

MARKET REPORT & OPPORTUNITY ZONE PROSPECTUS

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SECTION ONE **MARKET REPORT**

The City of Tampa has invested in creating this Market Report and Prospectus to highlight and promote the City's Opportunity Zones in five defined sub-districts within the Tampa area.

Included in this Market Report section is an overall snapshot of the City, as well as a quick introduction to the five sub-districts: an economic outlook for the U.S. and the State of Florida as of year-to-date 2021; and an overview of the business and employment trends within the City and its five unique sub-districts.

This section also provides a data-driven review of the historic and current market trends occurring within the City and its subdistricts' rental unit, retail, industrial, and office industry sectors; as well as provides concentrated mapping to depict where clusters of specific property uses reside within each unique area.

This section within the overall publication helps the City and interested third parties understand the complex market-driven statistics, performance indicators, and historical trends occurring within Tampa as a whole.





ABOUT THIS MARKET

TAMPA BAY REGION I OVFRVIEW

The Tampa Bay Region ("Region") is located on the west coast of Florida, along the Gulf of Mexico. The region includes parts of Hillsborough County and Pinellas County, as well as the major cities of Tampa, St. Petersburg, Clearwater, and several smaller communities. The region is a densely populated metropolitan area; with 3.1 million people, it is the second-largest after Miami and the thirdfastest growing in Florida. The population is expected to grow in the coming years as well, with recent projections indicating Hillsborough County population could grow up to 30% by 2040. With low unemployment rates, a stable per capita median income, world-class airport, and prominent business, education, technology, and health corridors, the region is an attractive metropolitan area for all generations.

As the economic hub of west central Florida, the City of Tampa's ("City" or "Tampa") economy is founded on a diverse base that includes tourism, health care, finance, insurance, technology, construction, and maritime industry based out of Port Tampa Bay, Florida's largest port. Its natural beauty, diversified economy, regional assets, and desirable location for residents and tourists alike make it an attractive location for business investment and job creation.

Tampa is experiencing unprecedented growth in both development and population. Outpacing the nation in

job growth, the City saw a 6% increase in job postings between 2015 and 2020. In addition, as the county seat and largest city in Hillsborough County, Tampa is the thirdmost populous city in Florida. Approximately one-third of Hillsborough County's population resides within or in proximity to Tampa.

Tampa is also home to many great neighborhoods and unique districts, ranging from active multi-family communities on the downtown waterfront to more relaxed single-family detached neighborhoods nestled under grand oaks. Current strategies of the City prioritize five distinct areas where many opportunities for dynamic growth and investment, such as Opportunity Zones and Community Redevelopment Areas ("CRAs"), intersect. These areas are described in detail along the following pages.

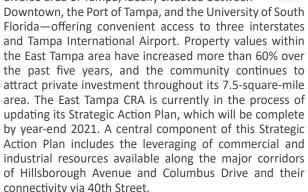
TAMPA SUB-DISTRICTS

URBAN CORF

Urban Core generally encompasses Downtown, Central Park, and Ybor—areas that continually build the reputation as a high-caliber urban center featuring quality residential, commercial, and recreational assets. Boasting great views of the Downtown skyline and convenient access to Tampa's urban job center, the Urban Core is also emerging with new residences, business opportunities, and great recreational amenities. Recent historic building preservation and facade improvement initiatives are helping to ensure that the area's unique architectural character remains alive and well, and new business ventures are helping to grow the local economy. By blending the incredibly rich cultural history of the neighborhoods within the Urban Core with the best principles of sustainable urban design, rebirth of the distinctive character known to the area is active.

FAST TAMPA

East Tampa is a culturally rich and historically diverse area of Tampa, ideally situated between



WEST TAMPA

West Tampa's combination of the old and the new, residential and commercial, and easy access

to I-275 makes it a prime location for investment. A portion of West Tampa is designated as a National Historic District, with many contributing structures, including cigar factories, African-American churches, city parks, and ethnic clubs as well as a stock of historic homes dating from the late 1900s and early 20th century. The West River redevelopment project and new developments in North Hyde Park illustrate the potential of West Tampa to share in the future economic growth of the Tampa real estate market. West Tampa, by its location between Downtown and West Shore, is a growing competitive factor in the Tampa housing and commercial real estate markets.



DREW PARK/AIRPORT

used airport in the region.

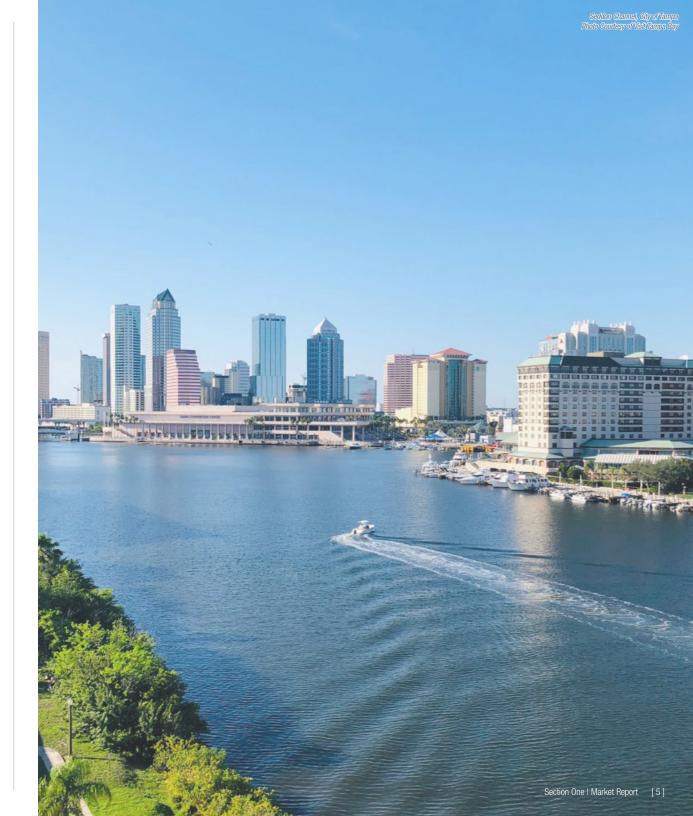
Drew Park/Airport is located in western Tampa, generally situated between Tampa International Airport and Raymond James Stadium. The neighborhood can be traced back to 1928 when its namesake Drew Field Municipal Airport was officially opened. The neighborhood surrounding Drew Field, now Drew Park, served many military uses during World War II. Since then, it has been the site of residential, industrial, commercial, educational, and other institutional uses. It is also adjacent to the

Tampa International Airport, the largest and most heavily

With its close proximity to Tampa International Airport, Hillsborough Community College, professional sports and recreational facilities, and major employers, Drew Park/ Airport is ideally positioned for private investment. As one of the few remaining areas in Tampa with affordable industrial land and space, the area continues to attract new residents and businesses.

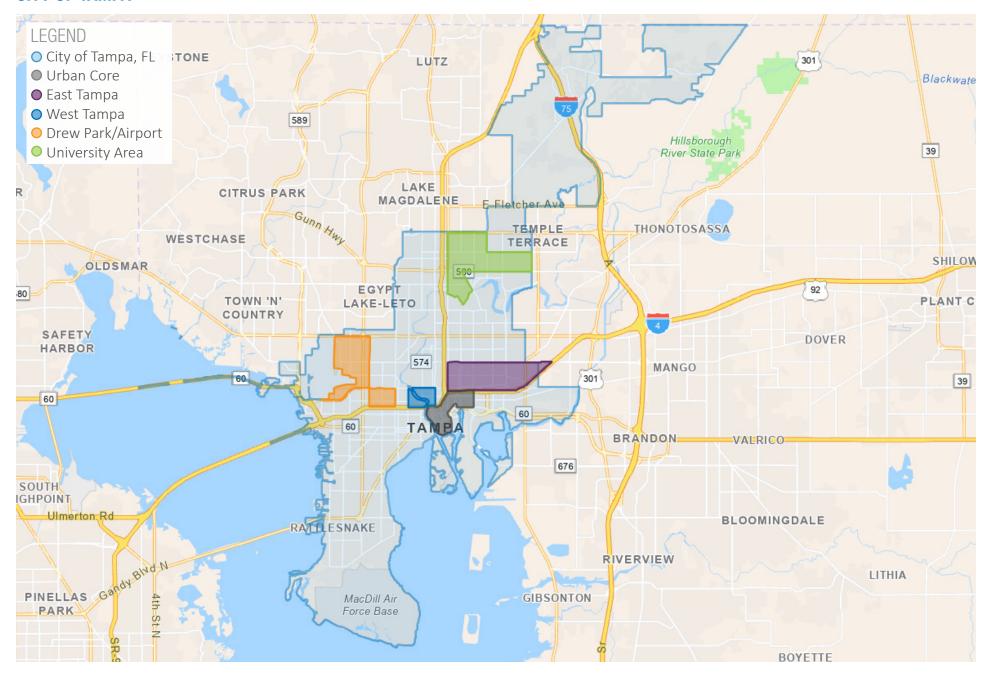
UNIVERSITY AREA

University Area is located on the south side of the University of South Florida Tampa campus in northern Tampa, encompassing Busch Gardens and Adventure Island amusement parks. Located within the larger Uptown District, the University Area contains an mix of retail outlets, residential neighborhoods, and restaurants, with a multitude of medical treatment and research facilities, including H. Lee. Moffitt Cancer Center, AdventHealth, James A. Haley Veterans' Hospital, and Johnnie B. Byrd, Sr. Alzheimer's Institute located nearby. Here, diverse industry clusters of technology, health care, education, and entertainment coexist. Busch Boulevard, a major east-west thoroughfare in Tampa, serves many neighborhoods as well as residents in the University Area. Leaders envision making Busch Boulevard an entertainment corridor and hope to see it transformed into fun and enriching businesses that serve both tourists and locals in the community.



AREA MAPS

CITY OF TAMPA



TAMPA SUB-DISTRICTS La de la companya della companya della companya de la companya della companya del 582 TEMPLE LEGEND TERRACE O City of Tampa, FL Urban Core N 22nd St East Tampa West Tampa O Drew Park/Airport 580 University Area 583 SULPHUR W Waters Ave SPRINGS **EGYPT** Nebraska A HARNEY LAKE-LETO Benjamin Rd Rome Ave **WEST PARK** Sligh Ave E **DEL RIO** E Hanna Ave E Hanna Ave W Hillsborough Ave 585 574 Tampa Int'l 5th St Airport 92 41 301 YBOR CITY 60 Adamo Dr WEST TAMPA 60 Adamo Dr 60 60 W Platt-St-

ECONOMIC OUTLOOK

U.S. ECONOMIC OUTLOOK I YEAR-TO-DATE 2021

The COVID-19 pandemic ("Great Lockdown") made 2020 an historic year for the U.S. economy, marking the worst economic downturn in employment and production since the Great Depression. In February 2020, the U.S. economy ended its longest period of expansion since 1945, a consequence of the global response to the COVID-19 pandemic. March 2020 marked the beginning of nationwide stay-at-home orders, following the declaration of a National Emergency, with many states shutting down nonessential businesses to thwart the spread of COVID-19. This resulted in a violent economic downturn, ending 128 months of economic expansion—the longest in U.S. history.

The current business cycle, which began in December 2007, will continue until it has reached the bottom of the current contraction. While this has yet to officially be announced by the National Bureau of Economic Research ("NBER"), most indications show that the U.S. economy effectively began recovering only months after the economic peak. Because a recession is defined as a broad contraction of the U.S. economy, not confined to one sector, NBER emphasizes economy-wide indicators of economic activity when officially recognizing a complete business cycle. In the current situation, the breadth and depth of the Great Lockdown is obvious—the worst economic downturn in employment and production since the Great Depression.

The broadest measure of the U.S. economy, gross domestic product (GDP), grew by 1.6% in the first quarter of 2021, compared with 1.1% in the fourth quarter of last year. On an annualized basis, the first quarter growth rate was 6.4 percent. This growth is largely attributable to the combined impact of a mass vaccination roll-out and federal stimulus payments triggering a surge in consumer spending. The initial optimism and general thinking indicated that total economic output could return to prepandemic levels by summer 2021, as health conditions continue to improve, policy support remains in place, and employment strengthens.

Aided by federal stimulus payments, households held a collective \$4.1 trillion in savings in the first quarter of 2021, up from \$1.2 trillion before the Great Lockdown

began. This translated into purchases of cars, furniture, and household appliances as well as clothes and food. There was a similar jump in income last year after the first round of federal stimulus payments, as well as an increase in spending on goods. Consumer spending rose 2.6% in the first quarter of 2021, with a 5.4% increase in purchases of goods accounting for most of the growth. Spending on services, which had slumped throughout the Great Lockdown, rose by 1.1%.

While the economy may have turned a corner, the road ahead is long for the millions who remain unemployed. The recovery in U.S. jobs growth remains soft; despite recent gains of 266,000 jobs in April 2021, the labor market is 9.5 million jobs short of the pre-pandemic peak. The unemployment rate has been steadily improving following the 20.5 million jobs lost in April 2020 when the unemployment rate reached 14.7%. The unemployment rate in April 2021 was 6.1%, which is 0.1 percentage points higher than March 2021. More than 1 million new jobs

were created in each of the first three months of 2021, and on a non-seasonally adjusted basis, which has never happened until this particular recovery. As of April 2021, just over 2 million workers were on temporary layoff, less than half the number reported in September 2020.

The economy is still evolving at unprecedented rates and in atypical ways. Both the Consumer Price Index ("CPI") and Producer Price Index ("PPI") have seen increases, with April 2021 CPI rising 0.8% from March 2021 and 4.2% year-over-year, and April 2021 PPI up 0.6% from March 2021 and 6.2% year-over-year. Prices for construction materials in April 2021 jumped 19.7% year-over-year, the largest gain in the 35-year history of the price series. Prices for lumber, copper, and polyvinyl chloride are impacting the housing market. Housing starts fell 9.5% in April 2021 to 1.57 million from March 2021, with single-family housing starts down 13.4%. Inflation remains a concern, as well as whether the upswing in prices is transitory or will become an impediment to long-term economic expansion.

U.S. ECONOMY OUTLOOK I YEAR-OVER-YEAR CHANGE

U.S. Economic Outlook		History	Estimate	Forecast	
O.S. Economic Outlook	2017	2018	2019	2020	2021
Real Gross Domestic Product (millions)	18,108.1	18,638.2	21,433.2	20,934.9	21,354.0
Real Gross Domestic Product (% change)	2.4	2.9	4.0	(2.3)	2.0
Real Disposable Personal Income (millions)	14,002.8	14,556.2	14,882.9	15,744.8	14,496.0
Ratio; DPI to GDP (%)	77.3	78.1	69.4	75.2	67.9
Real Disposable Personal Income (% change)	2.9	4.0	2.2	5.8	(7.9)
Federal Deficit Share of GDP (%)	(3.4)	(3.8)	(4.6)	(15.0)	(8.0)
Consumer Price Index (% change)	2.1	2.4	1.8	1.3	0.3
Employment Cost Index	1.3	1.3	1.4	1.4	1.5
Avg. Monthly Employment Change (thousands)	179.0	223.0	167.6	(800.3)	150.0
Unemployment Rate (%)	4.4	3.9	3.7	8.1	6.0
Employment-to-Population (%)	60.1	60.4	60.8	56.8	57.2
Housing Starts (thousands, SA annual rate)	1,209.0	1,250.0	1,295.0	1,395.8	1,405.0
30-Year Fixed Mortgage Interest Rate (%)	4.0	4.5	3.9	3.1	2.8
Federal Funds Rate (%)	1.0	1.8	2.1	0.4	0.1
10-Year Treasury Note Yield (%)	2.3	2.9	2.1	0.5	1.1

Sources: Secondary Research; GAI Consultants

MOVING BEYOND 2021

Moving beyond 2021, the primary driver of the expansion will be consumer spending as the economy fully reopens. High and increasing vaccination rates and reduced new COVID-19 case numbers indicate that the reopening process may be complete for much of the country by the end of the summer. Following a robust recovery in 2021, economic growth could reach 3.7% (year-over-year) in 2022, and 2.9% (year-over-year) in 2023. However, the economy remains at least a couple of years away from fully recovering from the Great Lockdown.

A few factors representing a drag on U.S. economic growth include impacts of major disruption in global trade from the Great Lockdown, which are expected to continue; slow productivity growth; constraints on fiscal spending and stimulus; and rising income inequity, which continues to pose a significant challenge on consumers' perceptions of economic security. During 2020, the U.S. national debt held by the public rose to 100% of GDP for the first time since the end of the Second World War, and the Congressional Budget Office projects that U.S. debt-to-GDP will hold between 101% and 107% through 2031.

Despite the impact of the Great Lockdown on U.S. economic growth through at least 2021, the U.S. economy is fundamentally sound and is expected to continue to grow and build on the most recent, longest economic expansion. Addressing the COVID-19 pandemic with a more proactive approach, along with an expected wider distribution of a vaccine by summer, has provided a better recovery opportunity for certain sectors lagging in recovery, such as food service, travel, and tourism. In addition, continuing growth in technology is expected to provide a boost in productivity and allow the short-term accumulation of national debt burden to be addressed with sound financial and economic policies. The economic response to this recession has aided in the acceleration of several market trends that existed pre-pandemic, many of which are expected to contribute to stronger productivity gains (e.g., logistics and transportation, online retail. remote workforce).



ECONOMIC OUTLOOK

FLORIDA ECONOMIC OUTLOOK I YFAR-TO-DATE 2021

Consistent with the balance of the U.S., the Florida economy lost significant momentum in economic growth beginning in February 2020, falling into recession in March 2020. However, the Florida economy gained momentum at the end of 2020 with the addition of 16,800 jobs in December 2020. This countered the downward trend for the U.S. as a whole, which saw a net loss of 227,000 jobs for the same month.

The Florida economy saw a solid first half of 2021. Florida real GDP grew at a 7.0% annual rate in Q1 and likely gained momentum in Q2 as stimulus boosted household and business spending and domestic travel supported more activity in the Florida's tourism industry this summer.

Florida's unemployment rate fell to 5.0% in August 2021, below the 5.2% rate nationally and down 9.2 percentage points from its peak in May 2020. Florida lost over 1.2 million jobs between March and April 2020. Since then, the state has regained over half of the jobs lost (+974,300 jobs). Nine of ten major industries posted positive yearon-year job growth in August 2021; among the strongest gainers were leisure and hospitality (+14.6%), other services (+10.5 %) and information (+8.1%).

The most recently available data on the state's tourism sector shows that an estimated 31.7 million tourists visited Florida between April 1 and June 30, 2021. This represents a 223.4% increase over the same period in 2020, and is only 2.2% below the second guarter of 2019. Florida saw 30.6 million domestic visitors, a 6% increase over 2019, but only 1.1 million overseas visitors (down 57.9% from 2019). The rebound in leisure tourism has been good news for state finances, as it resulted in a larger-than-expected increase in tax collection. Florida's

general-revenue collections exceeded expectations by 24% in July 2021. Collections of revenue such as sales taxes were \$619.8 million above what state economists projected in April 2021; this was in part due to sales taxes from tourism, which were 32.8% above forecast.

Real estate prices in Florida continue to climb, with median home prices rising at double digit rates for the fourth consecutive month in July 2021. The risk to the housing market is a rising inventory of delinquent mortgages, which could eventually turn into distressed sales as thousands of mortgages exit forbearance. Overall, the Florida economy is charting a path through the clouds. Economic growth is expected at 5.3% for 2021, downshifting marginally to 5.1% and 4.2% in 2022 and 2023, respectively.



EMPLOYMENT TRENDS

EMPLOYMENT AND BUSINESS ACTIVITY I CITY OF TAMPA

The City of Tampa strives to serve the business interests of both small and large businesses across a broad spectrum of industry sectors. A favorable tax structure, quality infrastructure, development incentives, and a strong labor force are just a few of the features that make Tampa a top choice for business innovation and development.

Over the past couple of years, Tampa has welcomed a number of new and expanding businesses to their community, offering assistance programs such as financial support; small-, women-, and minority-owned business incentives; and partnerships with economic development organizations to attract a robust group of industries to the City. Tampa's major industries include:

Financial and Professional Services

Home to many of the nation's leading banking, finance, and insurance corporations, Tampa is known as one of Florida's preferred business destinations, with over 79,000 financial and professional services employees comprising 56% of the County workforce.

Information Technology

Tampa leads the state in high-wage STEM jobs and has also become a hub for IT companies of all shapes and sizes, a budding entrepreneurial scene, and a leader in specialized areas such as cybersecurity and data science. Information sector employees within the City comprise nearly half of the information employees within the County.

Life Sciences and Healthcare

Tampa has emerged as a driving force behind the state's fast-growing life sciences industry, with more than 3,000 life sciences and healthcare companies employing nearly 92,000 in the County and 42,000 in the City.

Retail and Accommodation Services

As one of Florida's tourist destinations, as well as maintaining a diverse shopping and eating scene, Tampa's fast-growing retail, accommodation, and food service industry employs over 146,000 within the County and 60,000 within the City.

Educational Services

Home to numerous primary and secondary schools, as well as major universities, such as University of South Florida and the University of Tampa, the City's educational services employ nearly 35,300, comprising 81% of the employees within the County.

In the City, professional employment includes the following industry sectors: information; finance and insurance; real estate and leasing; professional services; management of companies; administration, support, and waste management; and educational services. Tampa's largely white collar, or professional, work force comprised nearly

47% of total employment in 2019, which is consistent with the City's image as a major commercial center.

Overall, approximately 48% of total County jobs are located within the City. In addition, total employment in the County increased 0.5% and decreased in the City by 2.4%, over the prior year, from 2018 to 2019.

It is important to note, the most current employment by sector data provided by the U.S. Census Bureau for Economic Studies for the County and the City is year-end 2019, as represented in the table below.

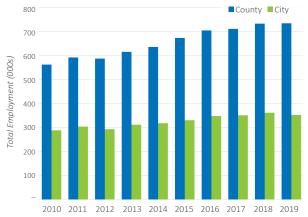
JOBS BY INDUSTRY SECTOR I YEAR FND 2019

Total All Jobs	Hillsborough	City of	City % Capture
	County	Tampa	of County
1. Agriculture and Mining	6,375	211	3%
2. Construction	43,356	13,264	31%
3. Manufacturing	28,701	8,572	30%
4. Wholesale Trade	36,941	11,037	30%
5. Retail Trade	77,392	26,772	35%
6. Transportation and Utilities	28,257	11,811	42%
7. Information	17,090	8,409	49%
8. Finance and Insurance	66,675	33,898	51%
9. Real Estate and Leasing	15,187	7,669	50%
10. Professional Services	75,667	45,613	60%
11. Management of Companies	13,700	8,683	63%
12. Administration and Support	62,648	25,215	40%
13. Educational Services	43,565	35,284	81%
14. Health Care and Social Assistance	92,190	41,091	45%
15. Arts & Recreation	17,655	11,316	64%
16. Accommodation and Food	68,787	33,680	49%
17. Other Services	19,332	9,571	50%
18. Public Administration	21,698	19,751	91%
Total	735,216	351,847	48%

Sources: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics 2019 Data: GAI Consultants

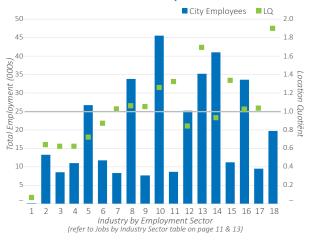
EMPLOYMENT TRENDS





Over the 10-year-period from 2010 to 2019, total employment within the County and City has grown at a compound annual growth rate ("CAGR") of 2.7% and 2.0%, respectively. During this same time frame, the County has experienced an increase of over 173,000 employees; whereas, the City has experienced an increase of just over 63,000 employees. Currently, the City composes approximately 48% of the total employment within the County, which has seen a slight decline over the last 10year period, from 51% observed in 2010.

INDUSTRY LOCATION QUOTIENT



A location quotient ("LQ") is an analytical statistic that measures how concentrated a particular industry is within an area. The above figure illustrates the concentration of employment by industry sector within the City, as compared to the County for year-end 2019. Transportation and utilities, accommodation and food services, and other services are the industries in which the City and the County are equally specialized (LQ equals 1.0). The City has a higher concentration of industry professionals when LQ is greater than 1.0 and vice versa.

MAJOR EMPLOYERS

Business Name	Total Employees
Bay Care Health System	28,000+
Publix Super Markets Inc.	26,000+
County School District	24,000+
HCA West Florida Division	18,000+
University of South Florida	16,000+

Sources: Tampa Ray Rusiness Journal: Tampa Ray Economic Development Council

As of year-to-date 2021, the City is home to 20 corporate headquarters with over \$1 billion in annual revenue, 8 of which are Fortune 1000 companies; as well as 500 foreign-owned companies representing more than 40 nations.

Companies operating in the City enjoy low labor costs, favorable corporate tax policies, no personal income tax, and stable, pro-business leadership. Collaboration between state and local government and industry has resulted in effective development packages, targeted financial incentives, expedited permitting, and streamlined regulatory processes. These conditions have made the City an ideal place for numerous companies, health systems and networks, as well as multiple institutions.

