community center. The City is actively seeking interest in developing the following use(s): indoor recreation center, micro-theme park, recreation facility, cultural center, or other public use facility

ZONING CATEGORIES FOR DEVELOPMENT:

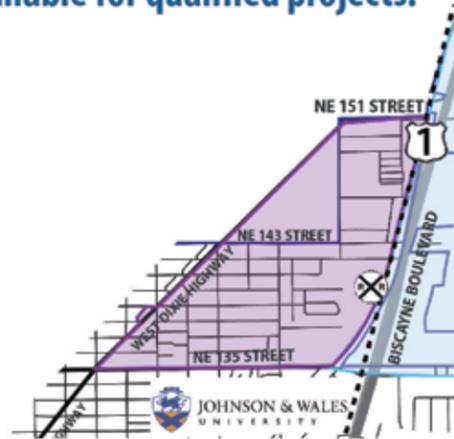
- Public Use (PU): recreational facilities, stadiums, amusement parks, educational facilities, laboratories
- Commercial (C-1): retail, office, light industrial, 55 ft heights

LAND USE OVERLAYS:

- North Miami Community Redevelopment Agency
- Planned Corridor Development (200 ft height, 125 du/ac, mixed use)
- New Market Tax Credits

AVERAGE DAILY TRAFFIC COUNTS:

- I-95: 240,000
- NW 7th Avenue: 27,500
- Opa-Locka Boulevard: 16,000
- NW 135th Street: 13,000



Opportunity Zone 2.09

\$1.2 million Consumer Expenditure
7,303 Absolute Population

Opportunity Zone 2.09

Located in the heart of North Miami, Opportunity Zone 2.09 offers the most diverse and unique investment and development opportunities with four different commercial sectors available for fund investment and access to the Florida East Coast railway.

MULTIFAMILY DEVELOPMENT OPPORTUNITIES AND HIGH-REVENUE INDUSTRIAL DISTRICT

- Large apartment complexes sit on a collective 37 acres of land within the Opportunity Zone 2.09 with complexes allowing for 2,000 units and heights of 200 ft.
- Large numbers of manufacturing and warehouse businesses that offer diverse and high-revenue business opportunities within the industrial district

ZONING CATEGORIES FOR DEVELOPMENT:

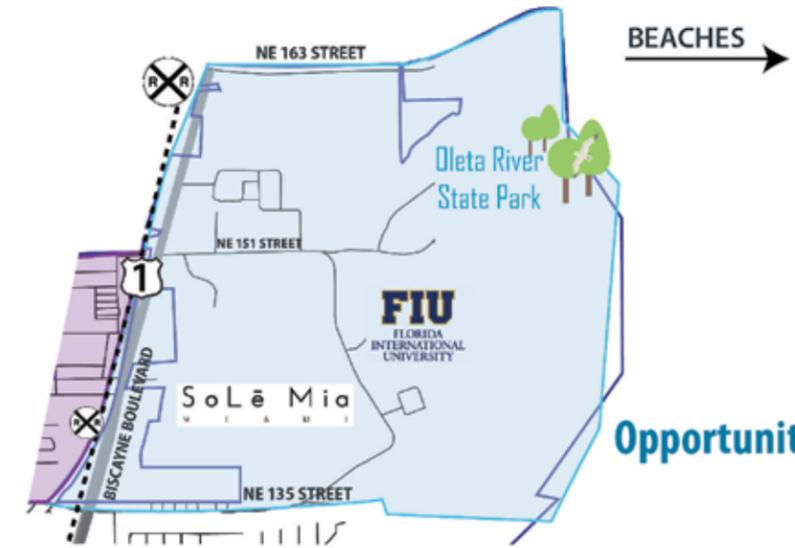
- Industrial (M-1): light manufacturing, warehouse, laboratories, storage
- High-density residential (R-6): 110 ft heights, 25 du/ac
- Commercial (C-1): retail, office, light industrial, 55 ft heights
- Planned Development (PD-3): Mixed use allowing for 110 ft heights and 45 du/ac

LAND USE OVERLAYS:

- North Miami Community Redevelopment Agency
- Planned Corridor Development (100 ft height, 100 du/ac)
- New Market Tax Credits
- Special Development Transit-Oriented Development- 2,000 units available & allowance of mixed use
- Neighborhood Redevelopment Overlay- 2,500 units available & allowance of mixed use

AVERAGE DAILY TRAFFIC COUNTS:

- West Dixie Highway: 16,200



Opportunity Zone 1.09

\$1.5 million Consumer Expenditure
4,370 Absolute Population

Opportunity Zone 1.09

Featuring the largest planned development in North Miami and the surrounding region, Opportunity Zone 1.09 features Sole Mia, a 184-acre plot of land. The tract also includes Oleta River State Park and Florida International University Biscayne Bay Campus.

SOLE MIA PLANNED DEVELOPMENT AND BISCAYNE COMMERCIAL FRONTAGE

- Sole Mia is a \$4 billion dollar master planned development that will feature more than 4,000 residential units when completed and more than one million square feet of retail and entertainment space
- Biscayne Boulevard features property investment opportunities with highly desired real estate that attracts diverse national commercial tenants

ZONING CATEGORIES FOR DEVELOPMENT:

- Public Use (PU): recreational facilities, stadiums, amusement parks, educational facilities, laboratories
- Planned Development (PD-2): 75 ft heights, 40 du/ac
- Commercial (C-2BE): retail, office, 55 ft heights
- Commercial (C-2BW): retail, office, 55 ft heights

LAND USE OVERLAYS:

- Regional Activity Center
- Planned Community Urban Design Overlay- Greater bonus density for residential units, mixed use, and greater height
- Special Development Transit-Oriented Development- 2,000 units available & allowance of mixed use
- Planned Corridor Development (110ft height, 125 du/ac)

AVERAGE DAILY TRAFFIC COUNTS:

- Biscayne Boulevard (US-1): 65,000
- NE 163 Street: 63,500