CONSUMER SPENDING

As of November 2021, total expenditures by residents within the City were estimated to be about \$12.3 billion, with consumers spending about 32% on housing, 29% on retail goods, 12% on food, 8% on health care, and 4% on entertainment and recreation. In addition, total expenditures within the City make up approximately 29% of the consumer spending within the County, with over \$42.7 billion in total expenditures as of year-to-date 2021. Similar to the City, housing and retail goods comprise the majority of consumer spending within the County. The City's average consumer spending for year-end 2020 is represented in thousands within the adjacent figures.



RETAIL GOODS





HEALTH CARE



ENTERTAINMENT RECREATION



EMPLOYMENT TRENDS

EMPLOYMENT AND BUSINESS ACTIVITY I TAMPA SUB-DISTRICTS

As of year-end 2019, the Urban Core sub-district comprised a significantly larger share of total employment within the City, at 22.2%, compared to the other subdistricts. Drew Park/Airport, University Area, and East Tampa comprised relatively modest shares at 5.8%, 2.2%, and 1.9%, respectively, of the City's total employment. The West Tampa sub-district contained the smallest share of total employment within the City at 0.8%, as illustrated in the table below.

Utilizing the same metrics for professional employment within the City, the highest industry sectors include the following: information; finance and insurance; real estate and leasing; professional services; management of companies; administration, support, and waste management; and educational services. The Urban Core's largely white collar, or professional, work force comprised nearly 62% of total employment in 2019. Comparatively, the Drew Park/Airport, West Tampa, and East Tampa subdistricts have a professional work force that composes approximately 37%, 29%, 26%, respectively, of the subdistrict's total employment in 2019. The University Area comprises the smallest share of professional work force, at only 7.3% of the sub-district's total employment. This is not surprising, as the majority of the area contains students; however, the arts and recreation industry comprises the largest capture of City employment, with nearly 55% in 2019.

JOBS BY INDUSTRY SECTOR I YEAR FND 2019

Total All Jobs/	Urban C	ore 🚇	East Tan	npa 🐵	West Ta	mpa 🔞	Drew Park/	Airport 🕢	University	Area 📵
% Capture of City Employment	Total	Capture	Total	Capture	Total	Capture	Total	Capture	Total	Capture
1. Agriculture and Mining	7	3.3%	_	_	_	_	20	9.5%	_	_
2. Construction	650	4.9%	903	6.8%	121	0.9%	1,719	13.0%	637	4.8%
3. Manufacturing	238	2.8%	435	5.1%	62	0.7%	274	3.2%	283	3.3%
4. Wholesale Trade	503	4.6%	582	5.3%	10	0.1%	1,288	11.7%	29	0.3%
5. Retail Trade	530	2.0%	349	1.3%	106	0.4%	4,177	15.6%	636	2.4%
6. Transportation and Utilities	1,393	11.8%	1,331	11.3%	8	0.1%	922	7.8%	54	0.5%
7. Information	1,400	16.6%	183	2.2%	5	0.1%	946	11.2%	4	0.0%
8. Finance and Insurance	3,132	9.2%	318	0.9%	3	0.0%	462	1.4%	63	0.2%
9. Real Estate and Leasing	1,253	16.3%	90	1.2%	224	2.9%	719	9.4%	168	2.2%
10. Professional Services	10,695	23.4%	447	1.0%	277	0.6%	1,235	2.7%	39	0.1%
11. Management of Companies	2,273	26.2%	_	_	122	1.4%	1,127	13.0%	_	_
12. Administration and Support	4,075	16.2%	635	2.5%	228	0.9%	2,970	11.8%	144	0.6%
13. Educational Services	26,289	74.5%	73	0.2%	_	_	66	0.2%	146	0.4%
14. Health Care and Social Assistance	635	1.5%	798	1.9%	408	1.0%	890	2.2%	300	0.7%
15. Arts and Recreation	2,312	20.4%	20	0.2%	76	0.7%	1,138	10.1%	4,264	37.7%
16. Accommodation and Food	4,340	12.9%	162	0.5%	306	0.9%	1,935	5.7%	696	2.1%
17. Other Services	614	6.4%	461	4.8%	1,032	10.8%	440	4.6%	292	3.1%
18. Public Administration	17,705	89.6%	_	_	_	_	2	0.0%	18	0.1%
Total	78,044	22.2%	6,787	1.9%	2,988	0.8%	20,330	5.8%	7,773	2.2%

Sources; U.S. Census Bureau, OnTheMap Application and LEHD Oriain-Destination Employment Statistics 2019 Data: GAI Consultants

MARKET TRENDS | RENTAL UNITS



MARKET OVERVIEW

As of year-to-date ("YTD") 2021, January through August 2021, a total of 7,191 rental units in 52 buildings meet the minimum size criteria (market rate and mixed-income properties having at least 10 units) within the combined Tampa sub-districts, accounting for 7.3% of the total rental units in the City using these same parameters. There are 115 properties within these discrete areas containing less than 10 units, accounting for 29% of the total units, which were not included in this analysis to avoid misrepresentation of real rental unit properties.

Within the sub-districts, the Urban Core comprises the majority of rental units, closely followed by the University Area. Year-over-year, total inventory of rental units significantly increased in West Tampa due to the addition of the Boulevards at West River with 371 units: as well as the Heron in the Urban Core sub-district with 420 units.

The City also experienced a gross absorption of 3,768 units as of yearto-date 2021, which composed nearly 77% of the absorption within the County. Gross absorption increased 52% in the County and 0.6% in the City, year-over-year. During this same time frame, gross absorption increased for all the Tampa sub-districts.

Average rental rates per unit also increased in all the Tampa sub-districts, which may be driven by increase in demand and supply for desirable rental space. Urban Core and West Tampa sub-districts had rental rates slightly higher than that of the City and County, at over \$2,000 per unit. Comparatively, the average rental rates in the County and the City increased 23% and 24%, respectively, year-over-year.

MULTI-FAMILY MARKET CHARACTERISTICS I YEAR-TO-DATE 2021

Area	Rentable Units	e Area % of City	Occupied Units	Occ. Rate %	Vac. Rate	Gross Absorp.	Average Rental	Under Construct.
	Offics 76 of City			%	Units ¹	Rate ²	Units	
Hillsborough County	129,088	_	123,384	95.6%	4.4%	4,879	\$1,636	5,182
City of Tampa	97,866	100.0%	93,893	95.9%	4.1%	3,768	\$1,645	3,432
Sub-Districts:								
Urban Core	2,985	2.3%	2,862	95.9%	4.1%	389	\$2,464	1,785
East Tampa	850	0.7%	849	99.9%	0.1%	19	\$945	_
West Tampa	825	0.6%	460	55.8%	44.2%	26	\$2,132	_
Drew Park/Airport	209	0.2%	203	97.1%	2.9%	2	\$652	_
University Area	2,322	1.8%	2,244	96.6%	3.4%	156	\$932	_

Sources: CoStar Group; GAI Consultants. Note: Represents year-to-date 2021, January through August 2021. (1) Sublet space and lease renewals are not factored into gross absorption. (2) Reflects average rental rate per unit.

YEAR-OVER-YEAR KEY SNAPSHOT



- **16%,** with the addition of **420 units** in one
- Vacancy of rental
- Average rental rates per unit increased 16%.
- Average rental rates per sq. ft. increased **16%**.
- ♠ Market sales price per sq. ft. increased 13%.

DEVELOPMENT ACTIVITY

As of year-to-date 2021, the Urban Core market is the only sub-district to experience rental development activity that meets the minimum criteria, as illustrated in the graphic below.

Within the Urban Core, there are 1,785 rental apartment units in five mid- to high-rise properties currently under construction and ready for tenant occupancy by 2023. In addition, there are 2,099 units proposed and/or in the final planning stages of development. This indicates a total of about 3,884 units of apartment development activity within the Urban Core as of year-to-date 2021.







511 Units



602 E. Whiting St. 1011 E Cumberland 487 Units



388 Units



160 W. Tyler St. 370 Units



X Tampa 306 Units



102 W. Whiting St. 300 Units



288 Units



- Rental units stayed at **850 units** in three apartment buildings.
- Vacancy of rental
- 🛖 Average rental rates per unit increased 3.2%.
- sq. ft. increased 3.8%.
- Market sales price per sq. ft. increased **7.4%**.



82%, with the addition of **371 units** in one apartment



- Average rental rates per unit increased 28%.
- Average rental rates per sq. ft. increased 28%.
- Market sales price per sq. ft. increased 13%.



0

unchanged at **209 units** in nine apartment buildings.



- unit increased 1.4%.
- ♠ Average rental rates per sq. ft. increased 1.7%.
- Market sales price per sq. ft. increased 20%.



unchanged at 2,322 units in 24 apartment buildings.

Vacancy of rental properties decreased **67%**.

- Average rental rates per unit increased 8.0%.
- sq. ft. increased 8.8%.
- Market sales price per sq. ft. increased 19%.

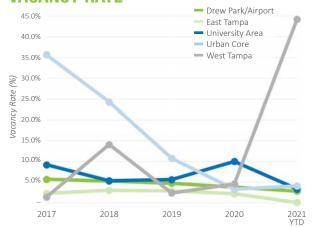
UNIVERS

ANNUAL INVENTORY



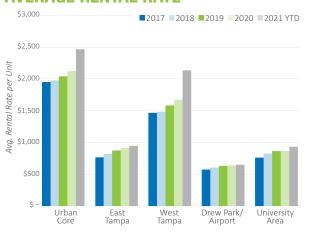
Over the last five years, total inventory of rental units meeting the minimum criteria significantly increased in West Tampa with the addition of 685 units, and in the Urban Core sub-district with the addition of 1.657 units. During this same time frame, total inventory of rental units remained unchanged in the other Tampa sub-districts. Comparatively, total inventory of rental apartment units increased 11% in the County and 10% in the City, with the addition of 12,879 and 8,904 units, respectively, over the last five years.

VACANCY RATE



Vacancy rates significantly increased in the West Tampa sub-district, from 1.4% in 2017 to over 44% in 2021. which may be driven by a decline in desirable rentable spaces within the sub-district. During this same five-year period, vacancy rates declined for all the other Tampa sub-districts. A decline in vacancy rates may be attributed to an increase in healthy spending behaviors and a rise in apartment demand. Comparatively, vacancy rates fell in the County and City by 35% and 45%, respectively, over the last five years.

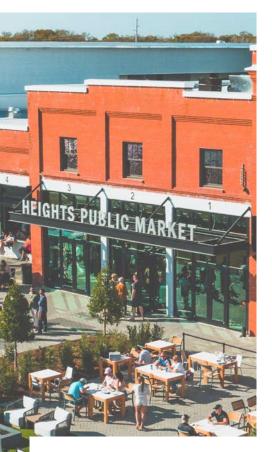
AVERAGE RENTAL RATE



Over the last five years, average rental rates per rental unit increased for all Tampa sub-districts. The West Tampa sub-district experienced the greatest increase in average rental rates at 45%, followed by the Urban Core sub-district at 27%. An increase in average rental rates can be accredited to an increase in demand, as well as an increase in the fixed costs to upkeep a property. Comparatively, the County and City both saw an increase in average rental rates per unit of 38% and 39%, respectively, over the last five years.

TAMPA'S RENTAL APARTMENT MARKET, AT 96% OCCUPANCY, HAS OVER 3,430 UNITS UNDER CONSTRUCTION AS OF YEAR-TO-DATE 2021. "

MARKET TRENDS | RETAIL



MARKET OVERVIEW

As of year-to-date ("YTD") 2021, January through August 2021, the East Tampa, Drew Park/Airport, and West Tampa sub-districts have retail occupancy levels that are slightly higher than that of the County and the City. Additionally, the Drew Park/Airport sub-district with nearly 3.1 million square feet, has significantly more retail space than all other sub-districts, closely followed by Urban Core and University Area with 1.8 million and 1.7 million square feet, respectively.

In addition, the City experienced over one million square feet of retail absorption, accounting for nearly 73% of the absorption within the County. Gross absorption decreased 32% in the County and 14% in the City year-over-year. During this same time frame, gross absorption decreased for the Drew Park/Airport and University Area sub-districts. A decline in gross absorption may be a result of new inventory coming onto the market without a committed tenant, or vacancy increasing as tenants do not renew leases on the properties they previously occupied, due to the lasting impacts of the COVID-19 pandemic on the economy.

Average rental rates in Drew Park/Airport, Urban Core, and West Tampa were slightly higher than that observed within the County and City, as of year-to-date 2021. Year-over-year, average rental rates increased 3.4% in the County and 4.3% in the City. During this same time frame, average rental rates increased significantly in the University Area, East Tampa, and West Tampa sub-districts at 18%, 9.1%, and 8.7%, respectively, which may be driven by increase in demand and supply for desirable retail space within the area.

RETAIL MARKET CHARACTERISTICS I YEAR-TO-DATE 2021

A ::	Rentable	e Area	Occupied	Occ.	Vac.	Gross	Average	Under
Area	Sq. Ft.	% of City	Sq. Ft.	Rate %	Rate %	Absorp. Sq. Ft. ⁽¹⁾	Rental Rate	Construct. Sq. Ft.
Hillsborough County	75,440,348	_	73,026,633	96.8%	3.2%	1,432,969	\$19.21	209,451
City of Tampa	51,458,165	100.0%	49,875,541	96.9%	3.1%	1,041,889	\$19.28	113,898
Sub-Districts:								
Urban Core	1,809,091	2.4%	1,687,665	93.3%	6.7%	71,481	\$20.09	73,405
East Tampa	426,006	0.6%	426,006	100.0%	0.0%	6,990	\$16.36	_
West Tampa	182,255	0.2%	178,755	98.1%	1.9%	52,500	\$25.00	_
Drew Park/Airport	3,085,830	4.1%	3,032,434	98.3%	1.7%	35,696	\$7.29	_
University Area	1,663,309	2.2%	1,594,526	95.9%	4.1%	40,327	\$17.81	_

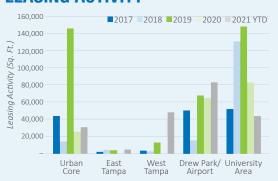
Sources: CoStar Group; GAI Consultants. Note: Represents year-to-date 2021, January through August 2021. (1) Sublet space and lease renewals are not factored into gross absorption.

YEAR-OVER-YEAR KEY SNAPSHOT



- A Retail space increased 3.0% from the prior year. to **1.8M** sq. ft.
- ♦ Vacancy of retail properties increased
- Average rental rates decreased 4.2%.
- Leasing activity of retail space increased 20%.
- A Market sales price per sq. ft. increased 4.2%.

LEASING ACTIVITY



As of year-to-date 2021, there were a total of 41 retail lease transactions within the five sub-districts, resulting in nearly 212,000 square feet. Of these transactions, there were 37 minor leases (less than 10,000 square feet) totaling nearly 100,000 square feet. Additionally, there were four major leases (greater than 10,000 square feet) totaling over 112,000 square feet, as illustrated below.

NOTABLE LEASING ACTIVITY

3906-3916 W.

26K SQ. FT.



3906-3916 W. Hillsborough Ave Hillsborough Ave Drew Park/Airport Drew Park/Airport 47K SQ. FT.



1912 N. Tampa Street West Tampa 24K SQ. FT.



Fowler Ave. University Area 15K SQ. FT.



- **426,006** sq. ft. of retail space remained constant over the prior year.
- ♦ Vacancy of retail properties fell by 100%.
- Average rental rates increased 9.1%.
- Leasing activity of retail space increased 4.994 sq. ft. from zero in 2020.
- Market sales price per sq. ft. increased 4.5%.



- Retail space increased 28% from the prior year. to **182,255** sq. ft.
- Vacancy of retail properties rose by 435%.
- Average rental rates increased 8.7%.
- Leasing activity of retail space increased 48,500 sa. ft. from zero in 2020.
- Market sales price per sq. ft. increased 3.2%.



AIRPORT **DREW PARK**,

- **3.1M** sq. ft. of retail space remained constant over the prior year.
- Vacancy of retail properties increased
- Average rental rates decreased 16%.
- Leasing activity of retail space increased 3.3%.
- Market sales price per sq. ft. increased 3.3%.



1.7M sq. ft. of retail space remained constant over the prior year.

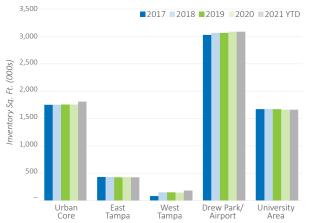
Vacancy of retail properties decreased

- Average rental rates increased 18%.
- Leasing activity of retail space decreased 47%.
- A Market sales price per sq. ft. increased 5.4%.

Note: Year-over-year snapshot represents 3rd Quarter 2020 to 3rd Quarter 2021 to provide a full-year comparison.

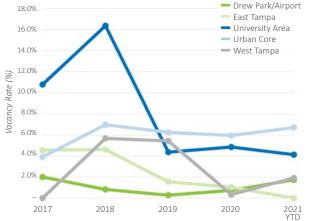
UNIVERSITY

ANNUAL INVENTORY



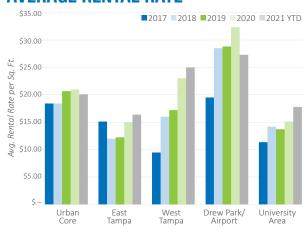
Over the last five years, total inventory of retail space has increased significantly within the West-Tampa subdistrict, at 130%. Inventory within the Drew Park/Airport and Urban Core sub-districts have also experienced a slight increase of 1.8% and 3.2%, respectively. During this same time frame, inventory decreased 0.3% and 0.6% within the East Tampa and University Area sub-districts. Comparatively, total inventory of retail space increased 1.7% and 1.3% within the County and the City over the last five years.





Vacancy rates decreased for the East Tampa, University Area, and Drew Park/Airport sub-districts over the last five years. A decline in vacancy rates may be attributed to an increase in healthy spending behaviors and a rise in building demand. Whereas, the Urban Core and West Tampa sub-districts experienced increases in vacancy rates during this same time frame, which could be driven by a decline in desirable rentable spaces. Comparatively, vacancy rates fell in the County by 9% and increased in the City by 10% over the last five years.

AVERAGE RENTAL RATE



Over the last five years, average rental rates of retail space have increased for all the Tampa sub-districts. West Tampa and the University Area experienced the greatest increase in average rents by 164% and 57%, respectively. During this same time frame, the average rental rates within the County and the City also experienced an increase of 20% and 22%, respectively. An increase in overall retail demand within the County and City may be driving the higher average rents within the comparable sub-districts.

TAMPA'S RETAIL MARKET, AT 97% OCCUPANCY, HAS OVER 100,000 SQ. FT. OF NEW RETAIL DEVELOPMENT UNDER CONSTRUCTION AS OF YEAR-TO-DATE 2021. "

MARKET TRENDS | INDUSTRIAL



MARKET OVERVIEW

As of year-to-date ("YTD") 2021, January through August 2021, the East Tampa, West Tampa, Drew Park/Airport, and University Area sub-districts have industrial occupancy levels that are slightly higher than that of the County and City. The West Tampa sub-district has the greatest occupancy at 100%. Additionally, the Drew Park/Airport sub-district with nearly 2.7 million square feet, has significantly more industrial space than all other sub-districts, closely followed by East Tampa with 2 million square feet.

The City experienced over 3.6 million square feet of retail absorption, accounting for nearly 79% of the absorption within the County. Gross absorption decreased 22% in the County and 0.6% in the City year-overyear. During this same time frame, gross absorption decreased for all the sub-districts, except for West Tampa, which experienced a significant increase in gross absorption as a result of all properties becoming fully occupied at 100%. A decline in gross absorption may be a result of vacancy increasing as tenants do not renew leases on the properties they previously occupied, due to the lasting impacts of the COVID-19 pandemic.

Average rental rates in Drew Park/Airport, University Area, and West Tampa were slightly higher than that observed within the County and City as of year-to-date 2021. Year-over-year, average rental rates increased 9% in the County and 7.9% in the City. During this same time frame, average rental rates increased significantly in the Drew Park/Airport sub-district by 32%, which may be driven by increase in demand and supply for desirable retail space within the area. Average rental rates remained unchanged for the West Tampa and University Area sub-districts, year-over-year.

INDUSTRIAL MARKET CHARACTERISTICS I YEAR-TO-DATE 2021

	Rentable	Rentable Area		Occ.	Vac.	Gross	Average	Under
Area	Sq. Ft.	% of City	Occupied Sq. Ft.	Rate %	Rate %	Absorp. Sq. Ft. ⁽¹⁾	Rental Rate	Construct. Sq. Ft.
Hillsborough County	114,126,419	_	108,204,324	94.8%	5.2%	4,632,869	\$7.41	4,739,599
City of Tampa	87,787,331	100.0%	83,834,274	95.5%	4.5%	3,650,376	\$7.30	342,014
Sub-Districts:								
Urban Core	946,649	3.1%	783,041	82.7%	17.3%	4,836	\$4.46	_
East Tampa	2,029,956	1.1%	2,004,535	98.7%	1.3%	60,381	\$6.54	_
West Tampa	146,692	0.6%	146,692	100.0%	0.0%	5,102	_	_
Drew Park/Airport	2,742,304	2.3%	2,684,584	97.9%	2.1%	57,870	\$9.39	_
University Area	556,302	0.2%	538,297	96.8%	3.2%	1,100	_	_

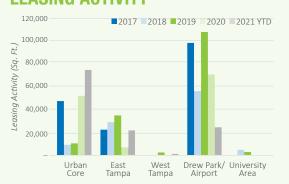
Sources: CoStar Group; GAI Consultants. Note: Represents year-to-date 2021, January through August 2021. (1) Sublet space and lease renewals are not factored into gross absorption.

YEAR-OVER-YEAR KEY SNAPSHOT



- **946,649** sq. ft. of indust. space remained constant over the prior year.
- Vacancy of indust. unchanged at 17%.
- increased 1.4%.
- ♠ Leasing activity of indust. space increased 44%.
- ♠ Market sales price per sq. ft. increased 6.2%.

LEASING ACTIVITY



As of year-to-date 2021, there were a total of 11 industrial lease transactions within the five subdistricts, resulting in over 121,000 square feet. Of these transactions, there were nine minor leases (less than 10,000 square feet) totaling nearly 36,000 square feet. Additionally, there were two major leases (greater than 10,000 square feet) totaling over 85,000 square feet, as illustrated below.

NOTABLE LEASING ACTIV



69K SQ. FT.



Drew Park/Airport 15K SQ. FT.



9K SQ. FT.



5K SQ. FT.



- **2.0M** sq. ft. of indust. space remained constant over the prior year.
- Vacancy of indust. properties fell by 49%.
- Average rental rates decreased 2.7%.
- Leasing activity of indust. space significantly increased by 223%.
- ♠ Market sales price per sg. ft. increased 6.3%.



- **146,692** sq. ft. of indust. space remained constant over the prior year.
- Vacancy of indust. properties fell by 100%.
- Average rental remained unchanged at \$8.00.
- space increased 1.014 sq. ft. from zero in 2020.
- ♠ Market sales price per sq. ft. increased 2.7%.

2017



RP

over the prior year. Vacancy of indust. properties decreased 0

- increased 32%.
- Leasing activity of indust. space decreased 66%.

2.7M sq. ft. of indust.

space remained constant

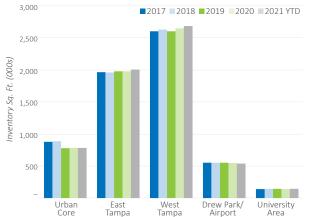
Market sales price per sg. ft. increased 5.9%.



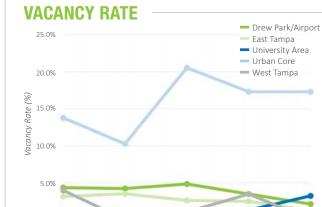
- **556,302** sq. ft. of indust. space remained constant over the prior year.
- Vacancy of indust. properties rose by 153%.
- Average rental rates remained constant at \$9.77.
- Leasing activity of indust. space remained at zero.
- Market sales price per sq. ft. increased **8.3%**.

NIVERSI

ANNUAL INVENTORY 3.000



Over the last five years, total inventory of industrial space decreased significantly within the Urban Core subdistrict, at 7%; whereas, total inventory increased 0.7% in the Drew Park/Airport sub-district. Total inventory of industrial space remained unchanged within the other sub-districts. The Drew Park/Airport and East Tampa subdistricts have the greatest amount of industrial space at over 2.0 million square feet of space. Comparatively, total inventory of industrial space increased 0.3% and 0.1% within the County and the City over the last five years.



2018

Vacancy rates decreased for East Tampa, West Tampa, and Drew Park/Airport over the last five years. A decline in vacancy rates may be attributed to an increase in healthy spending behaviors and a rise in building demand. Whereas, the University Area and Urban Core sub-districts experienced increases in vacancy rates during this same time frame, which could be driven by a decline in desirable rentable spaces. Comparatively, vacancy rates fell in the County and City by 9% and 35%, respectively, over the last five years.

2019

2020

2021 YTD

AVERAGE RENTAL RATE



Over the last five years, average rental rates of industrial space significantly increased in the University Area subdistrict by 128%, and increased in the Drew Park/Airport sub-district by 28%. During this same time frame, the average rental rates remained unchanged within West Tampa, and decreased for the East Tampa and the Urban Core sub-districts. Comparatively, the County and City both saw an increase in average rental rates by 28% and 36%, respectively, over the last five years.

"TAMPA'S INDUSTRIAL MARKET, AT 95% OCCUPANCY, HAS OVER 6.2M SQ. FT. OF LEASING ACTIVITY AS OF YEAR-TO-DATE 2021. "

MARKET TRENDS | OFFICE



MARKET OVERVIEW

As of year-to-date ("YTD") 2021, January through August 2021, the East Tampa and University Area sub-districts have office occupancy levels at 100%, which are slightly higher than that of the County and the City. Additionally, the Urban Core has significantly more office space than all other sub-districts, with over 10 million square feet, followed by the Drew Park/Airport sub-district with 1.8 million square feet of office space.

In addition, the City experienced over 3 million square feet of office absorption, accounting for nearly 88% of the absorption within the County. Gross absorption decreased 24% in the County, and 22% in the City yearover-year. During this same time frame, gross absorption decreased for all the Tampa sub-districts. A decline in gross absorption may be a result of new inventory coming onto the market without a committed tenant, or vacancy increasing as tenants do not renew leases on the properties they previously occupied, due to the lasting impacts of the COVID-19 pandemic on the economy.

Average rental rates in the Drew Park/Airport, Urban Core, and West Tampa sub-districts were slightly higher than that observed within the County and City as of year-to-date 2021. Year-over-year, average rental rates increased 3.0% in the County and 2.3% in the City. During this same time frame, average rental rates increased in the Drew Park/Airport and West Tampa sub-districts by 3.4% and 0.1%, respectively. Whereas, average rental rates decreased in the Urban Core and East Tampa subdistricts, which may be driven by a decrease in demand and supply for desirable office space within these areas.

OFFICE MARKET CHARACTERISTICS I YEAR-TO-DATE 2021

Area	Rentable Area		Occupied	Occ.	Vac. Rate	Gross Absorp.	Average Rental	Under Construct.
	Sq. Ft.	% of City	Sq. Ft.	Rate %	%	Sq. Ft. ⁽¹⁾	Rate	Sq. Ft.
Hillsborough County	73,054,779	_	65,463,167	89.6%	10.4%	3,559,142	\$26.23	1,088,165
City of Tampa	63,102,085	100.0%	57,294,780	90.8%	9.2%	3,125,588	\$26.16	1,023,847
Sub-Districts:								
Urban Core	11,321,827	15.5%	10,143,466	89.6%	10.4%	328,142	\$30.07	_
East Tampa	215,545	0.3%	215,545	100.0%	0.0%	_	\$14.00	_
West Tampa	481,974	0.7%	435,185	90.3%	9.7%	122,595	\$26.34	_
Drew Park/Airport	1,939,610	2.7%	1,785,752	92.1%	7.9%	40,909	\$40.95	_
University Area	164,873	0.2%	164,873	100.0%	0.0%	7,466	\$18.79	_

Sources: CoStar Group; GAI Consultants. Note: Represents year-to-date 2021, January through August 2021. (1) Sublet space and lease renewals are not factored into gross absorption.

YEAR-OVER-YEAR KEY SNAPSHOT

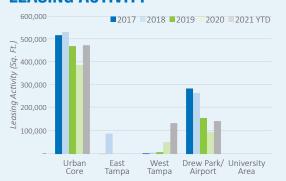


♠ Office space increased 0.5% from the prior year, to **11.3M** sq. ft.



- Average rental rates decreased 1.2%.
 - ♠ Leasing activity of office space increased 22%.
 - ♠ Market sales price per sq. ft. increased 2.4%.

LEASING ACTIVITY



As of year-to-date 2021, there were a total of 102 office lease transactions within three of the five subdistricts, resulting in over 748,200 square feet. Of these transactions, there were 85 minor leases (less than 10,000 square feet) totaling nearly 204,800 square feet. Additionally, there were 17 major leases (greater than 10,000 square feet) comprising more than 543,400 square feet.

NOTABLE LEASING ACTIVITY



1001 Water Street Urban Core 120K SQ. FT.



2002 N. Tampa St. West Tampa 106K SQ. FT.



400 N Tampa Street Urban Core 65K SQ. FT.



Boy Scout Blvd. Drew Park/Airport 33K SQ. FT.



- **215,545** sq. ft. of office space remained constant over the prior year.
- Vacancy stayed unchanged at 100%.
- ♣ Average rental rates decreased 1.1%.
- Leasing activity of decreased 100% from 3,000 sq. ft. in 2020.
- ♠ Market sales price per sq. ft. increased 2.6%.



space remained constant over the prior year. Vacancy of office

481,974 sq. ft. of office

properties fell by 72%.

- Average rental rates increased 0.1%.
- Leasing activity of office space increased 159% from the prior year.
- Market sales price per sq. ft. increased 6.3%.



AIRPORT **DREW PARK**

1.9M sq. ft. of office space remained constant over the prior year.



- Average rental rates increased 3.4%.
- Leasing activity of retail space increased 49%.
- Market sales price per sq. ft. increased 5.0%.



164,873 sq. ft. of office space remained constant over the prior year.

Vacancy of office properties fell to 0%.

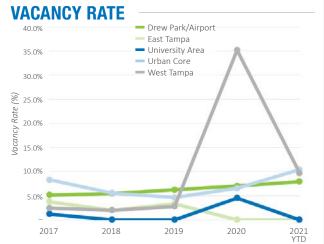
- Average rental rates remained unchanged at \$18.79.
- Leasing activity stayed the same at **zero** sq. ft.
- Market sales price per sq. ft. increased 4.9%.

Note: Year-over-year snapshot represents 3rd Quarter 2020 to 3rd Quarter 2021 to provide a full-year comparison.

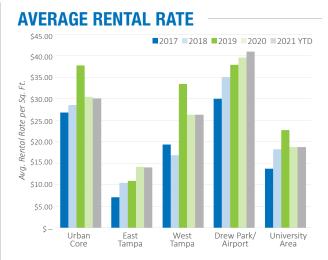
UNIVERSIT



Over the last five years, total inventory of office space has increased significantly within the West-Tampa subdistrict, by 156%. Inventory within the Urban Core subdistrict also experienced a slight increase of 1.7%. During this same time frame, inventory of office space remained unchanged within the East Tampa, Drew Park/Airport, and University Area sub-districts. Comparatively, total inventory of office space increased 3.4% and 3.0% within the County and the City, respectively, over the last five years.



Vacancy rates decreased significantly for the East Tampa and University Area office markets over the last five years. A decline in vacancy rates may be attributed to a rise in building demand. Whereas, the Urban Core, West Tampa, and Drew Park/Airport sub-districts experienced increases in vacancy rates during this same time frame, which could be driven by a decline in desirable rentable spaces. Comparatively, vacancy rates also increased in the County and City by 32% and 36%, respectively, over the last five years.



Over the last five years, average rental rates of office space have increased for all the Tampa sub-districts. East Tampa and the University Area experienced the greatest increase in average rents by 98% and 37%, respectively. During this same time frame, the average rental rates within the County and the City also experienced an increase at 23% and 21%, respectively. An increase in overall office demand within the County and City may be driving the higher average rents within the comparable sub-districts.

TAMPA'S OFFICE MARKET, AT 91% OCCUPANCY, HAS OVER 1,000,000 SQ. FT. OF NEW OFFICE DEVELOPMENT UNDER CONSTRUCTION AS OF YEAR-TO-DATE 2021. "

MARKET TRENDS | OFFICE

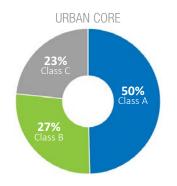
MARKET OVERVIEW I CLASS OF OFFICE SPACE

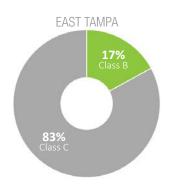
The following tables and figures summarize the office market by class of space within the County, City, and the Tampa sub-districts for year-to-date 2021, January through August 2021.

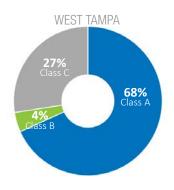
As of year-to-date 2021, Drew Park/Airport, West Tampa, and Urban Core sub-districts contain significant amounts of Class A office space; whereas, East Tampa and the University Area have zero square feet of Class A office space, along with a significantly larger percentage of Class C space, as compared to the other Tampa sub-districts. Comparatively, the County and City have a greater amount of Class B office space than Class A. Over the last five years, this inventory of office space by class has remained relatively unchanged for each of the Tampa sub-districts.

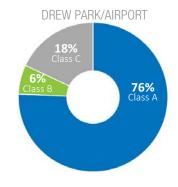
Occupancy levels for Class A space were lower than the occupancy observed in both Class B and Class C space within the County, City and the Tampa sub-districts. Lower occupancy rates for Class A space may be driven by higher average rental rates within this class of space and a lack of tenants unable to achieve those rates. Although Class C space had the highest occupancy, this space comprises the smallest share of total office space within the County and the City. In addition, Class B space comprised the majority of total gross absorption within the County, City, and Drew Park/Airport sub-district; gross absorption of Class A space was greater in the Urban Core and West Tampa sub-districts. The University Area only experienced gross absorption within Class C space, as of year-to-date 2021.

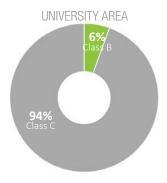
The average rental rates within the Tampa sub-districts were comparable to that of the County and City in each class of space. The Drew Park/Airport and West Tampa sub-districts had the highest rental rates for Class A, Class B, and Class C space as compared to the other sub-districts.







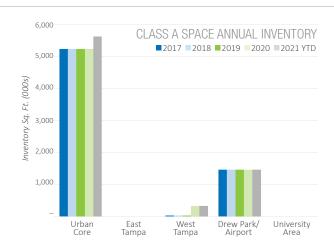




CLASS A OFFICE SPACE MARKET CHARACTERISTICS LYFAR-TO-DATE 2021

Area	Rentable Sq. Ft.	Area % of City	Occupied Sq. Ft.	Occupancy Rate %	Vacancy Rate %	Gross Absorption Sq. Ft. ⁽¹⁾	Average Rental Rate
Hillsborough County	25,588,803	_	21,593,136	84.4%	15.6%	1,129,478	\$32.33
City of Tampa	24,444,576	100.0%	20,645,067	84.5%	15.5%	1,117,116	\$32.43
Sub-Districts:							
Urban Core	5,615,522	23.0%	4,662,043	83.0%	17.0%	229,666	\$32.46
East Tampa	_	_	_	_	_	_	_
West Tampa	329,034	1.3%	285,711	86.8%	13.2%	118,059	\$35.50
Drew Park/Airport	1,464,741	6.0%	1,319,649	90.1%	9.9%	15,945	\$41.14
University Area	_	_	_	_	_	_	_

Sources: CoStar Group: GAI Consultants, Note: (1) Sublet space and lease renewals are not factored into gross absorption

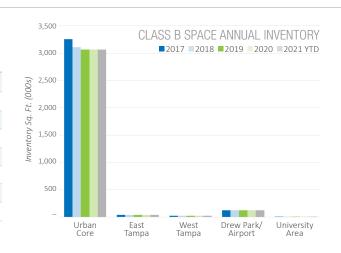




CLASS B OFFICE SPACE MARKET CHARACTERISTICS I YEAR-TO-DATE 2021

Area	Rentable Sq. Ft.	Area % of City	Occupied Sq. Ft.	Occupancy Rate %	Vacancy Rate %	Gross Absorption Sq. Ft. ⁽¹⁾	Average Rental Rate
Hillsborough County	31,698,353	_	28,904,596	91.2%	8.8%	1,989,034	\$24.61
City of Tampa	26,486,915	100.0%	24,061,175	90.8%	9.2%	1,720,624	\$24.65
Sub-Districts:							
Urban Core	3,064,127	11.6%	2,958,619	96.6%	3.4%	85,177	\$26.44
East Tampa	36,777	0.1%	36,777	100.0%	0.0%	_	\$14.00
West Tampa	20,641	0.1%	20,641	100.0%	0.0%	_	\$27.40
Drew Park/Airport	122,890	0.5%	122,890	100.0%	0.0%	22,601	\$29.21
University Area	9,158	0.0%	9,158	100.0%	0.0%	_	_

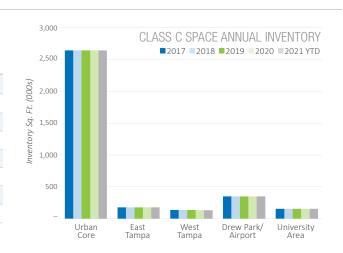




CLASS C OFFICE SPACE MARKET CHARACTERISTICS I YEAR-TO-DATE 2021

Area	Rentable Sq. Ft.	Area % of City	Occupied Sq. Ft.	Occupancy Rate %	Vacancy Rate %	Gross Absorption Sq. Ft. ⁽¹⁾	Average Rental Rate
Hillsborough County	15,699,317	_	14,984,413	95.4%	4.6%	382,622	\$21.23
City of Tampa	12,932,901	100.0%	12,318,240	95.2%	4.8%	256,391	\$21.26
Sub-Districts:							
Urban Core	2,642,178	20.4%	2,524,303	95.5%	4.5%	23,163	\$20.96
East Tampa	178,768	1.4%	178,768	100.0%	0.0%	_	\$11.23
West Tampa	132,299	1.0%	128,833	97.4%	2.6%	4,536	\$26.32
Drew Park/Airport	348,920	2.7%	340,154	97.5%	2.5%	6,267	\$34.31
University Area	155,715	1.2%	155,715	100.0%	0.0%	7,466	\$18.79

Sources: CoStar Group; GAI Consultants. Note: (1) Sublet space and lease renewals are not factored into gross absorption.

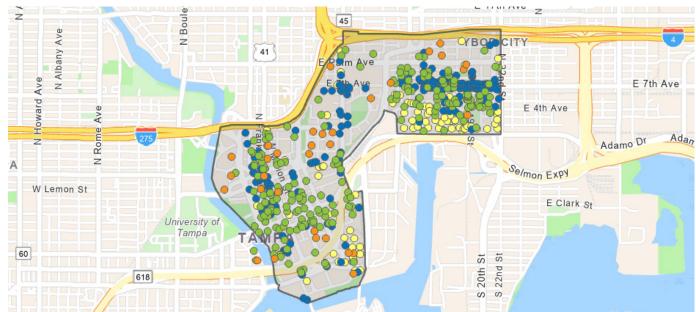


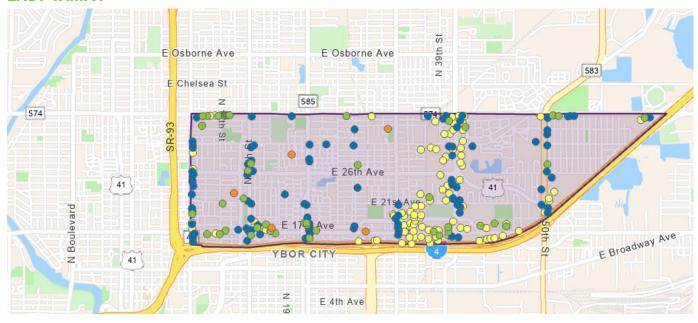
CONCENTRATION MAPS

The following concentration maps depict the general clusters of specific property uses within each of the City's five unique sub-districts:

- **Rental Unit Properties** (10 or more units)
- **Retail Properties**
- Industrial/Flex Properties
- Office Properties

It is important to note, these concentration maps are not to scale and are intended only to show location and concentration of properties relative to the individual subdistricts, as well as compared to the other sub-districts within the City.





Sources: CoStar Group; Hillsborough County Property Appraiser; GAI Consultants.

SECTION TWO

OPPORTUNITY ZONE PROSPECTUS

The City of Tampa has invested in creating this Market Report and Prospectus to highlight and promote the City's Opportunity Zones in five defined sub-districts within the Tampa area.

Included in this Prospectus section is an introduction to understanding what Opportunity Zones are, as well as the advantages they provide to the community. This section also provides a district overview of each sub-district, along with the census tracts that are contained within each unique area, highlighting the community investment, anchor development, current activity, and priority projects in each area.

Additionally, this section provides a comparison of demographic data, business employment trends, current property values, existing inventory, and income data for each of the five sub-districts and their census tracts.

The purpose of this section is to provide a tool to promote and market the City's Opportunity Zones and their current socio-economic and existing market conditions; as well as provide prospective and future developers insight into the potential redevelopment and investment opportunities within the five unique sub-districts.





OPPORTUNITY ZONES

ABOUT OPPORTUNITY ZONES

The Opportunity Zone Program, as established in the Federal Tax Cut and Jobs Act of 2017, was designed to drive long-term capital to rural and low-income urban communities throughout the nation. The program also encourages private investment by providing tax incentives, including temporary deferrals on capital gains taxes when investors reinvest those gains in Qualified Opportunity Funds ("QOF"). These funds are then invested in low-income communities from designated census tracts, known as Opportunity Zones.

An Opportunity Zone is an economically distressed community where new investments, under certain conditions, may be eligible for preferential tax treatment. Florida is home to 427 of these Federally Designated Opportunity Zones. The purpose of these zones are to act as an economic development tool by spurring development and job creation in distressed communities. and by providing tax benefits to investors.



HOW DOES THE OPPORTUNITY ZONE PROGRAM WORK?

Investors receive tax credits when they reinvest capital gains, or profits from the sale of an asset, into Opportunity Zones. Investors may benefit in three ways:

- 1. They can defer paying taxes on the original capital gain until they dispose of the investment or until 2026.
- 2. If they hold the investment for at least five years, they will have to pay 10% less taxes on the original capital gain.
- 3. If they hold the investment for at least 10 years, they will not have to pay any capital gains tax on their Opportunity Zone investment.

For example, an investor sells their company stock for \$1 million and has \$100,000 in capital gains from that sale. The investor puts the \$100,000 into a QOF that invests in a new business within an Opportunity Zone.

The investor can defer paying capital gains tax until they have disposed of the Opportunity Zone investment or December 31, 2026, whichever comes first.

If they hold the investment for five years, they can reduce the deferred capital gains tax owed on the original gain by 10%. This would mean that only \$90,000 of the \$100,000 gain is taxable. Assuming a 20% capital gains tax, they would owe \$18,000 instead of \$20,000.

If they continue to hold the Opportunity Zone investment for another five years, they will not have to pay any capital gains tax on that investment. If their \$100,000 Opportunity Zone investment appreciates 100% over 10 years, they owe \$0 in capital gains tax instead of \$20,000. Investors can hold funds there until 2046 before needing to pay capital gains tax on the Opportunity Zone investment.

OUALIFIED OPPORTUNITY FUNDS

A Qualified Opportunity Fund ("QOF") specializes in attracting investors with similar risk and reward profiles to collect and place capital in rural and low-income urban communities. Specific requirements of QOFs include:

- Need to be funded by private capital and guided by market principles.
- Need to invest 90% of their assets in Opportunity Zone assets.
- May invest in Opportunity Zones via stock, partnership interests, or business property.
- Need to use assets to create new business activity.
- Need to double the investment basis over 30 months if investing in an existing business.
- Can create new businesses or new real estate or infrastructure.
- May not invest in certain types of business, such as golf courses, country clubs, gambling establishments, and a few other specifically excluded types of business.

If an investor has realized capital gains, then those gains would need to be invested into a QOF within 180 days. The QOF then needs to place 90% of the funds into a qualified Opportunity Zone property or business within six months.



WHAT BUSINESSES ARE ELIGIBLE FOR A OOF INVESTMENT?

Businesses will need to meet these qualifications to take advantage of the Opportunity Zone program.

70% of the business' tangible property needs to be:

- Acquired after 2017 from an unrelated party.
- Used in any Opportunity Zone 70% or more of the time.
- Original use property or be substantially improved.

A business needs to:

- Receive 50% of its revenue from active conduct in any Opportunity Zone.
- Use 40% or more of its intangible property in any Opportunity Zone.
- Not hold non-qualified financial property beyond reasonable working capital.
- Operate in eligible business sectors (ineligible activities include golf courses, country clubs, gambling establishments, and a few other specifically excluded types of business).

These qualifications are defined by U.S. Treasury regulations. For more information, a tax advisor should be consulted.

Investors should also consider the following:

- Willing to give up equity in the business.
- Likelihood the business will grow significantly over the next 10 years.
- Likelihood of the business remaining within a qualified Opportunity Zone for the 10 years.

INVESTMENT AND REDEVELOPMENT OPPORTUNITY INDEX MODEL

APPROACH & METHODOLOGY

The Investment and Redevelopment Opportunity Index ("ROI") provided in this publication has been developed using weighted values that can be used to identify potential investment and redevelopment properties located within a specific area. For the purpose of this report, investment and redevelopment opportunities were examined for the each of the five unique sub-districts within the City of Tampa, as well as the individual census tracts which make up each of the sub-districts.

The ROI model defines investment opportunities as current for-sale commercial properties or available vacant land. Whereas, the ROI model defines redevelopment opportunities as select properties—including commercial, residential, and industrial—based on DOR property use codes, with an opportunity index score greater than 80.

These redevelopment opportunities generally represent developed properties that may be in active use and are, in most cases, not currently on the market for sale. While many legal, physical, and economic factors ultimately play a role in the viability of redeveloping properties, the general factors used in the ROI model include:

- Property Utilization in terms of a Floor Area Ratio ("FAR").
- Age of the Improvements.
- Relationship between Land and Improvement Value.
- Total Market Value, including Land and Improvements per square foot of Property.
- Size of Parcels.

Each of these factors for these properties is weighted to provide a measure between 0 and 100. Values closer to 100 reflect factors in favor of redevelopment, and values closer to 0 reflect less favorable indicators for redevelopment. For this analysis, properties scoring an 80 or above are considered significant redevelopment targets. It is important to note, the ROI Model does not consider any other legal, physical, or economic factors that may influence development opportunity.

Additional information regarding the investment and redevelopment properties within the five sub-districts, as well as their individual census tracts, can be located within each sub-district's Opportunity Index sections.



OPPORTUNITY ZONES

TAMPA'S OPPORTUNITY ZONES

The City of Tampa has 18 Opportunity Zones, as designated at the Federal level, within the five defined sub-districts in the Tampa area, as illustrated on the following map. These Opportunity Zones are defined at the census tract level within each sub-district.

OUALIFIED OPPORTUNITY FUNDS INVESTING IN FLORIDA

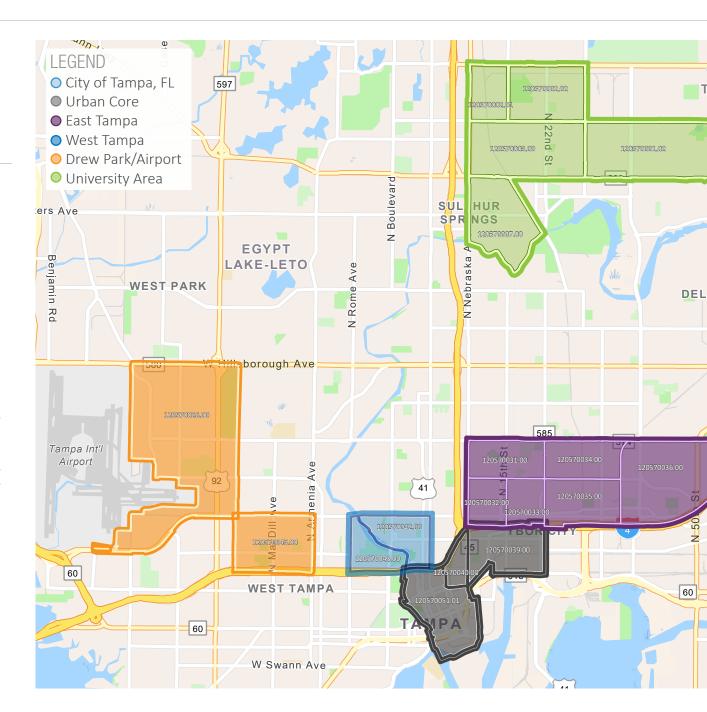
Based on public reports, Security and Exchange Commission filings, and press releases, QOF investment activity in the final six months of 2021 represented the largest dollar amount in any period for which such investments have been tracked. The 978 QOFs that have reported year-end fundraising numbers have received an aggregate amount of \$24.40 billion of equity from investors.

The five states with the most planned QOF investment (total equity raised), include the four largest states by population: California (\$2.411 million), Texas (\$1.119 million), New York (\$1.044 million), and Florida (\$784.4 million); as well as Arizona (\$1.344 million).

QOFs focused on a single city or multiple cities for their investments continue to make up the majority of funds and equity raised at 29.5% and 27.7%, respectively, of the total. QOFs with a nationwide focus have raised 27% of total equity.

Residential development is the leading area of investment for QOFs. As of September 30, 2021, of the QOFs reporting a specific equity amount, \$15.56 billion was raised by QOFs with at least some focus on residential development. QOFs with at least some focus on commercial development had raised \$12.19 billion, while QOFs with some focus on hospitality raised \$3.02 billion; those with some focus on operating businesses raised \$680.2 million; and those with some focus on renewable energy raised \$642.5 million.

The following table illustrates the Qualified Opportunity Funds investing in Florida by area of focus, specific to the City's Opportunity Zones within the five unique subdistricts in the Tampa area.



FLORIDA QUALIFIED OPPORTUNITY FUNDS BY AREA OF FOCUS

TEMPLE ERRACE

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/dell Dr

HARNEY

Sligh Ave E

Fund Name	Sub-District	Asset Focus	Investment Focus
2021 Florida Opportunity Fund, LLC	0000	Real Estate	Commercial, Mixed-use Development, Multifamily Residential, Single Family Residential, Workforce Housing
701 Whiting Street Development	0 0	Real Estate	Multi-Family Housing
Arch Opportunity Zone Strategic Fund	000	Real Estate	Single Family Residential
Banyan Opportunity Zone Fund		Real Estate	Commercial, Hotel, Mixed-Use, Office, Residential
Catalyst Montage OZ Fund	000	Business, Real Estate	Affordable Housing, Commercial Real Estate, Community Revitalization, Economic Development, Mixed-use Development, Multifamily Residential, Workforce Housing
Central Florida RE QOF, LP	000	Business, Real Estate	Affordable Housing, Infrastructure Investment, Mixed-use Development, Multifamily Residential
Community Outcome Fund		Business, Real Estate	Commercial, Infrastructure, Mixed-Use, Residential
DPI Opportunity Fund	• •	Business	DPI Opportunity Fund will invest exclusively in advanced manufacturing equipment and dedicated industrial buildings to accelerate the growth of DPI Packaging
Driftwood Qualified Opportunity Fund I, LLC		Real Estate	Hotel
Ellavoz Shared Values Opportunity Fund		Real Estate	Commercial, Mixed-Use, Residential
Florida Lakes RV Resort		Real Estate	Hotel
GTIS Qualified Opportunity Fund	0000	Real Estate	Industrial, Multi-Family Housing, Residential, Single-Family Housing, Student Housing, Warehouse
Lesnick OZ Fund	0000	Real Estate	Affordable Housing, Commercial, Hotel, Multi-Family Housing, Office, Parking, Residential, Senior, Student, and Workforce Housing
Maxus Opportunity Fund I		Real Estate	Commercial, Residential
Miami Opportunity Fund		Real Estate	Commercial Real Estate, Multifamily Residential
ODG Fund I		Real Estate	Commercial, Mixed-Use, Multi-Family Housing, Residential
Orlando Opportunity Zone Fund	0000	Real Estate	Commercial Real Estate, Multifamily Residential
P&R Opportunity Zone Fund 1, LP		Business, Real Estate	Healthcare, Office, Storage
PICOZ Fund I		Real Estate	Mixed-Use, Multi-Family Housing, Residential, Single-Family Housing
PrimeCore OpZone Fund I, LP	000	Real Estate	Multi-Family Housing, Residential
REICO	0000	Business, Real Estate	Commercial, Multi-Family Housing, Residential, Storage
Sherbert Group QOF, LLC	0000	Real Estate	Affordable housing, Multifamily housing, Student housing, Senior housing, Workforce housing, Hospitality, Office, Industrial, Mixed-use, Retail
Sikari Luxe Miami Opportunity Fund		Real Estate	Commercial, Hotel, Mixed-Use, Residential, Retail
Sikari Luxe Orlando Opportunity Fund		Real Estate	Commercial, Hotel, Mixed-Use, Residential, Retail
Sikari Luxe Tampa Opportunity Fund	0 0 0	Real Estate	Hotel, Mixed-Use, Retail
Sikari Luxe Florida Recovery Opportunity Fund		Real Estate	Commercial, Hotel, Mixed-Use, Multi-Family Housing, Office, Residential, Retail
Sikari Luxe St. Augustine Opportunity Fund		Real Estate	Commercial, Mixed-Use, Multi-Family Housing, Residential
Southern US RE QOF, LP	0000	Business, Real Estate	Mixed-Use, Senior Housing, Commercial Real Estate, Community Revitalization, Economic Development, Mixed-use Development, Multifamily Residential, Small Business Development
Starpoint Opportunity Zone Fund	0000	Real Estate	Industrial, Mixed-Use, Multi-Family Housing
Tampa Qualified Opportunity Zone Fund	0 0 0	Real Estate	Hospitality development
Veterans Victory Housing & Small Business Centers	0000	Business, Real Estate	Commercial, Energy Development, Multi-Family Housing, Office
Virtua Opportunity Zone Fund I	0000	Real Estate	Hotel, Industrial, Office, Residential
West Florida RE QOF	000	Real Estate	Affordable housing, Hospitality development, Mixed-use development, Multifamily residential
Woodforest CEI-Boulos Opportunity Fund	000	Real Estate	Workforce Housing





URBAN CORE | DISTRICT OVERVIEW

ABOUT THE URBAN CORE

The Urban Core sub-district within the City of Tampa is approximately 992 acres and consists of three unique Opportunity Zones. The sub-district is bounded by the Hillsborough River and Garrison Channel on the west and south sides. In addition, the Urban Core encompasses five CRAs: the Central Park CRA, Ybor City 1 CRA, Ybor City 2 CRA, the Downtown Core CRA, and the Downtown Non Core CRA.

The Urban Core generally encompasses Downtown, Central Park, and Ybor-areas that continually build the reputation as a high-caliber urban center featuring quality residential, commercial, and recreational assets. Boasting great views of the Downtown skyline and convenient access to Tampa's urban job center, the Urban Core is also emerging with new residences, business opportunities, and great recreational amenities. Recent historic building preservation and facade improvement initiatives are helping to ensure that the area's unique architectural character remains alive and well, and new business ventures are helping to grow the local economy. By blending the incredibly rich cultural history of the neighborhoods within the Urban Core with the best principles of sustainable urban design, rebirth of the distinctive character known to the area is active.

The Urban Core contains 2,985 rental apartment units in 24 buildings that meet the minimum size criteria (market rate and mixed-income properties having at least 10 units). Within the Urban Core, there is also 1.8 million square feet of retail space, 946,600 square feet of industrial space, and over 11.3 million square feet of office space. The Urban Core sub-district comprises the majority of office space and rental units, compared to the other sub-districts within the City of Tampa.

As of year-end 2021, the Investment and Redevelopment Opportunity Index model for the Urban Core revealed that there are approximately 19 properties prime for redevelopment, with a mix of commercial, industrial, and residential property uses; and 22 for-sale commercial properties and vacant lots also located within the subdistrict. The Urban Core ROI Map is illustrated on pages 46-47.

COMMUNITY INVESTMENT

The Urban Core has been the focus of tremendous infrastructure investment by the City of Tampa and its many partners in transportation, water, wastewater, and stormwater. The Downtown Core Complete Streets project provides for general maintenance and complete streets improvements to several streets in the Urban Core, including Tampa Street, Florida Avenue, Whiting Street, Franklin Street, Ashley Drive, and Brorein Street. This project will allow for resurfacing of these roadways to remove deficiencies and provide a newly finished driving surface; as well as multimodal improvements to increase safety in these corridors. This project aligns with the City's Vision Zero initiative, which is a strategy to eliminate all traffic fatalities and severe injuries, while promoting safe, healthy, equitable mobility for all. Nuccio Parkway is also being transformed into a Complete Street, with roadway improvements to enhance safety and multimodal connectivity, including on-street parking, enhanced crosswalks, and other safety measures.

The City's Vision Zero initiative has been the driving force behind many programs and projects being undertaken by the City. First implemented in Sweden in the 1990s, Vision Zero has proven successful across Europe. Now, it is gaining momentum in major American cities. The

City's Vision Zero initiative focuses on vulnerable road users (pedestrians, cyclists, etc.), schools, speeding, and speed management. Implementation of the City's Vision Zero Action Plan includes safety projects on high priority corridors, citywide speed limit reduction programs, expansion of the City's network of trails/greenways/ safe crosswalks, and a citywide separated bike lane pilot program. The City of Tampa's Green Spine Cycle Track is one of the many Vision Zero initiative projects within the Urban Core. The Green Spine Cycle Track, which currently runs through Downtown Tampa, is being expanded to provide for a bi-directional cycle track along Nuccio Parkway from Nebraska Avenue to 7th Avenue into Historic Ybor. It also includes the extension of the Green Spine separated cycle track on Nuccio Parkway and East 12th Avenue from 7th Avenue to 13th Avenue.

The Tampa Historic Streetcar System is a 2.7-mile-long streetcar transportation network that provides a unique connection from downtown Tampa and the Channelside District to the Ybor City historic district. In the past, the system had been used mainly by tourists; however the City of Tampa is exploring a future for the streetcar as a true transportation option that better serves the mobility needs of residents, workers, visitors, and students in



downtown Tampa, Ybor City, Channel District, and surrounding urban neighborhoods. The City has been conducting a public transportation feasibility study and project development activities to expand and modernize the Tampa Streetcar system in partnership with the Florida Department of Transportation (FDOT) and the Hillsborough Area Regional Transit Authority (HART). The InVision Tampa Streetcar project is supported byfunding from the City of Tampa, HART, and FDOT, with potential for Federal funding through the Federal Transit Administration's (FTA) Small Starts Capital Improvement Grant program. Project activities include intensive public engagement and close coordination with other local and regional transit initiatives.

ANCHOR DEVELOPMENT



AMALIE ARENA — A multi-purpose arena that is used for ice hockey, basketball, arena football, and concerts. It is home to the Tampa Bay Lightning of the National Hockey League.



TAMPA CONVENTION CENTER – A 600,000-square-foot meeting and convention facility with unique architectural design and waterfront view.



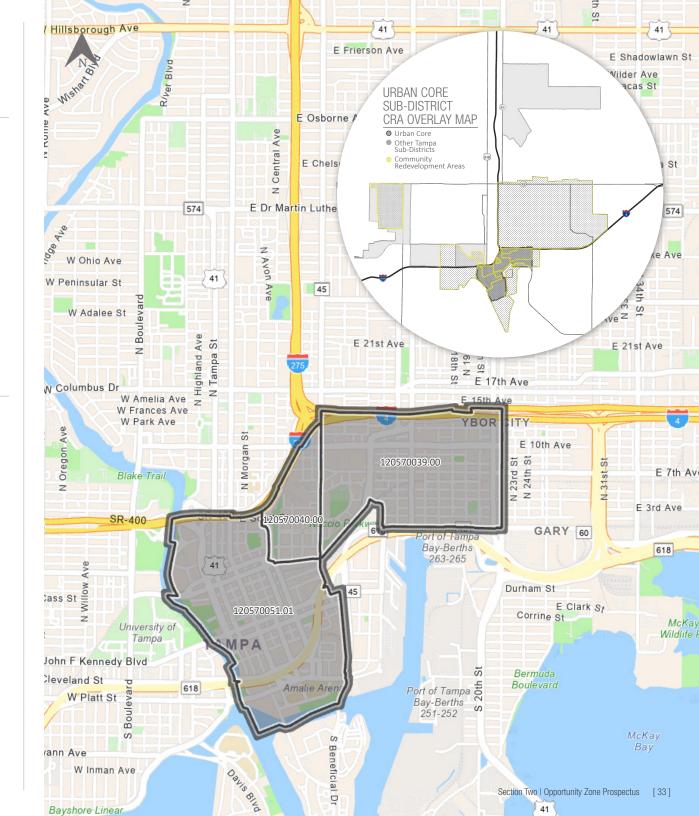
TAMPA RIVERWALK — A 2.6-mile-long open space and pedestrian trail development along the Hillsborough River in downtown Tampa.



YBOR CITY HISTORIC DISTRICT — Listed in the National Register of Historic Places, this area is home to specialty shops, the Tampa Baseball Museum, and numerous restaurants.



DOWNTOWN RIVER ARTS NEIGHBORHOOD ASSOCIATION — A thriving cultural arts district along the waterfront, and home to the Tampa Museum of Art, Curtis Hixon Waterfront Park, and the Tampa Theater.



KEY SOCIO-ECONOMIC FACTS I URBAN CORE SUB-DISTRICT

POPULATION:



1.55 Land Area (sq. mi.)

5,210 Total Population

3,360 Population Density (per sq. mi.)

HOUSING CHARACTERISTICS: **3,430** Total Housing Units **490** Vacant Housing Units **1.5** Average Household Size

18% Owner-Occupied

82% Renter-Occupied **FMPI OYMENT & BUSINESS:**

2,700 Total Businesses

78,040 Total Employees

15.0 Employee/Population

5.4% Household Unemployment

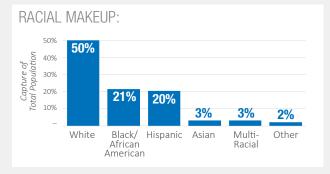


AGE DISTRIBUTION: Median Age 37.3 <20 20-34 50-64 ÅÅ åÅ åå ÅÅ 14% 15% 22% 71% of the total population in the Urban Core makeup the

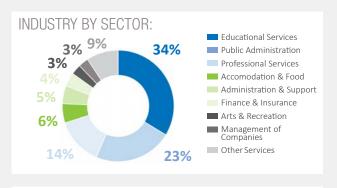
working class population, between the ages of 20-64.

HOUSEHOLD INCOME: **\$294,240** Avg. Home Value 25% Capture of Total Population 20% 15% 10% 5% Household Income

INFLOW/OUTFLOW: **77,430** Employed in Area, Living Outside **2,430** Live in Area, Employed Outside **620** Employed and Live in Area



INCOME CHARACTERISTICS: **\$50.880** Median Household Income **\$41,130** Median Disposable Income **\$48.620** Per Capita Income



EDUCATIONAL ATTAINMENT: 9% No High Associates School Degree High School Bachelor's Diploma Diploma Degree+



\$25.6M Avg. Annual Transportation Costs

1% Workers 16+ Took **Public Transportation**

32% Occupied Households with No Vehicle

CONSUMER SPENDING:

Total expenditures in the Urban Core were \$218.27M as of Dec. 2021, capturing 2% of the total expenditures within the City.



\$72.28M Housing



Health Care

\$8.55M Entertainment/ Recreation

\$26.63M

Food (At Home/Away)

PROPERTY CHARACTERISTICS I YEAR-END 2021

	Building	g Area	Acrea	age	Floor Area	Market Value	Taxable Value
Land Use ¹	Total Sq. Ft.	% Capture	Total Acres	% Capture	Ratio	per Acre	per Acre
Residential	4,643,200	14.7%	61.8	4.0%	1.72	\$12,040,300	\$10,311,600
Commercial	14,212,500	45.1%	179.5	11.7%	1.82	\$10,879,100	\$10,360,600
Industrial	701,400	2.2%	28.5	1.9%	0.56	\$1,607,300	\$1,419,000
Institutional	1,926,200	6.1%	59.3	3.9%	0.75	\$2,165,900	\$228,600
Other ²	10,053,100	31.9%	1,160.2	75.4%	0.20	\$1,166,800	\$21,600
Vacant	_	0.0%	50.3	3.3%	_	\$1,650,400	\$845,500
Total	31,536,300	100.0%	1,539.6	100%			

Sources: Hillsborough County Final Tax Roll 2021; GAI Consultants. Notes: (1) Represents land use by DOR Property Use Codes. (2) Represents other public and government designated land uses.

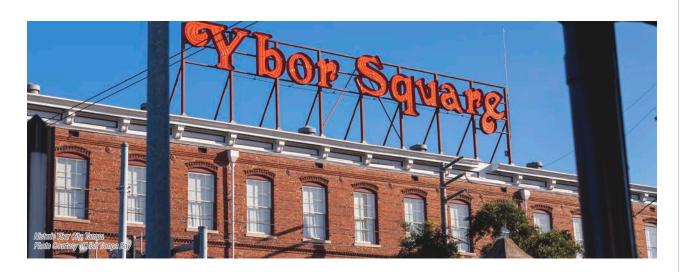
The Urban Core sub-district has over 31.5 million square feet of developed buildings on nearly 1,540 acres of land. The total building supply within the sub-district is made up primarily of commercial property use, closely followed by public and governmental buildings. Combined, these property uses comprise approximately 77% of the total building supply within the sub-district. Comparatively, the majority of the land within the sub-district is made up of public and government land uses, at 75% of the total acres. Industrial space captures the smallest share of building area and land area within the sub-district.

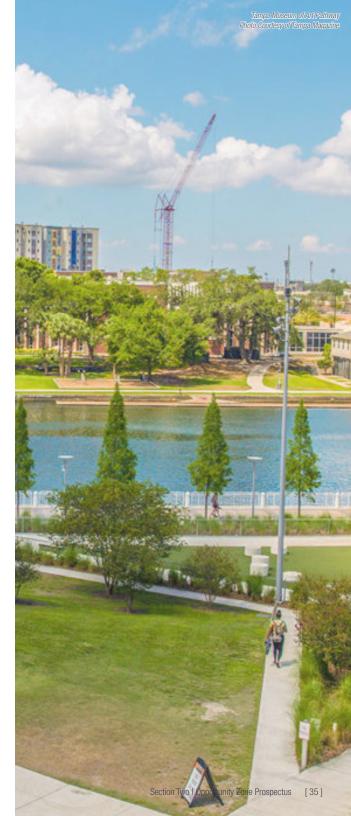
The market value per acre is greatest within the Urban Core sub-district, compared with the other Tampa sub-districts, due to the Urban Core's proximity to the waterfront. This sub-district also encompasses Downtown, CentralPark and Ybor—areas that continually build its reputation as

a high-caliber urban center featuring quality residential, commercial, and recreational assets.

As of year-end 2021, the Urban Core sub-district's residential market is performing at an average market value per acre of approximately 508% greater than that of the City of Tampa's residential market. Additionally, the commercial market within the sub-district is also performing at an average market value per acre significantly greater than that of the City's commercial market, at nearly 576%.

In addition, the average floor area ratio—the relationship between a building's total floor area and the size of the lot that the building is located on—is greatest within the Urban Core's commercial market, closely followed by the sub-district's residential market.







URBAN CORE | PRIORITY PROJECTS

GAS WORX

The Gas Worx project will consist of 50 acres of new apartments, office and retail space. The new neighborhood, planned to include as many as 5,000 homes, 500,000 square feet of office space and 150,000 square feet of retail, would connect Ybor City with the Channel District. Another major component of the development includes the concept of transit-oriented development. Plans include a new TECO Line Streetcar station, and there is also the potential of incorporating a Brightline station. Brightline is the high-speed rail company that is currently building a rail line between Orlando and Tampa; although Brightline has not disclosed where the Tampa station would be, the company has expressed interest in Ybor. There is also the possibility of the Tampa Bay Rays building a new stadium there, as the team has previously considered building a stadium in Ybor.





7TH AVE GATEWAY

The E. 7th Avenue Lighted Archway system was originally envisioned as a temporary installation in 1991 during the District's Centennial celebration. The decorative overhead lighting has grown to be an important public realm element to the public. The lighting is maintained by TECO, and the age of the system necessitates its replacement. The goal of the project is to remove the existing arches and add permanent archway structures with lights that match the existing aesthetics of the district. This also is an opportunity to switch to more environmentally conscious LED technology. Each of the 24 archways will consist of two black powder-coated poles (one on each side of the street) supporting a 34-foot-long aluminum arch with a decorative 'Y' medallion in the center. In an additional effort to be environmentally conscious, the entire archway system will be equipped with a daylight sensor that automatically will turn on the lights at dusk and turn them off at dawn.

CENTENNIAL PARK

A 1.5-acre park, located at 1800 E. 8th Avenue in the District, honors historical figures with statues and plagues. It houses the Ybor Art Studio and the Ybor City Saturday Market. The Park has restrooms, seating, sound system, and is routinely utilized for public events. Facility improvements are needed to eliminate structural damage to monuments, as well as enhance access and landscaping.



BRICK STREET RE-ESTABLISHMENT

The Ybor City Development Corporation (YCDC) staff has explored the potential to restore or construct new brick street segments, enhance intersections, and/or add accents to crosswalk locations. Costs for such improvements have not yet been determined, as localized conditions vary substantially. A continued interest in brick re-establishment will probably not subside, as it is authentic to the original District conditions.

STREETCAR EXPANSION

An extension of the streetcar line is planned from the Downtown Tampa Whiting Street end of the line, northward to Palm Avenue into the Tampa Heights neighborhood. This comes as the Urban Core continues to experience growth in development and redevelopment, which requires transportation solutions. Expanding and modernizing the streetcar, at a cost of \$234 million, would include sleeker, larger, and faster cars that would roll on a longer streetcar system. The project would include:

- Replacement of the existing replica streetcar vehicles with modern streetcar vehicles.
- 2. Construction of a 1.3-mile fixed guideway with overhead power within existing rights-of-way from the western terminus of the existing system through the core of Downtown Tampa to Tampa Heights.
- 3. Construction of stops along the extension guideway.
- 4. Modifications to the existing 2.7-mile alignment guideway, power system, and stops to support modern streetcar operations.
- 5. Modifications to the existing vehicle maintenance and storage facility to accommodate the new vehicles.



ENCORE! TAMPA

This city-within-a-city was designed as a walkable community with mixed uses, including shops, offices, schools, and park space. Since 2009, Encore! Tampa has risen in a gradual crescendo of activity on the northern edge of downtown, and will add three new apartment developments soon.

- The Independent at ENCORE!: six-story, 288-unit market-rate apartment complex. Amenities include a fitness center, clubhouse, resort-style pool, and an overlooking lounge area with retail space offered on the ground floor.
- Legacy ENCORE!: five-story, 228 marketrate apartment complex. The complex is designed to provide spaces to both unwind, as well as caters to a more active lifestyle featuring a variety of activities. Amenities include a state-of-the-art fitness center with a yoga/spin bike studio, a bike repair shop, a saltwater pool, outdoor living room lounge area, a dog run, pet spa, and more.
- The Adderley: building is designed to be eight stories tall and feature 106 market-rate, multi-sized, family-friendly apartments located above 22,000-square-foot grocery store.









URBAN CORE | TRACT 120570039.00

ABOUT THIS CENSUS TRACT



The Opportunity Zone (Census Tract 120570039.00) is part of the Urban Core sub-district within the City of Tampa. The tract is approximately 410 acres, and is accessible by major thoroughfares, such as I-4, I-275, and S.R. 618. This tract contains three CRAs, which includes the the Central Park CRA, Ybor City 1 CRA, and Ybor City 2 CRA.

This tract is almost fully encompassed by the Historic Ybor District, listed as a U.S. National Historic Landmark District in December 1990, to preserve and maintain the historic architect of the building structures built during its peak industrial years. The district's vibrant character is defined by the community's blend of cultures from European, Asian, and Cuban immigrants who settled there to support the region's once-booming cigar industry brought to Tampa in the late 19th and early 20th centuries.

As of year-end 2021, this census tract within the Urban Core sub-district has over 6.6 million square feet of developed buildings on nearly 355 acres of land. Commercial properties comprise the majority of building space within this census tract, at 34%. Whereas, other public and governmental designated land areas comprise the majority of land acreage within this tract, at 50%.

The Urban Core ROI Model revealed that there are 15 properties prime for redevelopment, and 12 for-sale investment properties as of year-end 2021 within this census tract.

COMMUNITY INVESTMENT

In furtherance of the Ybor CRA Plan, the CRA approved two Façade Grants for historic properties, resulting in \$156,700 of private investment leveraged with \$82,500 in Tax Increment Finance dollars. In addition, new economic development grant programs were recently established.

Community improvement projects enhance this Opportunity Zone to attract people and businesses alike. CRA improvement projects totaled approximately \$425,000, and included the following projects: Ybor sign repairs/replacements; pedestrian and traffic system enhancements; Centennial Park and sidewalk tree replacements; 7th Avenue street amenity and paver repairs; enhanced landscape and irrigation to Palm Avenue medians; and repairs to the Palm Avenue Monument. Additionally, the N. 21st St. / N. 22nd St. oneway pairs have been reconstructed to now include bike lanes, widened sidewalks, on-street parking, accented crosswalks, and street furnishings.

The City of Tampa's Green Spine Cycle Track is one of the many Vision Zero initiative projects. It currently runs through Downtown, and is being expanded within this Opportunity Zone to provide for a bi-directional cycle track along Nuccio Parkway. Restoration of two primary parking garages within this Opportunity Zone are also underway— Centro Ybor and Palm Avenue.

FDOT will also be enhancing mobility within this Opportunity Zone as part of their I-275/I-4 Improvement project. Construction is expected to begin in 2023, and will include changing the eastbound exit ramps from I-4 into Ybor City/ East Tampa by providing access at 14th/15th Streets, as well as widening the existing eastbound frontage road (13th Ave.) to two lanes.

NOTABLE PROJECTS



CASA SOCARRAS – A four-story, 25,300-squarefoot commercial office addition; a newly renovated, mixed-use building in the heart of the Ybor business and entertainment district.



CASA OLIVA - This circa 1800s cigar factory has been restored to its original splendor and converted into a modern apartment building.



HOTEL HAYA – Incorporating the restoration of two historic buildings is this 178-room boutique hotel located on 7th Avenue.



GERMAN AMERICAN CLUB - Metro Inclusive Health worked extensively to restore the historic German American Club building which originally opened in 1909. Now, fully revitalized, the building, is home to Metro Inclusive Health's new facility, as well as dozens of social programs and community events.

PROPERTY CHARACTERISTICS I YEAR-END 2021

Land Use ¹	Building Total Sq. Ft.	Area % Capture	Acrea	age % Capture	Floor Area Ratio	Market Value per Acre	Taxable Value per Acre
Residential	1,225,000	18.5%	29.2	8.2%	0.96	\$5,938,500	\$4,716,100
Commercial	2,235,200	33.8%	70.1	19.8%	0.73	\$3,796,500	\$3,437,800
Industrial	535,600	8.1%	21.9	6.2%	0.56	\$1,119,300	\$1,038,300
Institutional	790,000	11.9%	44.9	12.7%	0.40	\$1,423,000	\$78,400
Other ²	1,827,200	27.6%	176.9	49.9%	0.24	\$1,076,700	\$72,300
Vacant	_	0.0%	11.4	3.2%	_	\$549,300	\$397,300
Total	6,612,800	100.0%	354.4	100.0%			

Sources: Hillsborough County Final Tax Roll 2021; GAI Consultants. Notes: (1) Represents land use by DOR Property Use Codes. (2) Represents other public and government designated land uses

KEY SOCIO-ECONOMIC FACTS I URBAN CORE TRACT 120570039.00

POPULATION:



0.65 Land Area (sq. mi.)

2,459 Total Population

3,760 Population Density (per sq. mi.)

HOUSING CHARACTERISTICS:



1.459 Total Housing Units **217** Vacant Housing Units **1.7** Average Household Size

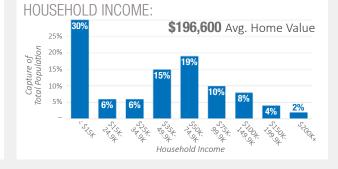
19%	
Owner-	
Occupied	

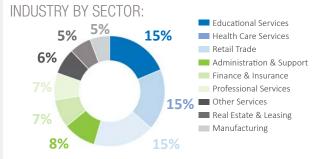
81% Renter-Occupied

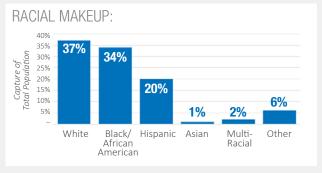
8.9% Household Unemployment



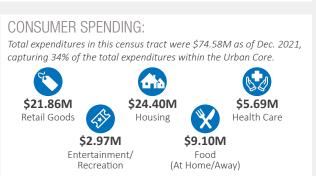
AGE DISTRIBUTION: Median Age 37.2 <20 20-34 50-64 ÅÅ ÅÅ åÅ ÅÅ 20% 16% 22% 64% of the total population in this census tract makeup the working class population, between the ages of 20-64.

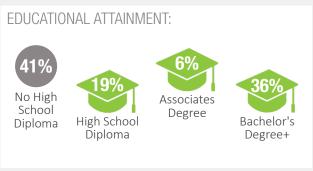


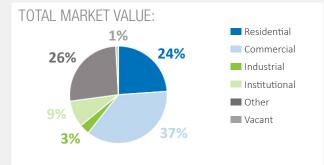










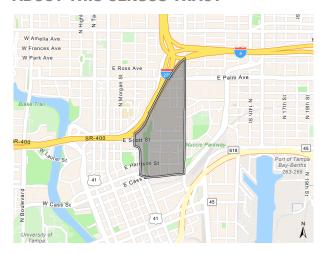


	Inver	ntory	Occ.	Avg.	
	Total % of Sub District		Rate %	Rental Rate ¹	
Rental Units	507	17%	98.4%	\$1,567	
Retail (Sq. Ft.)	1,100,000	61%	93.4%	\$22.51	
Industrial (Sq. Ft.)	535,600	57%	87.4%	\$8.31	
Office (Sq. Ft.)	1,200,000	11%	92.8%	\$25.44	



URBAN CORE | TRACT 120570040.00

ABOUT THIS CENSUS TRACT



This Opportunity Zone (Census Tract 120570040.00) is part of the Urban Core sub-district within the City of Tampa. The tract is approximately 102 acres, and is accessible by major thoroughfares, such as I-4, I-275, and S.R. 45. This tract also contains the Central Park CRA.

This tract is commonly referred to as Central Park boasting great views of Downtown and convenient access to Tampa's urban job center, Ybor City, and the Channel District. Central Park is emerging with new residences, business opportunities and great recreational amenities. In addition, this tract is also home to ENCORE!— Downtown Tampa's Tempo District, a 40-acre, mixed-use redevelopment district with the vision to bring sustainable urban design, housing, commerce, and LEED certified construction throughout the Central Park neighborhood.

As of year-end 2021, this census tract within the Urban Core sub-district has nearly 1.3 million square feet of developed buildings on nearly 355 acres of land. Institutional properties comprise the majority of building space within this census tract, at 62%. Whereas, other public and governmental designated land areas comprise the majority of land acreage within this tract, at 65%.

The Urban Core ROI Model revealed that there are 6 forsale investment properties as of year-end 2021 within this census tract.

COMMUNITY INVESTMENT

Continued market demand for a more diverse urban environment for residents and businesses has been realized within this Opportunity Zone, and the partnership with the Tampa Housing Authority (THA) is actively engaged in meeting that demand. With the encouragement of the City and THA, the development environment in the Central Park Area is promising, particularly for residential and retail commercial uses that serve regional demand.

The City of Tampa's Green Spine Cycle Track is one of the many Vision Zero initiative projects. It currently runs through Downtown, and is being expanded within this Opportunity Zone to provide for a bi-directional cycle track along Nuccio Parkway from Nebraska Avenue to 7th Avenue into Historic Ybor. It also includes the extension of the Green Spine separated cycle track on Nuccio Parkway and Fast 12th Avenue from 7th Avenue to 13th Avenue.

FDOT will also be enhancing mobility within this Opportunity Zone as part of their I-275/I-4 Improvement project. Construction is expected to begin in 2023, and will include changing the eastbound exit ramps from I-4 into Ybor City/ East Tampa by providing access at 14th/15th Streets instead of N. 21st/N. 22nd Streets, as well as widening the existing eastbound frontage road (13th Ave) to two lanes..

NOTABLE PROJECTS



MEACHUM URBAN FAR - The CRA and THA partnered with Meachum Urban Farm LLC to create an urban farm for education and awareness in the district, located at 1108 E. Scott Street.



TAMPA PARK APARTMENTS – Redeveloped into a much larger, mixed-use community that will encompass multiple CRA districts, including Central Park, Ybor, and Downtown.



THE ENCORE! — The ENCORE! District is home to numerous senior and apartment housing developments: the Perry Harvey Park, Meacham Urban Farm, GTE Job and Business Training Center, and an LEED Certified Solar Park and Chiller Plant, as well as public art that celebrates the neighborhood's heritage. New projects within the Encore! include:

- The Adderley at Encore!, a composite structure of retail, grocery, and 106 residential units.
- The Independent at Encore!, a new residential building with 288 market rate residential units.
- The Legacy at Encore!, a mixed-income apartment with 224 residential units.

PROPERTY CHARACTERISTICS I YEAR-END 2021

	Building	, Area	Acrea	age	Floor Area	Market Value	Taxable Value
Land Use ¹	Total Sq. Ft.	% Capture	Total Acres	% Capture	Ratio	per Acre	per Acre
Residential	234,000	18.6%	13.6	8.7%	0.40	\$673,500	\$313,600
Commercial	232,200	18.5%	16.7	10.7%	0.32	\$1,779,600	\$1,740,900
Industrial	6,000	0.5%	0.3	0.2%	0.53	\$945,800	\$945,800
Institutional	777,100	61.8%	7.3	4.7%	2.46	\$3,488,100	\$184,900
Other ²	7,700	0.6%	100.9	64.8%	0.01	\$126,600	\$14,900
Vacant	_	0.0%	17.0	10.9%	_	\$1,012,200	\$432,200
Total	1,257,000	100.0%	155.7	100.0%			

Sources: Hillsborough County Final Tax Roll 2021; GAI Consultants. Notes: (1) Represents land use by DOR Property Use Codes. (2) Represents other public and government designated land uses.

KEY SOCIO-ECONOMIC FACTS I URBAN CORE TRACT 120570040.00

POPULATION:



0.16 Land Area (sq. mi.)

154 Total Population

957 Population Density (per sq. mi.)

HOUSING CHARACTERISTICS:



39 Total Housing Units

9 Vacant Housing Units

1.9 Average Household Size

100%

Renter-Occupied

FMPI OYMENT & BUSINESS:

29 Total Businesses

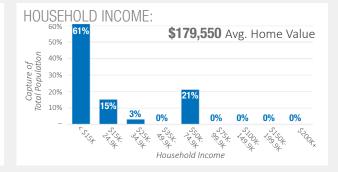
1,239 Total Employees

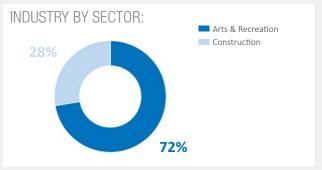
8.0 Employee/Population

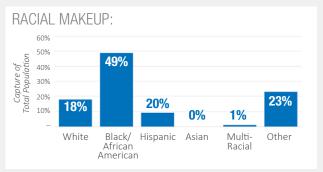
21.1% Household Unemployment



AGE DISTRIBUTION: Median Age 65.3 20-34 35-49 50-64 65+ ۵'n 41 41 41 ٩٩ 5% 3% 11% 51% 44% of the total population in this census tract makeup the working class population, between the ages of 20-64.









CONSUMER SPENDING:

Total expenditures in this census tract were \$0.75M as of Dec. 2021, capturing 0.3% of the total expenditures within the Urban Core.

\$0.22M Retail Goods





\$0.03M Entertainment/

Recreation

\$0.09M Food (At Home/Away)

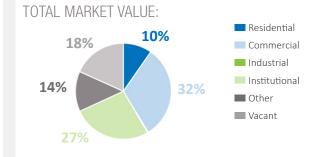
EDUCATIONAL ATTAINMENT:











TOTAL INVENTORY:

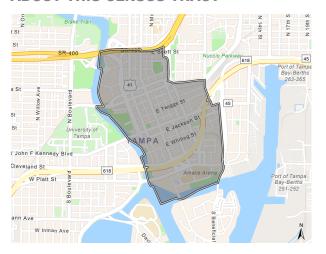
	Inver	ntory	Occ.	Avg.	
	Total % of Sub- District		Rate %	Rental Rate ¹	
Rental Units	676	23%	98.3%	\$1,406	
Retail (Sq. Ft.)	69,000	4%	92.8%	\$20.56	
Industrial (Sq. Ft.)	6,000	1%	100.0%	\$10.29	
Office (Sq. Ft.)	219,000	2%	100.0%	\$27.03	

Sources: CoStar; GAI Consultants. Notes: (1) Avg. Rental Rate represents per unit for Rental Units and per



URBAN CORE | TRACT 120570051.01

ABOUT THIS CENSUS TRACT



This Opportunity Zone (Census Tract 120570051.01) is part of the Urban Core sub-district within the City of Tampa. The tract is approximately 467 acres, and is bounded by the Hillsborough River and Garrison Channel on the west and south sides. This tract encompasses the Downtown Core and Non Core CRAs.

Within this tract is the Downtown River Arts Neighborhood Association (DRANA), a thriving cultural arts district along the waterfront with the mission to represent, prioritize. and facilitate the needs of Tampa's downtown residents and businesses. Major buildings and attractions located within this tract include the Tampa Convention Center, Hillsborough County Clerk of Courts, Tampa Downtown Partnership, Amalie Arena, Curtis Hixon Waterfront Park, Tampa Theatre, and the Tampa Riverwalk.

As of year-end 2021, this census tract within the Urban Core sub-district has nearly 23.7 million square feet of developed buildings on over 1,029 acres of land. Commercial properties comprise the majority of building space within this census tract, at 50%. Whereas, other public and governmental designated land areas comprise the majority of land acreage within this tract, at 86%.

The Urban Core ROI Model revealed that there are three properties prime for redevelopment, and four for-sale investment properties as of year-end 2021 within this census tract.

COMMUNITY INVESTMENT

In furtherance of the Downtown CRA Plan, the CRA continued funding its successful programs, such as:

- Commercial Facade Grant Program.
- Improvements to Riverwalk at Cass Street Bridge near the Straz Performing Arts Center.
- Land acquisition for affordable mixed-use redevelopment in north end of Downtown.
- \$986,000 towards Master Infrastructure Agreement with Strategic Planning Partners.
- Assisting developers with development and permitting processes.

Community investment is strong within this Opportunity Zone. The CRA collaborated with the Tourist Development Council to fund a \$30 million renovation of the Tampa Convention Center, which includes multiple Riverwalk improvements and the redevelopment of The Sail Plaza.

This Opportunity Zone is the location of an autonomous vehicle program launched by HART, utilizing the Marion Transitway as a primary route through Downtown. In addition, the CRA purchased the Army/Navy store on Tampa Street for a future affordable housing/mixed-use redevelopment in the north end of Downtown.

The Complete Streets Project is actively invested within this tract, including general maintenance and complete streets improvements to Tampa Street, Florida Avenue, Whiting Street, Franklin Street, Ashley Drive, and Brorein Street. This project will allow for resurfacing of these roadways to remove deficiencies and provide a newly finished driving surface; as well as multimodal improvements to make these corridors safer for all users, in accordance with the City's Vision Zero initiative.

NOTABLE PROJECTS



JW MARRIOTT HOTEL – The 519-room hotel will dramatically expand Tampa Bay's capacity for conventions and high-end travelers. The 5-star hotel will include Tampa Bay's highest rooftop bar and 126,000 square feet of meeting space that will supplement the adjacent 600,000-square-foot Tampa Convention Center.



HYATT HOUSE & HYATT PLACE HOTEL - A dual flagged 17-story hotel offers 345 rooms, and is located minutes from Amalie Arena, Tampa Convention Center, and the Tampa Riverwalk.



HERON WATER STREET APARTMENTS - Located at the corner of Channelside Drive and Water Street is a new luxury apartment building featuring 420 rental units with a mix of 1-, 2-, and 3-bedroom apartments.

PROPERTY CHARACTERISTICS I YEAR-END 2021

	Building	, Area	Acreage Floor Area		Floor Area	Market Value	Taxable Value	
Land Use ¹	Total Sq. Ft.	% Capture	Total Acres	% Capture	Ratio	per Acre	per Acre	
Residential	3,184,200	13.5%	19.1	1.9%	3.83	\$7,531,300	\$5,132,900	
Commercial	11,745,100	49.6%	92.7	9.0%	2.91	\$17,701,700	\$16,987,600	
Industrial	159,800	0.7%	6.3	0.6%	0.58	\$3,325,900	\$2,757,900	
Institutional	359,300	1.5%	7.2	0.7%	1.14	\$5,498,400	\$1,207,700	
Other ²	8,218,200	34.7%	882.4	85.7%	0.21	\$1,303,800	\$12,200	
Vacant	_	0.0%	21.9	2.1%	_	\$2,721,000	\$1,400,400	
Total	23,666,500	100.0%	1,029.5	100.0%				

Sources: Hillsborough County Final Tax Roll 2021; GAI Consultants. Notes: (1) Represents land use by DOR Property Use Codes. (2) Represents other public and government designated land uses

KEY SOCIO-ECONOMIC FACTS I URBAN CORE TRACT 120570051.01

POPULATION:



0.73 Land Area (sq. mi.)

2,600 Total Population

3,562 Population Density (per sq. mi.)

HOUSING CHARACTERISTICS: **1,929** Total Housing Units **262** Vacant Housing Units **1.3** Average Household Size 17% 83% Renter-Owner-Occupied Occupied

FMPI OYMENT & BUSINESS:

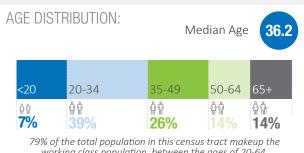
2,042 Total Businesses

30,515 Total Employees

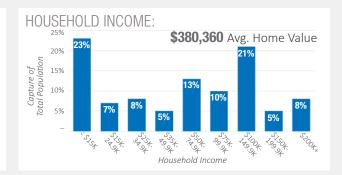
11.7 Employee/Population

2.0% Household Unemployment

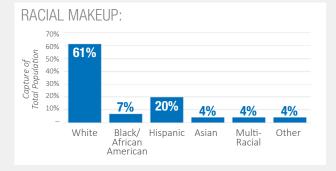




working class population, between the ages of 20-64.



INDUSTRY BY SECTOR: Finance & Insurance 5% 4% 22% Professional Services 5% Health Care Services Educational Services Public Administration Retail Trade Accomodation & Food Administration & Support Manufacturing 9% 19% 10%



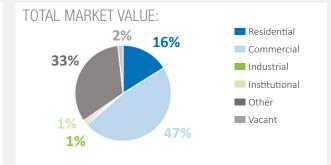
INCOME CHARACTERISTICS: **\$62.390** Median Household Income **\$52,040** Median Disposable Income **\$64.030** Per Capita Income

CONSUMER SPENDING: Total expenditures in this census tract were \$142.3M as of Dec. 2021, capturing 65% of the total expenditures within the Urban Core. \$39.63M \$47.54M \$9.61M Retail Goods Health Care Housing \$5.51M \$17.35M Entertainment/ Food

Recreation

(At Home/Away)

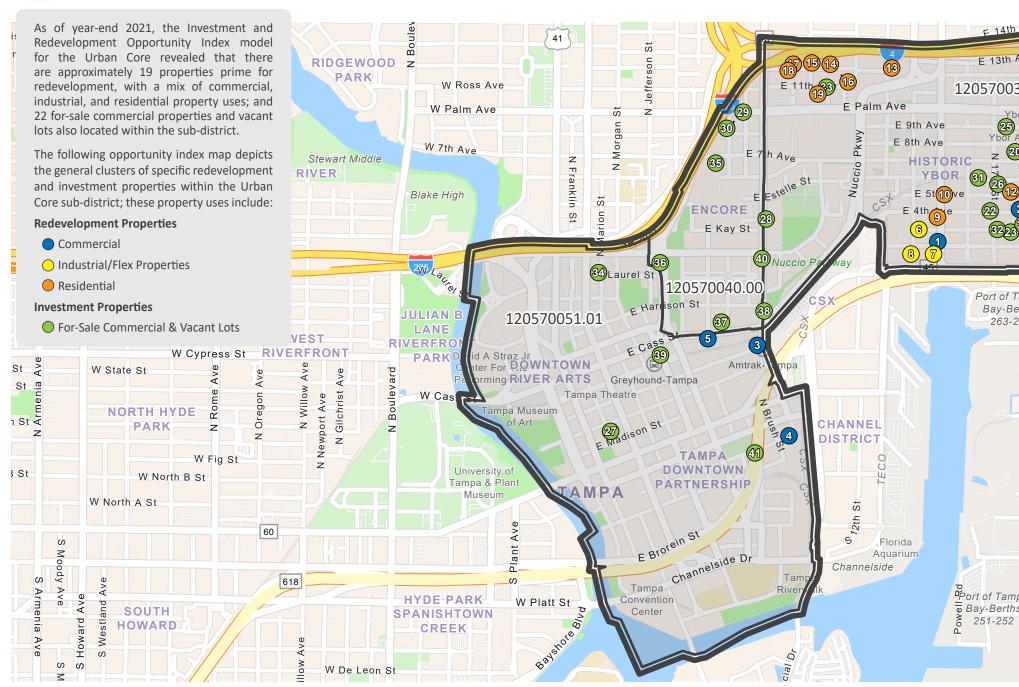
EDUCATIONAL ATTAINMENT: 6% No High Associates School Degree High Schoo Bachelor's Diploma Diploma Degree+



	Inver	ntory	Occ.	Avg.	
	Total % of Sub- District		Rate %	Rental Rate ¹	
Rental Units	1,802	60%	83.2%	\$2,426	
Retail (Sq. Ft.)	640,100	35%	92.8%	\$26.64	
Industrial (Sq. Ft.)	159,800	17%	100.0%	\$10.47	
Office (Sq. Ft.)	9,902,800	87%	88.2%	\$31.41	



URBAN CORE | OPPORTUNITY INDEX



⊏ IDIII AVE 569 YBOR 9.00 E 11th Ave z 38th St or City State Museum art Studio N 40th St Z E 8th Ave E 8th N 20th St N 19th E 7th Ave EAST YBOR N 39th St CSX CS HISTORIC h Ave E 4th Ave E 3rd Ave E 3rd Ave E 3rd Ave E 2nc CSX CSX GARY 569 60 ampa rths 65 St 22nd N 19th St N 34th St 618 **PALMETTO BEACH** E Clark St Harper St McKay Bay Desoto Park Stuart St Wildlife Refuge Linsey St 41 Bermuda Boulevard F\agler St McKay

REDEVELOPMENT & OPPORTUNITY INDEX MODEL PROPERTIES I YEAR-END 2021

	Property Address	Index Score
	Redevelopment Properties	
1	1302 N 15th St	80
2	1715 E 4th Ave	85
3	608 N Nebraska Ave	90
4	109 N Brush St	80
5	1111 E Cass St	80
6	1402 E 2nd Ave	82
7	1417 E 2nd Ave	90
8	1307 E 2nd Ave	82
9	1400 Block N 15th St	80
10	1500 Block N 15th St	80
11	1800 Block E 5th Ave	80
12	1700 Block E 5th Ave	80
13	2200 Block N 13th St	85
14	1000 Block E 12th Ave	80
15	1000 Block E 12th Ave	80
16	900 Block E 11th Ave	80
17	900 Block E 12th Ave	80
18	900 Block E 12th Ave	80
19	2000 Block N 11th St	80
	Investment Properties	
20	1718 7th Ave E	
21	2003 E 7th Ave	
22	1701 E 4th Ave	
23	1706 E 3rd Ave	
24	1715 E 4th Ave	
25	1701-1715 E 9th Ave	
26	1604 N 17th St	
27	508 N Franklin St	
28	1502 N Nebraska Ave	
29	803 E Palm Ave	
30	1905 N Taliaferro Ave	
31	1607 N 16th St	
32	1705 E 4th Ave	
33	926 E 11th Ave	
34	1221 N Florida Ave	
35	Henderson Ave	
36	1307 N Jefferson St	
37	0 Nebraska Ave	
38	918 Nebraska Ave	
39	610 E Polk St	
40	Ray Charles Blvd	
41	901 E Washington St	

rces: CoStar; GAI Consultants. Notes: Residential property addresses have been changed to reflect block groups for privacy purposes.

EAST TAMPA | DISTRICT OVERVIEW

ABOUT EAST TAMPA

The East Tampa sub-district within the City of Tampa is approximately 2,477 acres and consists of six unique Opportunity Zones. The sub-district is accessible by major thoroughfares, such as I-4, I-275, S.R. 93, S.R. 574, S.R. 585, and S.R. 45. In addition, the East Tampa sub-district encompasses one CRA which includes the East Tampa CRA.

East Tampa is a culturally rich and historically diverse area of Tampa, ideally situated between Downtown, the Port of Tampa, and the University of South Florida. It also offers convenient access to three interstates and Tampa International Airport. Property values within the East Tampa area have increased more than 60% over the past 5 years, and the community continues to attract private investment throughout its 7.5-square-mile area. The East Tampa CRA is currently in the process of updating its Strategic Action Plan, which will be complete by year-end 2021. A central component of this Strategic Action Plan includes the leveraging of commercial and industrial resources available along the major corridors of Hillsborough Avenue and Columbus Drive and their connectivity via 40th Street.

The East Tampa sub-district contains 850 rental apartment units in 3 buildings that meet the minimum size criteria (market rate and mixed-income properties having at least 10 units). Within East Tampa, there are also 426,600 square feet of retail space, over 2.0 million square feet of industrial space, and 215,500 square feet of office space. The East Tampa sub-district has one of the greatest amounts of industrial space, as compared to the other sub-districts within the City of Tampa.

As of year-end 2021, the Investment and Redevelopment Opportunity Index model for the East Tampa sub-district revealed that there are approximately 155 properties prime for redevelopment, with a mix of commercial. industrial, and residential property uses; and 14 for-sale commercial properties and vacant lots also located within the sub-district. The East Tampa ROI Map is illustrated on pages 66-67.

COMMUNITY INVESTMENT

East Tampa has been the focus of tremendous infrastructure investment by the City of Tampa and its many partners in transportation, water, wastewater, and stormwater. The Complete Infrastructure – East Tampa Neighborhood Improvements program provides for street resurfacing, sidewalks, and the design and installation of traffic calming devices, such as chicanes, deviators, bulbouts, medians, and raised intersections. Foundation for Tampa's Neighborhoods Project - East Tampa Area will improve the City of Tampa's water distribution system by replacing the existing water mains and increasing the capacity of the system. It will also improve the system's ability to serve a growing population. Approximately 35,271 linear feet of water mains ranging from 2 to 12 inches in diameter will be replaced and upgraded. This project also provides for the replacement/rehabilitation of the wastewater collection system bounded by I-4, 26th St., MLK Blvd., and 37th St., and includes the replacement of approximately 15,000 ft of gravity sewers and the rehabilitation of 85,000 ft.

East Columbus Drive is a key corridor within East Tampa and is the focus of significant investment by the City and its many partners. The E. Columbus Drive project was identified as the fourth-highest priority walk-bike project, per the City of Tampa Walk-Bike Plan developed by the Hillsborough County Metropolitan Planning Organization

(MPO). The InVision Center City Plan also identified this segment of E. Columbus Drive as a key corridor to provide safe, walkable, and bikeable neighborhood connectivity. The design of this project prioritizes pedestrian safety; enhances the transit stops along the corridor; and provides cyclists with options, while maintaining vehicular capacity and on-street parking.

The 0.4-mile segment of Columbus Drive from Nebraska Avenue to 14th Street is a 2-lane arterial roadway with a posted speed of 30 mph and an average daily traffic volume of 10,210 vehicles per day. Reconfiguration of the roadway to 11-ft vehicle travel lanes with shared lane pavement markings for cyclists allows for improvements, including widening of sidewalks on both sides to approximately 8 feet along the corridor and approximately 15 feet at intersections; reconstruction of the relocated curbs and gutters; parking on both sides of the road; addition of street trees to both sides of the roadway; intersection and mid-block curb extensions with decorative crosswalks; and pedestrian actuated rectangular rapid flashing beacons (RRFB).

The City's Vision Zero initiative has been the driving force behind many programs and projects being undertaken by the City. First implemented in Sweden in the 1990s, Vision Zero has proven successful across Europe. Now,



it is gaining momentum in major American cities. The City's Vision Zero initiative focuses on vulnerable road users (pedestrians, cyclists, etc.), schools, speeding, and speed management. Implementation of the City's Vision Zero Action Plan includes safety projects on high priority corridors, citywide speed limit reduction programs, expansion of the City's network of trails, greenways, safe crosswalks, and a citywide separated bike lane pilot program. The City of Tampa's Green Spine Cycle Track is one of the many Vision Zero initiative projects. It currently runs through Downtown Tampa, as part of Mayor Castor's Transforming Tampa's Tomorrow platform. With a focus on Vision Zero, it is also being extended into East Tampa. This project provides for a bi-directional cycle track along 15th St. from Columbus Dr. to 21st Ave.

ANCHOR DEVELOPMENT



BELMONT HEIGHTS ESTATES — A 74-acre site containing 825 completed affordable rental units, 36 planned for-sale units, 4 community centers, and multiple open space areas distributed throughout the community.



CYRUS GREENE CENTER — A community center offering recreational activities and after school programs for the local neighborhoods.



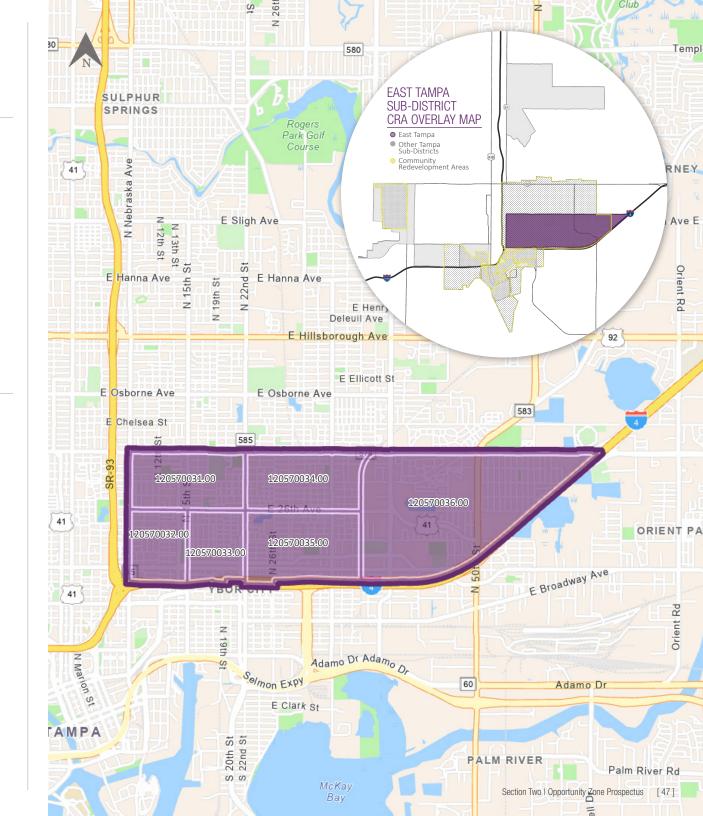
J.C. NEWMAN CIGAR COMPANY — America's oldest family-owned premium cigar maker since 1895, headquartered in an iconic 111-year-old cigar factory, "El Reloj".



COVE BEHAVIORAL HEALTH — A community-based provider of behavioral health services, serving Hillsborough, Polk, and surrounding counties.



HCPS INSTRUCTIONAL SERVICE CENTER – School district office for all of Hillsborough County Public Schools.



KEY SOCIO-ECONOMIC FACTS I EAST TAMPA SUB-DISTRICT

POPULATION:



3.87 Land Area (sq. mi.)

18,781 Total Population

4,883 Population Density (per sq. mi.)

HOUSING CHARACTERISTICS:



6.396 Total Housing Units **1.143** Vacant Housing Units **2.9** Average Household Size

47%	
Owner- Occupied	

Renter-Occupied

53%

FMPI OYMENT & BUSINESS:

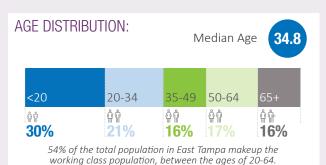
499 Total Businesses

6.061 Total Employees

0.32 Employee/Population

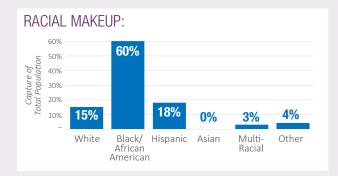
11.5% Household Unemployment



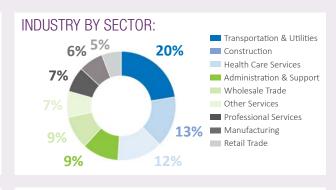




INFLOW/OUTFLOW: **6,573** Employed in Area, Living Outside **7,465** Live in Area, **Employed Outside** 214 Employed and Live in Area







EDUCATIONAL ATTAINMENT:









TRANSPORTATION:



\$26.4M Avg. Annual Transportation Costs

11% Workers 16+ Took **Public Transportation**

9% Occupied Households with No Vehicle

CONSUMER SPENDING:

Total expenditures in East Tampa were \$218.50M as of Dec. 2021, capturing 2% of the total expenditures within the City.



\$65.50M Retail Goods



\$8.86M

Entertainment/

Recreation

\$69.63M Housing



\$26.40M Food

(At Home/Away)

PROPERTY CHARACTERISTICS I YEAR-END 2021

	Building Area		Acreage		Floor Area	Market Value	Taxable Value	
Land Use ¹	Total Sq. Ft.	% Capture	Total Acres	% Capture	Ratio	per Acre	per Acre	
Residential	7,367,600	54.4%	762.8	39.4%	0.22	\$876,400	\$449,600	
Commercial	1,165,300	8.6%	172.9	8.9%	0.15	\$483,700	\$465,600	
Industrial	1,892,200	14.0%	121.2	6.3%	0.36	\$546,300	\$539,600	
Institutional	1,926,100	14.2%	313.0	16.2%	0.14	\$364,000	\$23,400	
Other ²	1,203,700	8.9%	420.0	21.7%	0.07	\$321,000	\$3,100	
Vacant	_	0.0%	144.7	7.5%	_	\$215,900	\$135,400	
Total	13,554,800	100.0%	1,934.6	100%				

Sources: Hillsborough County Final Tax Roll 2021; GAI Consultants. Notes: (1) Represents land use by DOR Property Use Codes. (2) Represents other public and government designated land uses.

The East Tampa sub-district has over 13.5 million square feet of developed buildings on nearly 1,935 acres of land. The total building supply within the sub-district is made up primarily of residential property uses, followed by institutional buildings. Combined, these property uses comprise approximately 69% of the total building supply within the sub-district. Comparatively, the majority of the land within the sub-district is also made up of residential land uses, at 39% of the total acres. Commercial space captures the smallest share of building area; whereas, industrial space captures the smallest share of land area within the sub-district.

The market value per acre is greatest within East Tampa's residential market, capturing 61% of the total market value within the sub-district. Comparatively, the market

value per acre in the commercial market captures only 8% of the total market value within East Tampa.

As of year-end 2021, the East Tampa sub-district's residential market is performing at an average market value per acre of approximately 56% less than that of the City of Tampa's residential market. Additionally, the commercial market within the sub-district is also performing at an average market value per acre significantly smaller than that of the City's commercial market, at nearly 97%.

In addition, the average floor area ratio—the relationship between a building's total floor area and the size of the lot that the building is located on—is greatest within East Tampa's industrial market, closely followed by the subdistrict's residential market.





EAST TAMPA | PRIORITY PROJECTS

26TH AVENUE ENVIRONMENTAL PARK

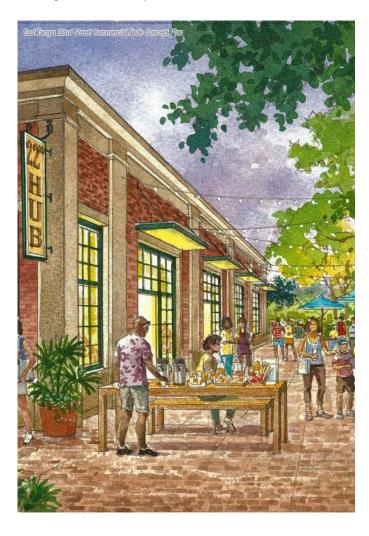
The large approximately 11.5-acre stormwater pond on 26th Ave. between the community connector streets of 22nd and 26th Streets is an opportunity to improve quality of life for existing residences via CRA property enhancement and other homeownership programs. Underutilized properties can be redeveloped. There may be even an opportunity to reconfigure portions of the pond to allow for some development that can put "eyes on the park". Park street "edges" can be treated with multi-use trails directly connecting adjacent Jacksons Heights, College Hill/Belmont, and North Ybor Neighborhoods. Together, this new environmental feature makes sustainability visible and accessible to the entire East Tampa community, and sets a new standard urban ecology for future generations.





22ND STREET COMMERCIAL NODE

The East Tampa CRA has purchased the orange and blue "gator building" at Lake Ave. and 22nd Street, and adjacent vacant sites for future redevelopment. This provides an opportunity to develop a prototype for new corridor redevelopment on a smaller, neighborhood scale. This could include subsidized retail or business incubator space, community market, small-event locations, and shared use mid-block parking lots to serve buildings that anchor key intersections.



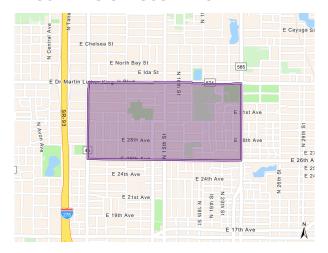
COLUMBUS DRIVE

The Columbus Drive corridor presents a tremendous employment and placemaking opportunity within East Tampa. The presence of many underutilized industrial and light tech properties within immediate proximity to adjacent residential, transit, rail, and regional transportation can be capitalized as a distinct economic development area for East Tampa's residents. Streets and Infrastructure can be improved to better serve the community and increase capacity.



EAST TAMPA | TRACT 120570031.00

ABOUT THIS CENSUS TRACT



This Opportunity Zone (Census Tract 120570031.00) is part of the East Tampa sub-district within the City of Tampa. The tract is approximately 320 acres, and is accessible by major thoroughfares, such as S.R. 93, S.R. 574 (Dr. Martin Luther King Jr. Blvd), and S.R. 585. This tract contains one CRA, which includes the East Tampa CRA.

Within this tract is the Ybor Heights neighborhood and the College Hill-Belmont Heights neighborhood, which contains the Belmont Heights Estates, a 74-acre site containing 825 completed affordable rental units, 36 planned for-sale units, 4 community centers, and multiple open space areas distributed throughout the community. This tract only encompasses Phase II of the Belmont Heights Estates.

As of year-end 2021, this census tract within the East Tampa sub-district has over 2.3 million square feet of developed buildings on nearly 265 acres of land. Residential properties comprise the majority of building space and land area within this census tract, at 45% and 47%, respectively, of the total share.

The East Tampa ROI Model revealed that there are 46 properties prime for redevelopment, and one for-sale investment property as of year-end 2021 within this census tract.

COMMUNITY INVESTMENT

This Opportunity Zone encompasses the Ybor Heights and College Hill-Belmont Heights Neighborhoods, and is contained within the vast 7.5-square-mile East Tampa CRA.

As previously referenced, Phase II of the Belmont Heights Estates is within this tract. This award-winning community reconnected the surrounding East Tampa neighborhood by introducing an extensive network of through streets and sidewalks. This redevelopment was seeded by the award of a \$32.5 million 1997 HOPE VI Revitalization Grant to the Tampa Housing Authority from the U.S. Department of Housing and Urban Development, and implemented through a public-private partnership between Tampa Housing Authority and Michaels Development Company.

Community investment is strong within this Opportunity Zone. A guick build project, the 14th Street Complete Street Project, is currently in design, with construction expected in 2022. This project will provide for complete street roadway improvements to enhance safety and multimodal connectivity along the 14th Street corridor from E. Columbus Drive to MLK Blvd.

FDOT will also be enhancing mobility within this Opportunity Zone as part of their I-275/I-4 Improvement project. Construction is expected to begin in 2023, and will include adding an additional merge lane on northbound I-275 between I-4 and the MLK Blvd. exit.

STRATEGIC PRIORITIES



EAST TAMPA STRATEGIC PRIORITIES - The East Tampa 2021 Strategic Plan Update for the East Tampa CRA provides a guiding Framework of 10 Community Strategic Priorities and Themes that both describe the characteristics of East Tampa CRA today, while informing the Vision and Strategic Areas of Focus for the next 5 years and beyond. These strategic priorities will also help shape the future projects within the East Tampa CRA. These themes include:

- Residential investment and home repair opportunities.
- Neighborhood beautification and appearance.
- Community health and safety.
- Infrastructure and stormwater management.
- Livable streets and transportation.
- Parks, recreation, and programs.
- Community commercial services.
- Education, employment, and job creation.
- Culture marketing and promotion.
- Leadership, partnership, and capacity.

PROPERTY CHARACTERISTICS I YEAR-END 2021

	Building	g Area	Acrea	age	e Floor Area		Taxable Value
Land Use ¹	Total Sq. Ft.	% Capture	Total Acres	% Capture	Ratio	per Acre	per Acre
Residential	1,042,000	44.6%	124.1	46.9%	0.19	\$847,000	\$403,100
Commercial	187,900	8.0%	19.2	7.3%	0.22	\$752,900	\$750,400
Industrial	124,200	5.3%	3.6	1.4%	0.78	\$2,129,100	\$2,072,900
Institutional	504,000	21.6%	36.2	13.7%	0.32	\$426,300	\$32,700
Other ²	479,400	20.5%	70.2	26.6%	0.16	\$779,500	\$136,400
Vacant	_	0.0%	11.0	4.2%	_	\$264,300	\$144,300
Total	2,337,500	100.0%	264.4	100.0%			

Sources: Hillsborough County Final Tax Roll 2021; GAI Consultants. Notes: (1) Represents land use by DOR Property Use Codes. (2) Represents other public and government designated land uses

KEY SOCIO-ECONOMIC FACTS I EAST TAMPA TRACT 120570031.00

POPULATION:



0.50 Land Area (sq. mi.)

2,814 Total Population

5,594 Population Density (per sq. mi.)

HOUSING CHARACTERISTICS:



1,015 Total Housing Units **190** Vacant Housing Units **2.8** Average Household Size

55% Owner-Renter-Occupied Occupied

FMPI OYMENT & BUSINESS:

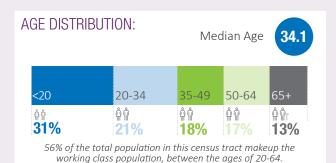
93 Total Businesses

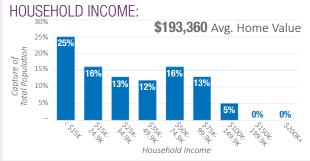
1,553 Total Employees

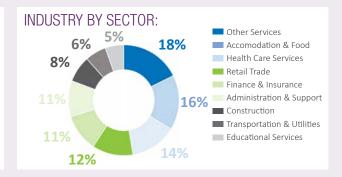
0.6 Employee/Population

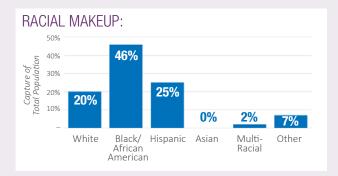
8.4% Household Unemployment













CONSUMER SPENDING:

Total expenditures in this census tract were \$37.0M as of Dec. 2021, capturing 17% of the total expenditures within East Tampa.





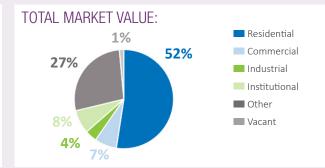


\$1.50M Entertainment/

Recreation

\$4.47M Food (At Home/Away)





TOTAL INVENTORY:

	Inver	ntory	Occ.	Avg.	
	Total	% of Sub- District	Rate %	Rental Rate ¹	
Rental Units	579	68%	97.0%	\$949	
Retail (Sq. Ft.)	74,300	17%	100.0%	\$20.28	
Industrial (Sq. Ft.)	124,200	6%	100.0%	\$9.34	
Office (Sq. Ft.)	59,850	28%	100.0%	\$22.09	

sa, ft, for all other uses

EAST TAMPA | TRACT 120570032.00

ABOUT THIS CENSUS TRACT



This Opportunity Zone (Census (Tract 120570032.00) is part of the East Tampa sub-district within the City of Tampa. The tract is approximately 205 acres, and is accessible by major thoroughfares, such as I-4, I-275, and S.R. 45. This tract contains the East Tampa CRA.

This tract is fully encompassed by the V. M. Ybor Neighborhood, named after Spanish immigrant Vicente Martinez Ybor, who founded Ybor City's Cigar Industry in 1885. The neighborhood contributes to the Ybor City National Historic Landmark District, and is one of Tampa's most historic and diverse neighborhoods. The area is centrally located, with many of the homes, commercial buildings, parks, and cigar factories finding a renewed life. Many of the historic structures have been restored and are now functioning as architectural firms, social media and technology businesses, and consulting corporations.

As of year-end 2021, this census tract within the East Tampa sub-district has over 1.5 million square feet of developed buildings on nearly 146 acres of land. Residential properties comprise the majority of building space and land area within this census tract, at 84% and 71%, respectively, of the total share.

The East Tampa ROI Model revealed that there are 11 properties prime for redevelopment, and two for-sale investment properties as of year-end 2021 within this census tract.

COMMUNITY INVESTMENT

Community investment is strong within this Opportunity Zone; the East Columbus Drive Project focuses on the 0.4-mile segment of Columbus Drive from Nebraska Avenue to 14th Street. The project focuses on the reconfiguration of the roadway to 11-ft vehicle travel lanes with shared lane pavement markings for cyclists. Additional improvements include widening of sidewalks on both sides to approximately 8 feet along the corridor and approximately 15 feet at intersections; reconstruction of the relocated curbs and gutters; parking on both sides of the road: addition of street trees to both sides of the roadway; intersection and mid-block curb extensions with decorative crosswalks; and pedestrian actuated rectangular rapid flashing beacons (RRFB). Additionally, the 14th Street Complete Street Project (E. Columbus Drive to MLK Blvd.) is quick build project providing for complete street roadway improvements to enhance safety and multimodal connectivity.

FDOT will also be enhancing mobility within this Opportunity Zone as part of their I-275/I-4 Improvement project. Construction is expected to begin in 2023, and will include changing the eastbound exit ramps from I-4 into Ybor City/ East Tampa by providing access at 14th/15th streets instead of N. 21st/ N. 22nd Streets, as well as adding an additional merge lane on northbound I-275 between I-4 and the MLK Blvd. exit.

STRATEGIC PRIORITIES



EAST TAMPA STRATEGIC PRIORITIES - The East Tampa 2021 Strategic Plan Update for the East Tampa CRA provides a guiding Framework of 10 Community Strategic Priorities and Themes that both describe the characteristics of East Tampa CRA today, while informing the Vision and Strategic Areas of Focus for the next 5 years and beyond. These strategic priorities will also help shape the future projects within the East Tampa CRA. These themes include:

- Residential investment and home repair opportunities.
- Neighborhood beautification and appearance.
- Community health and safety.
- Infrastructure and stormwater management.
- Livable streets and transportation.
- Parks, recreation, and programs.
- Community commercial services.
- Education, employment, and job creation.
- Culture marketing and promotion.
- Leadership, partnership, and capacity.

PROPERTY CHARACTERISTICS I YEAR-END 2021

	Building	g Area	Acrea	age	Floor Area	Market Value	Taxable Value per Acre
Land Use ¹	Total Sq. Ft.	% Capture	Total Acres	% Capture	Ratio	per Acre	
Residential	1,287,500	83.9%	103.3	71.0%	0.29	\$987,200	\$532,800
Commercial	73,200	4.8%	5.2	3.5%	0.33	\$1,055,400	\$902,900
Industrial	32,600	2.1%	2.0	1.4%	0.37	\$499,700	\$492,700
Institutional	106,000	6.9%	11.6	7.9%	0.21	\$885,100	\$2,300
Other ²	34,500	2.3%	14.1	9.7%	0.06	\$411,300	\$63,900
Vacant	_	0.0%	9.4	6.5%	_	\$334,500	\$184,900
Total	1,533,900	100.0%	145.5	100.0%			

Sources: Hillsborough County Final Tax Roll 2021; GAI Consultants. Notes: (1) Represents land use by DOR Property Use Codes. (2) Represents other public and government designated land uses.

KEY SOCIO-ECONOMIC FACTS I EAST TAMPA TRACT 120570032.00

POPULATION:



0.32 Land Area (sq. mi.)

2.734 Total Population

8,544 Population Density (per sq. mi.)

HOUSING CHARACTERISTICS:



1,033 Total Housing Units **206** Vacant Housing Units **2.5** Average Household Size

33%	67%
Owner-	Renter-
Occupied	Occupied

FMPI OYMENT & BUSINESS:

43 Total Businesses

282 Total Employees

0.1 Employee/Population

9.7% Household Unemployment

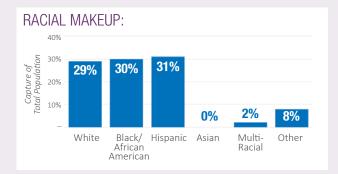


AGE DISTRIBUTION: Median Age 20-34 35-49 50-64 65+ ÅÅ åår ÅÅ ÅÅ 22% 23% 16% 55% of the total population in this census tract makeup the

working class population, between the ages of 20-64.

HOUSEHOLD INCOME: **\$233,310** Avg. Home Value 30% 25% Capture of Total Population 20% 10% 5% Household Income

INDUSTRY BY SECTOR: Accomodation & Food 5% 18% Health Care Services Retail Trade 5% Construction Administration & Support Other Services 13% Transportation & Utilities Professional Services Educational Services 11%



INCOME CHARACTERISTICS: \$25,400 Median Household Income **\$22,000** Median Disposable Income **\$15,900** Per Capita

Income

CONSUMER SPENDING:

Total expenditures in this census tract were \$38.0M as of Dec. 2021, capturing 17% of the total expenditures within East Tampa.



\$12.09M Housing





\$1.58M Entertainment/ \$4.62M Food

Recreation

(At Home/Away)

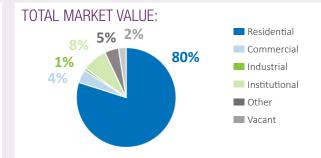
EDUCATIONAL ATTAINMENT:











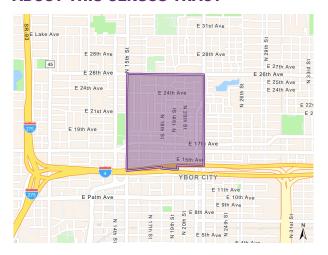
TOTAL INVENTORY:

	Inver	ntory	Occ.	Avg.	
	Total % of Sub- District		Rate %	Rental Rate ¹	
Rental Units	160	19%	99.0%	\$809	
Retail (Sq. Ft.)	54,200	13%	100.0%	\$21.63	
Industrial (Sq. Ft.)	32,600	2%	100.0%	\$8.33	
Office (Sq. Ft.)	22,400	10%	100.0%	\$19.98	

Sources: CoStar; GAI Consultants. Notes: (1) Avg. Rental Rate represents per unit for Rental Units and per

EAST TAMPA | TRACT 120570033.00

ABOUT THIS CENSUS TRACT



This Opportunity Zone (Census Tract 120570033.00) is part of the East Tampa sub-district within the City of Tampa. The tract is approximately 198 acres, and is accessible by the I-4 major thoroughfare. This tract contains the East Tampa CRA.

This tract features the J.C. Newman Cigar Company, America's oldest family-owned premium cigar maker since 1895. J.C. Newman is headquartered in an iconic 111-year-old cigar factory, "El Reloj", in historic Ybor City. In addition, the Perfecto-Garcia Cigar Factory, a historic industrial building, currently operates as an office building within this tract. Also located within this tract is Phase I of the Belmont Heights Estates, a 74-acre site containing 825 completed affordable rental units, 36 planned forsale units, 4 community centers, and multiple open space areas distributed throughout the community.

As of year-end 2021, this census tract within the East Tampa sub-district has over 1.5 million square feet of developed buildings on about 143 acres of land. Residential properties comprise the majority of building space and land area within this census tract, at 57% and 47%, respectively, of the total share.

The East Tampa ROI Model revealed that there are 6 properties prime for redevelopment as of year-end 2021 within this census tract.

COMMUNITY INVESTMENT

As previously referenced, Phase I of the Belmont Heights Estates is within this tract. This award-winning community reconnected the surrounding East Tampa neighborhood by introducing an extensive network of through streets and sidewalks. This redevelopment was seeded by the award of a \$32.5 million 1997 HOPE VI Revitalization Grant to the Tampa Housing Authority from the U.S. Department of Housing and Urban Development, and implemented through a public-private partnership between Tampa Housing Authority and Michaels Development Company.

Community investment is strong within this Opportunity Zone. The City of Tampa's Green Spine Cycle Track is one of the many Vision Zero initiative projects. It currently runs through Downtown Tampa, as part of Mayor Castor's Transforming Tampa's Tomorrow platform. With a focus on Vision Zero, it is also being extended into East Tampa. This project provides for a bi-directional cycle track along 15th St. from Columbus Dr. to 21st Ave.

FDOT will also be enhancing mobility within this Opportunity Zone as part of their I-275/I-4 Improvement project. Construction is expected to begin in 2023, and will include changing the eastbound exit ramps from I-4 into Ybor City/East Tampa by providing access at 14th/15th Streets instead of N. 21st/ N. 22nd Streets.

STRATEGIC PRIORITIES



EAST TAMPA STRATEGIC PRIORITIES - The East Tampa 2021 Strategic Plan Update for the East Tampa CRA provides a guiding Framework of 10 Community Strategic Priorities and Themes that both describe the characteristics of East Tampa CRA today, while informing the Vision and Strategic Areas of Focus for the next 5 years and beyond. These strategic priorities will also help shape the future projects within the East Tampa CRA. These themes include:

- Residential investment and home repair opportunities.
- Neighborhood beautification and appearance.
- Community health and safety.
- Infrastructure and stormwater management.
- Livable streets and transportation.
- Parks, recreation, and programs.
- Community commercial services.
- Education, employment, and job creation.
- Culture marketing and promotion.
- Leadership, partnership, and capacity.

PROPERTY CHARACTERISTICS I YEAR-END 2021

	Building	, Area	Acrea	age	Floor Area	Market Value	Taxable Value
Land Use ¹	Total Sq. Ft.	% Capture	Total Acres	% Capture	Ratio	per Acre	per Acre
Residential	875,400	57.4%	67.0	46.8%	0.30	\$1,134,200	\$635,800
Commercial	59,700	3.6%	3.2	2.2%	0.43	\$968,900	\$760,000
Industrial	170,200	11.2%	3.2	2.2%	1.24	\$1,404,600	\$1,379,400
Institutional	418,600	27.5%	32.0	22.4%	0.30	\$446,300	\$26,900
Other ²	_	0.0%	23.7	16.5%	_	\$53,400	_
Vacant	_	0.0%	14.1	9.8%	_	\$338,700	\$184,400
Total	1,523,900	100.0%	143.1	100.0%			

Sources: Hillsborough County Final Tax Roll 2021; GAI Consultants. Notes: (1) Represents land use by DOR Property Use Codes. (2) Represents other public and government designated land uses.

KEY SOCIO-ECONOMIC FACTS I EAST TAMPA TRACT 120570033.00

POPULATION:



0.31 Land Area (sq. mi.)

2,269 Total Population

7,367 Population Density (per sq. mi.)

HOUSING CHARACTERISTICS:



856 Total Housing Units

216 Vacant Housing Units

2.6 Average Household Size

32%	
Owner- Occupied	

68% Renter-Occupied

12.8% Household Unemployment

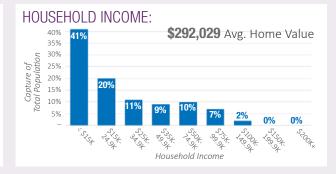
40 Total Businesses

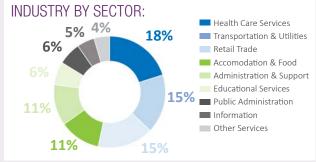
295 Total Employees

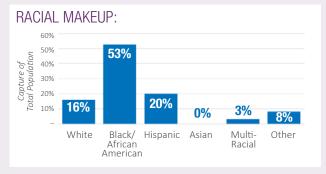
0.1 Employee/Population



AGE DISTRIBUTION: Median Age 35.0 20-34 35-49 50-64 ÅÅ ÅÅ ۱Î 35% 8% 17% 57% of the total population in this census tract makeup the working class population, between the ages of 20-64.



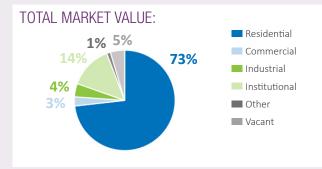






CONSUMER SPENDING: Total expenditures in this census tract were \$23.8M as of Dec. 2021, capturing 11% of the total expenditures within East Tampa. \$7.09M \$7.56M \$1.96M Retail Goods Health Care Housing \$0.96M \$2.86M Entertainment/ Food (At Home/Away) Recreation

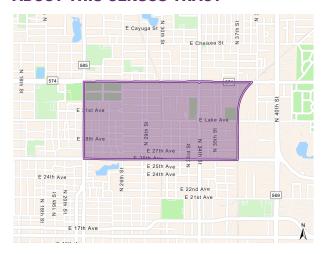
EDUCATIONAL ATTAINMENT: 24% No High Associates School Degree High Schoo Bachelor's Diploma Diploma Degree+



	Inver	ntory	Occ.	Avg.	
	Total	% of Sub- District	Rate %	Rental Rate ¹	
Rental Units	_	0%	97.5%	\$687	
Retail (Sq. Ft.)	33,600	8%	100.0%	\$20.70	
Industrial (Sq. Ft.)	170,200	8%	100.0%	\$9.03	
Office (Sq. Ft.)	20,500	10%	100.0%	\$19.80	

EAST TAMPA | TRACT 120570034.00

ABOUT THIS CENSUS TRACT



This Opportunity Zone (Census Tract 120570034.00) is part of the East Tampa sub-district within the City of Tampa. The tract is approximately 224 acres, and is accessible by the S.R. 574 major thoroughfare. This tract also contains the East Tampa CRA.

Within this tract is the College Hill-Belmont Heights neighborhood, which contains Phase III of the Belmont Heights Estates, a 74-acre site comprising 825 completed affordable rental units, 36 planned for-sale units, 4 community centers, and multiple open space areas distributed throughout the community.

This tract also contains some of the Jackson Heights neighborhood which features the Jackson Heights NFL YET Center, a safe place for youth, adults, and seniors in the East Tampa Community. This center features a recreation center, gym, playground, ball fields, and play courts.

As of year-end 2021, this census tract within the East Tampa sub-district has nearly 1.9 million square feet of developed buildings on about 234 acres of land. Residential properties comprise the majority of building space and land area within this census tract, at 62% and 51%, respectively, of the total share.

The East Tampa ROI Model revealed that there are 21 properties prime for redevelopment as of year-end 2021 within this census tract.

COMMUNITY INVESTMENT

As previously referenced, Phase III of the Belmont Heights Estates is within this tract. This award-winning community reconnected the surrounding East Tampa neighborhood by introducing an extensive network of through streets and sidewalks. This redevelopment was seeded by the award of a \$32.5 million 1997 HOPE VI Revitalization Grant to the Tampa Housing Authority from the U.S. Department of Housing and Urban Development, and implemented through a public-private partnership between Tampa Housing Authority and Michaels Development Company.

Community investment is strong within this Opportunity Zone; the Complete Streets and Safety Improvement Project provides for safety and complete streets improvements and on-street bicycle facilities throughout the 34th Street corridor from Columbus Drive to US92. This project represents an investment of over \$5 million into the City's infrastructure and was completed in 2021.

FDOT will also be enhancing mobility within this Opportunity Zone in the form of intersection improvements at the intersection of MLK Blvd. and N. 22nd Street. Construction is expected to begin in 2022, and will include lengthening the northbound left-turn lane from 22nd Street onto westbound MLK Blvd. The traffic signal will also be changed to provide protected/permissive northbound/ westbound left turns.

STRATEGIC PRIORITIES



EAST TAMPA STRATEGIC PRIORITIES - The East Tampa 2021 Strategic Plan Update for the East Tampa CRA provides a guiding Framework of 10 Community Strategic Priorities and Themes that both describe the characteristics of East Tampa CRA today, while informing the Vision and Strategic Areas of Focus for the next 5 years and beyond. These strategic priorities will also help shape the future projects within the East Tampa CRA. These themes include:

- Residential investment and home repair opportunities.
- Neighborhood beautification and appearance.
- Community health and safety.
- Infrastructure and stormwater management.
- Livable streets and transportation.
- Parks, recreation, and programs.
- Community commercial services.
- Education, employment, and job creation.
- Culture marketing and promotion.
- Leadership, partnership, and capacity.

PROPERTY CHARACTERISTICS I YEAR-END 2021

	Building	Area	Acrea	age	Floor Area	Market Value	Taxable Value
Land Use ¹	Total Sq. Ft.	% Capture	Total Acres	% Capture	Ratio	per Acre	per Acre
Residential	1,174,900	62.2%	119.5	51.1%	0.23	\$888,500	\$454,200
Commercial	123,800	6.6%	10.2	4.4%	0.28	\$583,900	\$544,200
Industrial	95,500	5.1%	3.6	1.5%	0.61	\$564,200	\$564,200
Institutional	448,000	23.7%	67.7	29.0%	0.15	\$408,900	\$13,100
Other ²	45,200	2.4%	9.0	3.9%	0.12	\$854,900	_
Vacant	_	0.0%	23.7	10.2%	_	\$248,800	\$148,800
Total	1,887,400	100.0%	233.7	100.0%			

Sources: Hillsborough County Final Tax Roll 2021; GAI Consultants. Notes: (1) Represents land use by DOR Property Use Codes. (2) Represents other public and government designated land uses

KEY SOCIO-ECONOMIC FACTS I EAST TAMPA TRACT 120570034.00

POPULATION:



0.35 Land Area (sq. mi.)

3,492 Total Population

6,651 Population Density (per sq. mi.)

HOUSING CHARACTERISTICS:



1,100 Total Housing Units **154** Vacant Housing Units **3.1** Average Household Size

59% 41% Renter-Owner-Occupied Occupied

FMPI OYMENT & BUSINESS:

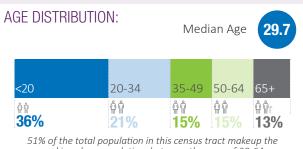
69 Total Businesses

478 Total Employees

0.1 Employee/Population

15.3% Household Unemployment

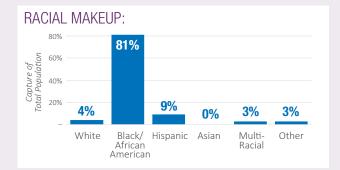




working class population, between the ages of 20-64.

HOUSEHOLD INCOME: **\$203,600** Avg. Home Value 35% Capture of Total Population 30% 25% 20% 15% 10% Household Income

INDUSTRY BY SECTOR: 6% 5% Health Care Services 23% Transportation & Utilities Accomodation & Food 6% Manufacturing Retail Trade Administration & Support Educational Services Information Finance & Insurance 7% 13%



INCOME CHARACTERISTICS: \$25,400 Median Household Income **\$20,400** Median Disposable Income **\$10.600** Per Capita Income

CONSUMER SPENDING: Total expenditures in this census tract were \$32.6M as of Dec. 2021, capturing 15% of the total expenditures within East Tampa. \$9.63M \$10.47M \$2.62M Retail Goods Health Care Housing \$1.30M \$3.97M Entertainment/ Food (At Home/Away)

Recreation

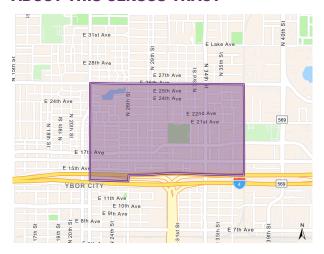
EDUCATIONAL ATTAINMENT: No High Associates School Degree High Schoo Bachelor's Diploma Diploma Degree+



	Inver	ntory	Occ.	Avg.	
	Total % of Sub- District		Rate %	Rental Rate ¹	
Rental Units	111	13%	100.0%	\$952	
Retail (Sq. Ft.)	24,800	6%	100.0%	\$21.73	
Industrial (Sq. Ft.)	95,500	5%	100.0%	\$9.06	
Office (Sq. Ft.)	4,000	2%	100.0%	\$16.68	

EAST TAMPA | TRACT 120570035.00

ABOUT THIS CENSUS TRACT



This Opportunity Zone (Census Tract 120570035.00) is part of the East Tampa sub-district within the City of Tampa. The tract is approximately 390 acres, and is accessible by the I-4 major thoroughfare. This tract contains the East Tampa CRA.

This tract features special neighborhood districts, such as the Jackson Heights neighborhood; as well as the North Ybor neighborhood, a community organization of local residents and businesses working together to better the portion of Ybor City which lies north of I-4. A major green space within this tract is the Alfred "Al" Barnes Park, which includes ball fields, tennis/racquetball courts, and a playground. There is also large industrial and warehouse park in the southeast corner of the tract that features nearly 790,000 square feet in 27 individual properties.

As of year-end 2021, this census tract within the East Tampa sub-district has over 2.2 million square feet of developed buildings on nearly 359 acres of land. Residential properties comprise the majority of building space within this census tract, at 56%. Whereas, other public and governmental designated land areas comprise the majority of land acreage within this tract, at 39%.

The East Tampa ROI Model revealed that there are 26 properties prime for redevelopment, and one for-sale investment properties as of year-end 2021 within this census tract.

COMMUNITY INVESTMENT

Investing in neighborhood redevelopment is a high priority in each of Tampa's eight CRAs. From Downtown to Drew Park, redevelopment activity is helping to make Tampa's neighborhoods more attractive, safe, convenient, environmentally healthy, and economically strong.

Community investment is strong within this Opportunity Zone. The Complete Infrastructure—East Tampa Neighborhood Improvements program provides for street resurfacing, sidewalks, and the design and installation of traffic calming devices, such as chicanes, deviators, bulbouts, medians, and raised intersections.

Investment in the water/wastewater infrastructure within this Opportunity Zone is substantial; Foundation for Tampa's Neighborhoods Project – East Tampa Area will improve the City of Tampa's water distribution system by replacing the existing water mains and increasing the capacity of the system. This project provides for the replacement/rehabilitation of the wastewater collection system bounded by I-4, 26th St., MLK Blvd., and 37th St.

Additionally, the Holmes Street project, will replace the aging water mains in this area and improve water pressure and water quality, while reducing the number of service interruptions.

STRATEGIC PRIORITIES



EAST TAMPA STRATEGIC PRIORITIES - The East Tampa 2021 Strategic Plan Update for the East Tampa CRA provides a guiding Framework of 10 Community Strategic Priorities and Themes that both describe the characteristics of East Tampa CRA today, while informing the Vision and Strategic Areas of Focus for the next 5 years and beyond. These strategic priorities will also help shape the future projects within the East Tampa CRA. These themes include:

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- Community health and safety.
- Infrastructure and stormwater management.
- Livable streets and transportation.
- Parks, recreation, and programs.
- Community commercial services.
- Education, employment, and job creation.
- Culture marketing and promotion.
- Leadership, partnership, and capacity.

PROPERTY CHARACTERISTICS I YEAR-END 2021

	Building	g Area	Acrea	age	Floor Area	Market Value	Taxable Value
Land Use ¹	Total Sq. Ft.	% Capture	Total Acres	% Capture	Ratio	per Acre	per Acre
Residential	1,248,000	55.8%	124.4	34.7%	0.23	\$953,900	\$475,600
Commercial	59,700	2.7%	6.5	1.8%	0.21	\$542,600	\$511,200
Industrial	693,000	31.0%	34.3	9.6%	0.46	\$576,700	\$574,600
Institutional	194,800	8.7%	25.7	7.2%	0.17	\$588,400	\$52,500
Other ²	40,300	1.8%	140.5	39.2%	0.01	\$30,800	_
Vacant	_	0.0%	27.5	7.7%	_	\$264,700	\$163,500
Total	2,235,900	100.0%	358.8	100.0%			

Sources: Hillsborough County Final Tax Roll 2021; GAI Consultants. Notes: (1) Represents land use by DOR Property Use Codes. (2) Represents other public and government designated land uses

KEY SOCIO-ECONOMIC FACTS I EAST TAMPA TRACT 120570035.00

POPULATION:



0.61 Land Area (sq. mi.)

2,727 Total Population

4,478 Population Density (per sq. mi.)

HOUSING CHARACTERISTICS: **919** Total Housing Units **209** Vacant Housing Units **2.9** Average Household Size 53% 47% Renter-Owner-

Occupied

Occupied

FMPI OYMENT & BUSINESS:

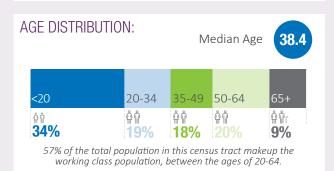
77 Total Businesses

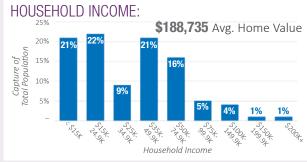
725 Total Employees

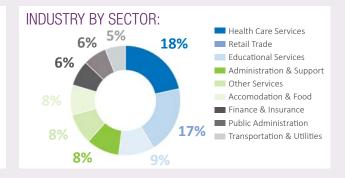
0.3 Employee/Population

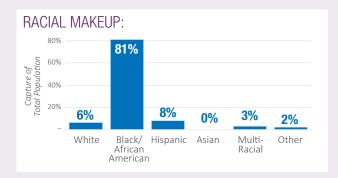
16.1% Household Unemployment













CONSUMER SPENDING: Total expenditures in this census tract were \$31.3M as of Dec. 2021, capturing 14% of the total expenditures within East Tampa. \$9.42M \$9.86M \$2.67M Retail Goods Health Care Housing

\$3.73M

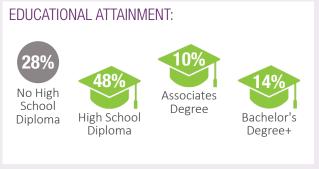
Food

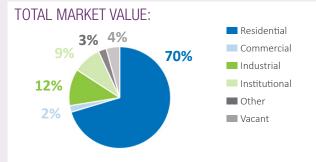
(At Home/Away)

\$1.27M

Entertainment/

Recreation





TOTAL INVENTO	PRY:						
	Inver	ntory	Occ.	Avg. Rental Rate ¹			
	Total	% of Sub- District	Rate %				
Rental Units	_	0%	_	_			
Retail (Sq. Ft.)	46,900	11%	100.0%	\$20.38			
Industrial (Sq. Ft.)	693,000	34%	98.5%	\$7.58			
Office (Sq. Ft.)	4,800	2%	100.0%	\$17.35			
Sources: CoStar; GAI Consultants. Notes: (1) Avg. Rental Rate represents per unit for Rental Units and per							

EAST TAMPA | TRACT 120570036.00

ABOUT THIS CENSUS TRACT



This Opportunity Zone (Census Tract 120570036.00) is part of the East Tampa sub-district within the City of Tampa. The tract is approximately 1,011 acres, and is accessible by major thoroughfares, such as I-4 and S.R. 574. This tract is bounded by the CSX Railroad on the west side, and contains the East Tampa CRA.

This tract features special neighborhood districts, such as the Grant Park and Highlands Park neighborhoods. Within these communities is multiple green spaces and attractions, such as the Skatepark of Tampa, Highland Pines Park, and Grant Park. In addition, this tract comprises multiple public and government buildings, such as the Hillsborough County School District, the City of Tampa Public Works Department, and the Community Housing Solutions Center.

As of year-end 2021, this census tract within the East Tampa sub-district has over 4.0 million square feet of developed buildings on about 789 acres of land. Residential properties comprise the majority of building space and land area within this census tract, at 43% and 29%, respectively, of the total share.

The East Tampa ROI Model revealed that there are 45 properties prime for redevelopment and 7 for-sale investment properties as of year-end 2021 within this census tract.

COMMUNITY INVESTMENT

Investing in neighborhood redevelopment is a high priority in each of Tampa's eight CRAs. From Downtown to Drew Park, redevelopment activity is helping to make Tampa's neighborhoods more attractive, safe, convenient, environmentally healthy, and economically strong.

In addition, the City of Tampa's Foundation for Tampa's Neighborhoods Design Build project includes water, wastewater, stormwater, and transportation improvements in multiple neighborhoods within the city's limits as part of the Transforming Tampa's Tomorrow initiative. The improvements for East Tampa are scheduled to be completed in Fall 2024, and include wastewater improvements by rehabilitating the existing gravity sewers and installation of new gravity sewers; water improvements by replacing water distribution pipelines; and transportation improvements by resurfacing some neighborhood roads, adding traffic calming elements, and constructing additional sidewalks to ensure neighborhood connectivity.

FDOT will also be enhancing mobility within this Opportunity Zone, with multiple projects planned, including: Columbus Drive and 40th Street Intersection Improvements; 40th Street at Melbourne Blvd. Intersection Improvements; MLK Blvd. Operational Improvements from 40th Street to I-4; and I-4 westbound widening from MLK Blvd. to 50th Street.

STRATEGIC PRIORITIES



EAST TAMPA STRATEGIC PRIORITIES - The East Tampa 2021 Strategic Plan Update for the East Tampa CRA provides a guiding Framework of 10 Community Strategic Priorities and Themes that both describe the characteristics of East Tampa CRA today, while informing the Vision and Strategic Areas of Focus for the next 5 years and beyond. These strategic priorities will also help shape the future projects within the East Tampa CRA. These themes include:

- Residential investment and home repair opportunities.
- Neighborhood beautification and appearance.
- Community health and safety.
- Infrastructure and stormwater management.
- Livable streets and transportation.
- Parks, recreation, and programs.
- Community commercial services.
- Education, employment, and job creation.
- Culture marketing and promotion.
- Leadership, partnership, and capacity.

PROPERTY CHARACTERISTICS I YEAR-END 2021

	Building	Area	Acrea	age	Floor Area	Market Value	Taxable Value
Land Use ¹	Total Sq. Ft.	% Capture	Total Acres	% Capture	Ratio	per Acre	per Acre
Residential	1,739,700	43.1%	224.5	28.5%	0.18	\$715,100	\$364,600
Commercial	661,000	16.4%	128.7	16.3%	0.12	\$397,900	\$389,900
Industrial	776,600	19.2%	74.5	9.4%	0.24	\$419,100	\$413,100
Institutional	254,700	6.3%	139.8	17.7%	0.04	\$222,800	\$21,600
Other ²	604,300	15.0%	162.5	20.6%	0.09	\$375,400	\$1,800
Vacant	_	0.0%	59.0	7.5%	_	\$122,600	\$95,800
Total	4,036,200	100.0%	789.1	100.0%			

Sources: Hillsborough County Final Tax Roll 2021; GAI Consultants. Notes: (1) Represents land use by DOR Property Use Codes. (2) Represents other public and government designated land uses

KEY SOCIO-ECONOMIC FACTS I EAST TAMPA TRACT 120570036.00

POPULATION:

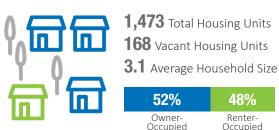


1.58 Land Area (sq. mi.)

4.745 Total Population

3,001 Population Density (per sq. mi.)

HOUSING CHARACTERISTICS:



FMPI OYMENT & BUSINESS:

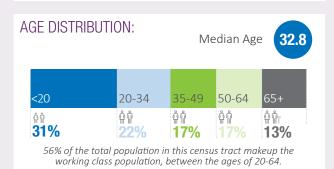
177 Total Businesses

2,728 Total Employees

0.6 Employee/Population

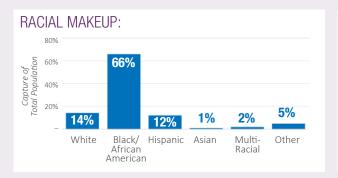
9.2% Household Unemployment







INDUSTRY BY SECTOR: 5% 5% Health Care Services 17% Retail Trade Transportation & Utilities 6% Administration & Support Manufacturing Accomodation & Food Finance & Insurance Construction 16% Public Administration 10%





CONSUMER SPENDING:

Total expenditures in this census tract were \$56.0M as of Dec. 2021, capturing 26% of the total expenditures within East Tampa.







\$2.26M Entertainment/

Recreation

\$6.73M Food

(At Home/Away)

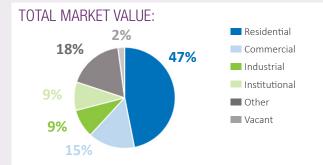
EDUCATIONAL ATTAINMENT:











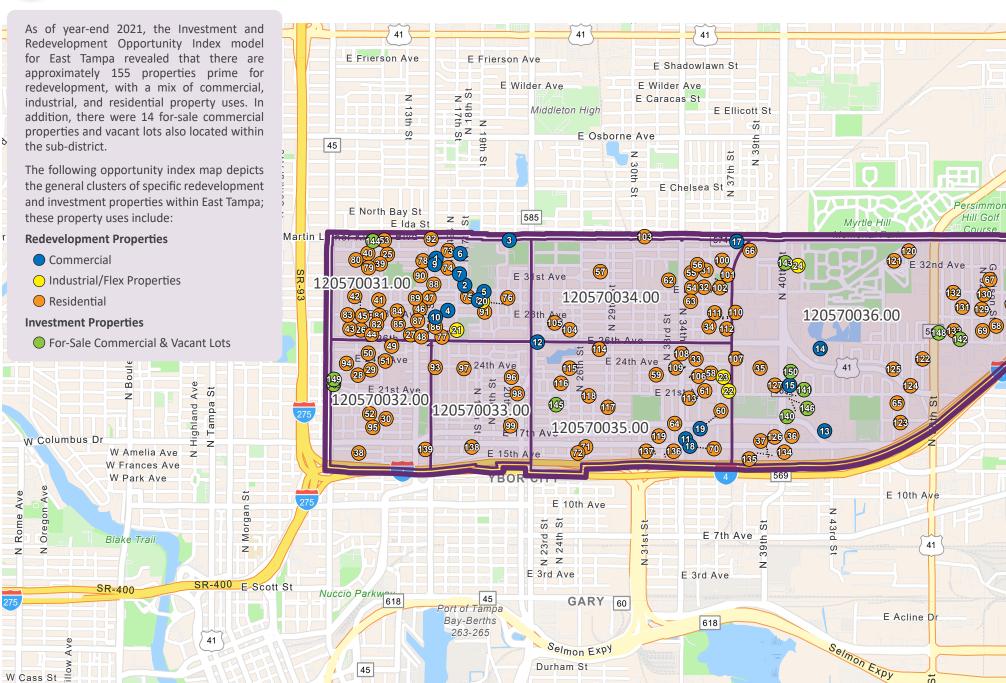
TOTAL INVENTORY:

	Inver	ntory	Occ.	Avg.	
	Total	% of Sub- District	Rate %	Rental Rate ¹	
Rental Units	_	0%	_	_	
Retail (Sq. Ft.)	192,200	45%	100.0%	\$20.16	
Industrial (Sq. Ft.)	776,600	38%	100.0%	\$8.47	
Office (Sq. Ft.)	104,000	48%	100.0%	\$21.47	

Sources: CoStar; GAI Consultants. Notes: (1) Avg. Rental Rate represents per unit for Rental Units and per sa, ft, for all other uses



EAST TAMPA | OPPORTUNITY INDEX



REDEVELOPMENT & OPPORTUNITY INDEX MODEL PROPERTIES I YEAR-END 2021

East Lake

21

E 14th Ave

E 6t

583

E Chelsea St

Z 55 E Columbus Dr

E Broadway Ave

CSX-Tampa

	Property Address	Index Score		Property Address	Index Score		Property Address	Index Score
	Redevelopment Properties		52	1010 Block E 19th Ave	90	104	3600 Block E 24th Ave	85
1	3801 N 15th St	95	53	1010 Block E 33rd Ave	90	105	3300 Block E 24th Ave	85
2	1608 E Lake Ave	95	54	3410 Block E Lake Ave	90	106	3200 Block N 34th St	85
3	2005 E Dr Martin Luther King Jr Blvd	90	55	3700 Block N 34th St	90	107	3600 Block E 28th Ave	85
	1510 E 28th Ave	90	56	3710 Block N 35th St	90	108	3600 Block E 28th Ave	85
	1709 E Lake Ave	90	57	2600 Block E 31st Ave	90	109	3500 Block E 27th Ave	85
5	1603 E 33rd Ave	85	58	3500 Block E 23rd Ave	90	110	3400 Block E 21st Ave	85
7	1602 E 31st Ave	85	59	3100 Block N 31st St	90	111	2610 Block E 25th Ave	85
3	1702 E 29th Ave	85	60	3400 Block E 21st Ave	90	112	2310 Block E 23rd Ave	85
	3743 N 15th St	80	61	3110 Block E Lake Ave	90	113	2300 Block E 21st Ave	85
.0	3425 N 15th St	80	62	3510 Block N 34th St	90	114	2700 Block E 19th Ave	85
1	2701 N 34th St	80	63	2710 Block N 32nd St	90	115	2510 Block 20th Ave	85
2	3335 N 22nd St	80	64	2910 Block N 46th St	90	116	3110 Block E Columbus Dr	85
.3	4306 E Columbus Dr	80	65	3700 Block Whittier St	90	117	4610 Block E Lake Ave	85
4	3215 N 43rd St	80	66	3410 Block N 52nd St	90	118	4600 Block E Lake Ave	85
5	3001 N 40th St	80	67	3400 Block Whittier St	90	119	3200 Block N 48th St	85
.6	5401 E Dr Martin Luther King Jr Blvd	80	68	2500 Block E 15th Ave	90	120	2710 Block N 46th St	85
7	3703 E Dr Martin Luther King Jr Blvd	90	69	2510 Block E 15th Ave	90	121	4700 Block E 21st Ave	85
8	3411 Columbus Dr	90	70	1600 Block E 33rd Ave	85	122	3010 Block N 46th St	85
9	2714 N 35th St	90	71	1600 Block E 31st Ave	85	123	3910 Block E Columbus Dr	85
0	1710 E 29th Ave	85	72	1700 Block E 29th Ave	85	124	3910 Block E 21st Ave	85
1	1517 E 27th Ave	85	73	1710 Block E 29th Ave	85	125	3600 Block N 53rd St	85
2	3615 E 21st Ave	80	74	1510 Block E 27th Ave	85	126	5200 Block E 28th Ave	85
3	3001 N 36th St	80	75	1410 Block E Louise Ave	85	127	3610 Block N 52nd St	85
4	3722 N 42nd St	80	76	1100 Block E 32nd Ave	85	128	5010 Block E 28th Ave	85
5	1100 Block E 32nd Ave	100	77	930 Block E 32nd Ave	85	129	3610 Block Temple St	85
6	3410 Block N 10th St	100	78	3410 Block N 11th St	85	130	3400 Block N 51st St	85
.7	1210 Block E 27th Ave	95	79	3410 Block N 11th St	85	131	3910 Block E 15th Ave	85
8	910 Block E 23rd Ave	95	80	3410 Block N 10th St	85	132	3900 Block 15th Ave	85
9	1010 Block E 23rd Ave	95	81	1300 Block E 28th Ave	85	133	2500 Block N 32nd St	85
0	1020 Block E 17th Ave	95	82	3410 Block N 13th St	85	134	2500 Block Yale St	85
1	3710 Block N 35th St	95	83	3400 Block N 15th St	85	135	1610 Block E 15th Ave	85
2	3410 Block E Lake Ave	95	84	1300 Block 27th Ave	85	136	1310 Block E 15th Ave	85
3	3410 Block E 24th Ave	95	85	1410 Block E Lake Ave	85	200	1010 2.000 2 100.700	
4	3500 Block E 27th Ave	95	86	1300 Block E 29th Ave	85		Investment Properties	
5	3010 Block N 39th St	95	87	1400 Block E 31st Ave	85	137	1802 N Armenia Ave	
6		95	88	1700 Block E 28th Ave	85		4201 W Dr. Martin Luther King Jr.	
о 7	3910 Block E Columbus Dr	95 95	89	1400 Block E 33rd Ave	85	138	Blvd	
	3900 Block E 15th Ave	95	90	3100 Block N 15th St	85	139	4721 N Grady Ave	
88	910 Block E 14th Ave		91	3100 Block N Nebraska Ave	85	140	4710 N Cortez Ave	
19 10	1100 Block E 32nd Ave	90 90	92	1010 Block E 17th Ave	85	141	4720 N Hale Ave	
	1000 Block E 32nd Ave		93	1910 Block 22nd Ave	85	142	4315 N Hubert Ave	
1	3500 Block Cone Ct	90	94	3100 Block Ybor St	85	143	4010 W Cayuga St	
2	3410 Block N 10th St	90	95	1910 Block E 20th Ave	85	144	4412 N Clark Ave	
3	3400 Block N 10th St	90	96	2800 Block N 20th St	85	145	5012 N Coolidge Ave	
4	3400 Block N 10th St	90	97	3710 Block N 36th St	85	146	4707 N Grady	
5	3410 Block N 10th St	90	98	3700 Block N 36th St	85	146	4814 N Hale Ave	
6	3420 Block 15th St	90						
7	3600 Block N Republica De Cuba Ave	90	99	3700 Block N 36th St	85 85	148	4415 North Lauber Way	
8	1400 Block 26th Ave	90	100	3900 Block N 30th St		149	3917 W South Ave	
9	1020 Block E 25th Ave	90	101	3400 Block N 24th St	85	150	4701 N Hubert Ave	
0	1010 Block E 24th Ave	90	102	2310 Block E 27th Ave	85	Sources: Co changed to	OStar; GAI Consultants. Notes: Residential property addresses reflect block groups for privacy purposes.	have been
51	1010 Block E 24th Ave	90	103	3400 Block E 22nd Ave	85	-		



WEST TAMPA | DISTRICT OVERVIEW

ABOUT WEST TAMPA

The West Tampa sub-district within the City of Tampa is approximately 442 acres, and consists of two unique Opportunity Zones. The sub-district is split by the Hillsborough River in between the two census tracts. West Tampa encompasses two CRAs; these include the Tampa Heights Riverfront CRA and the West Tampa CRA.

West Tampa's combination of the old and the new, residential and commercial, and easy access to I-275 makes it a prime location for investment. A portion of West Tampa is designated as a National Historic District, with many contributing structures, including cigar factories, African-American churches, city parks, and ethnic clubs as well as a stock of historic homes dating from the late 1900s and early 20th century. Specifically, the sub-district features the City's oldest suburb, the Tampa Heights neighborhood.

In addition, the West River Redevelopment Area, a 120acre mixed-use community features project and new developments in North Hyde Park, which illustrate the potential of West Tampa to share in the future economic growth of the Tampa real estate market. West Tampa, by its location between Downtown and West Shore, is a growing competitive factor in the Tampa housing and commercial real estate markets.

The West Tampa sub-district contains 825 rental apartment units in 4 buildings that meet the minimum size criteria (market rate and mixed-income properties having at least 10 units). Within West Tampa, there is also nearly 182,300 square feet of retail space, 146,700 square feet of industrial space, and 482,000 square feet of office space. The West Tampa sub-district contains the smallest share of retail and industrial, as compared to the other sub-districts within the City of Tampa.

As of year-end 2021, the Investment and Redevelopment Opportunity Index model for the West Tampa sub-district revealed that there are approximately 72 properties prime for redevelopment, with a mix of commercial, residential, and one industrial property uses; and zero forsale commercial properties and vacant lots located within the sub-district. The West Tampa ROI Map is illustrated on pages 78-79.

COMMUNITY INVESTMENT

West Tampa has been the focus of tremendous infrastructure investment by the City of Tampa and its many partners in transportation, water, wastewater, and stormwater.

In early 2020, the City of Tampa submitted an application to the U.S. Department of Transportation to complete a package of mobility and safety improvements in the West River area. In Fall 2020, the City of Tampa received notice of a \$24M award from the U.S. Department of Transportation under the Better Utilizing Investments to Leverage Development (BUILD) Transportation Discretionary Grant Program.

The West River Multimodal Safety & Network Improvements Project is a 6-mile project that involves completing the remaining gaps in what will be a 12.2mile multi-use pathway and installing enhanced, safe crossing features at major roadways. Several adjacent city streets will be enhanced to provide better sidewalks. bike facilities, and improved community safety. The project will expand connections and provide a variety of safe, accessible mobility options for pedestrians and bicyclists throughout the neighborhoods that make up the West River area.

Thanks to funding from local, state, and federal sources—along with grants and private donations the majority of the multi-use trail network along the eastern and western sides of the Hillsborough River has been constructed. Only a few gaps remain to be

filled to complete the route. The incomplete multi-use path segments on the River's west side are Tony Jannus Park, H.B. Plant Park, the University of Tampa, Tampa Preparatory School, Howard W. Blake High School, Stewart Middle School, and Dr. Martin Luther King Jr. Recreation Center. Additionally, over-water crossings are needed to provide safe connectivity beneath the Platt Street Bridge, Brorein Street Bridge, and Kennedy Blvd. Bridge. The pedestrian underpasses will be similar to the existing pedestrian underpasses along the original eastside Riverwalk. Additional multi-use path improvements include site work, new/rehabilitated pavement, guard rails, pedestrian railing, lighting, landscaping, and seawall/shoreline repair or restoration.

A primary goal of the project is to provide safe walk/ bike connections to Downtown Tampa from adjacent neighborhoods, including North Franklin Street, Hyde Park, North Hyde Park, West Tampa, Riverside Heights, Bowman Heights, and Ridgewood Park.

In addition to the multimodal path along the river, the City of Tampa will construct Complete Street enhancements on adjacent street routes through the surrounding neighborhoods in order to improve access to multimodal connections and provide safe transportation alternatives. To support a low-stress network, the City plans to include on-street bike facilities, enhanced crosswalks, and pedestrian walkways. Vertical deflection features to limit speeding are also planned, such as raised intersections or crosswalks.



The Neighborhood Improvements Program provides for street resurfacing, sidewalks, and the design and installation of traffic calming devices, such as chicanes, deviators, bulb-outs, medians, and raised intersections. The Ridgewood Park neighborhood is bounded by North Blvd. on the east, Columbus Drive on the north, and the Hillsborough River on the south and west. The proposed Ridgewood Park Neighborhood Improvement project includes milling and resurfacing of 30,031 square yards of roadway; traffic-calming installments to improve public safety; community engagement to gain public feedback on traffic calming suggestions; re-profiling roads to improve drainage and mitigate standing water issues; ADA upgrade of non-compliant curb ramps; and full roadway reconstruction of N. Glenwood Dr. between Ross Ave. and W. Columbus Drive.

ANCHOR DEVELOPMENT



THE HEIGHTS — A 50-acre modernized waterfront property, with plans to develop the entire property into an entertainment, work space, shopping, and residential community. Completed/proposed projects include:

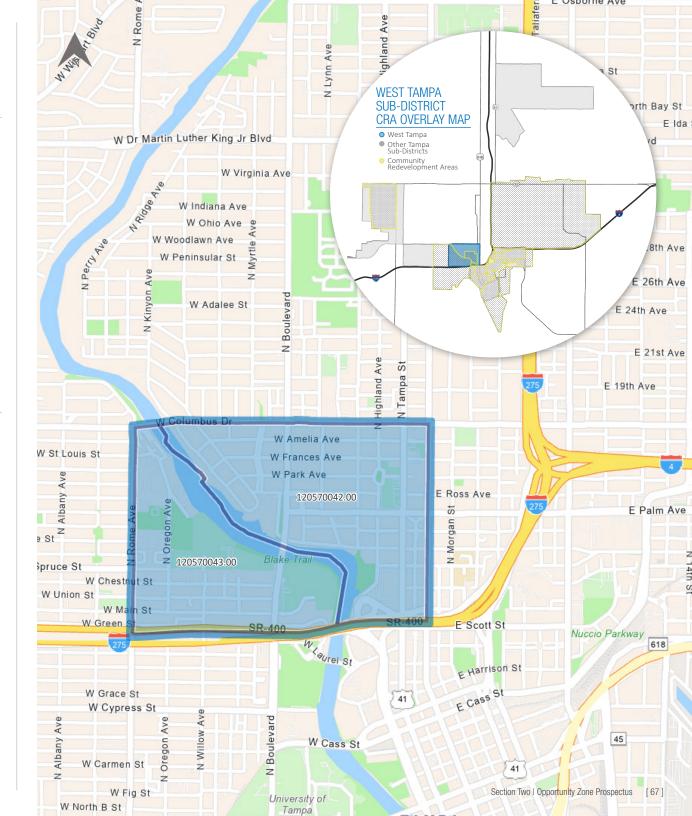
- Armature Works a re-purposed warehouse, home to 73,000 square feet of community space, innovative eateries, and the Heights Public Market.
- The Pearl a 314-unit residential community, with 28,873 square feet of ground-floor retail and health clinic.
- Heights Union two proposed 150,000 square feet Class A office buildings.



M. L. KING JR RECREATION COMPLEX — A community complex offering recreational amenities, such as a gymnasium, playground, computer lab, pool, and art studio.



STETSON TAMPA LAW CENTER — A public-private partnership between Florida's Second District Court of Appeal and Stetson Law School, offering a campus for Tampa's law students.



KEY SOCIO-ECONOMIC FACTS I WEST TAMPA SUB-DISTRICT

POPULATION:



0.69 Land Area (sq. mi.)

4,882 Total Population

7,035 Population Density (per sq. mi.)

HOUSING CHARACTERISTICS:



1,858 Total Housing Units **252** Vacant Housing Units **2.5** Average Household Size

13%	
Owner- Occupied	

87% Renter-Occupied

FMPI OYMENT & BUSINESS:

189 Total Businesses

2,324 Total Employees

0.48 Employee/Population

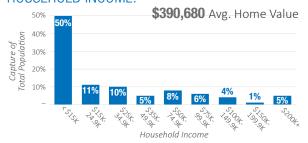
14.2% Household Unemployment



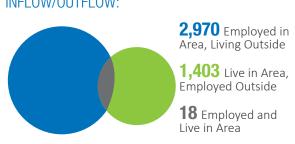
AGE DISTRIBUTION: Median Age <20 20-34 35-49 50-64 65+ ۵۵ ůů åÅ ۵° ÅÅ 38% 14% 15% 14% 19%

48% of the total population in West Tampa makeup the working class population, between the ages of 20-64.

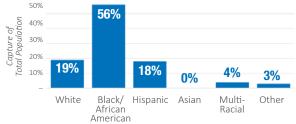
HOUSEHOLD INCOME:



INFLOW/OUTFLOW:







INCOME CHARACTERISTICS:



\$14.940 Median Household Income

\$14,490 Median Disposable Income

\$17,560 Per Capita Income

INDUSTRY BY SECTOR:



EDUCATIONAL ATTAINMENT:









TRANSPORTATION:



\$9.1M Avg. Annual Transportation Costs

4% Workers 16+ Took **Public Transportation**

7% Occupied Households with No Vehicle

CONSUMER SPENDING:

Total expenditures in West Tampa were \$75.18M as of Dec. 2021, capturing 1% of the total expenditures within the City.



Retail Goods



\$24.36M Housing



\$9.18M Food (At Home/Away)

\$2.99M Entertainment/ Recreation

PROPERTY CHARACTERISTICS I YEAR-END 2021

	Building	g Area	Acrea	age	Floor Area	Market Value	Taxable Value
Land Use ¹	Total Sq. Ft.	% Capture	Total Acres	% Capture	Ratio	per Acre	per Acre
Residential	1,767,872	40.4%	88.5	27.1%	0.46	\$2,589,200	\$1,799,700
Commercial	1,199,500	27.4%	29.0	8.9%	0.95	\$4,053,500	\$3,613,600
Industrial	121,700	2.8%	3.1	0.9%	0.90	\$1,262,800	\$1,220,800
Institutional	481,800	11.0%	53.2	16.3%	0.21	\$1,341,800	\$952,700
Other ²	803,000	18.4%	111.4	34.1%	0.17	\$768,300	\$700
Vacant	_	0.0%	41.5	12.7%	_	\$425,900	\$380,400
Total	4,373,900	100.0%	326.6	100.0%			

Sources: Hillsborough County Final Tax Roll 2021; GAI Consultants. Notes: (1) Represents land use by DOR Property Use Codes. (2) Represents other public and government designated land uses.

The West Tampa sub-district has nearly 4.4 million square feet of developed buildings on over 326 acres of land. The total building supply within the sub-district is made up primarily of residential property uses, followed by commercial buildings. Combined, these property uses comprise approximately 68% of the total building supply within the sub-district. Comparatively, the majority of the land within the sub-district is made up of public and government land uses, at 34% of the total acres. Industrial space captures the smallest share of building area and land area within the sub-district.

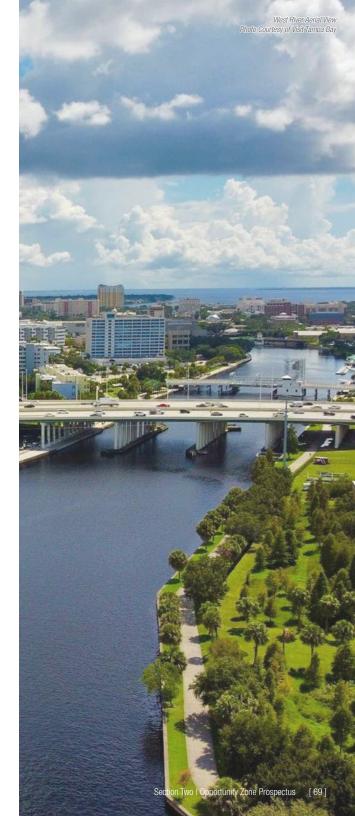
The market value per acre is greatest within West Tampa's commercial market, capturing 22% of the total market value within the sub-district. Comparatively, the market value per acre in the residential market captures nearly 44% of the total market value within West Tampa,

although the market value per acre is performing 37% less than the commercial market.

As of year-end 2021, the West Tampa sub-district's commercial market is performing at an average market value per acre of approximately 152% greater than that of the City of Tampa's commercial market. Additionally, the residential market within the sub-district is performing at an average market value per acre slightly greater than that of the City's residential market, at nearly 31%.

In addition, the average floor area ratio—the relationship between a building's total floor area and the size of the lot that the building is located on—is greatest within West Tampa's commercial market, closely followed by the subdistrict's industrial market.







WEST TAMPA | PRIORITY PROJECTS

ROME YARD

The Rome Yard project is planned as a pedestrian-friendly neighborhood with multiple modes of public transportation, a Workforce Training Center, a Cultural Center, and an Art Pavilion highlighting West Tampa history. In about a year and a half, the Tampa Riverwalk is expected to cut through the property. The Rome Yard project will feature 900-plus apartments and roughly 50 townhomes, which will be available for purchase.









STREETCAR EXTENSION AND MODERNIZATION

An extension of the streetcar line is planned from the Downtown Tampa Whiting Street end of the line, northward to Palm Avenue into the Tampa Heights neighborhood. This comes as the Urban Core continues to experience growth in development and redevelopment, which requires transportation solutions. Expanding and modernizing the streetcar, at a cost of \$234 million, would include sleeker, larger, faster cars that would roll on a longer streetcar system. The project would include:

- 1. Replacement of the existing replica streetcar vehicles with modern streetcar vehicles.
- 2. Construction of a 1.3-mile fixed guideway with overhead power within existing rights-of-way from the western terminus of the existing system through the core of Downtown Tampa to Tampa Heights.
- 3. Construction of stops along the extension guideway.
- 4. Modifications to the existing 2.7-mile alignment guideway, power system, and stops to support modern streetcar operations.
- 5. Modifications to the existing vehicle maintenance and storage facility to accommodate the new vehicles.

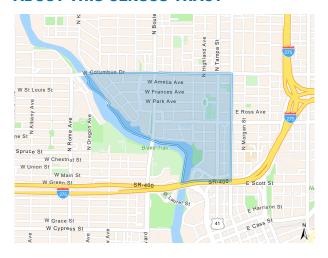






WEST TAMPA | TRACT 120570042.00

ABOUT THIS CENSUS TRACT



This Opportunity Zone (Census Tract 120570042.00) is part of the West Tampa sub-district within the City of Tampa. The tract is approximately 262 acres and is accessible by major thoroughfares, such as I-275, U.S. 41, and S.R. 685. The tract is located on the northeast side of the Hillsborough River and is contained within the Tampa Heights Riverfront CRA.

Within this tract is the City's oldest suburb, the Tampa Heights neighborhood. This historic, diverse, and vibrant neighborhood contains the Heights, a 50-acre modernized waterfront community and a national destination that features entertainment, work space, shopping, and a residential community. Other green spaces and attractions within this tract include Water Works Park, Highland Park, and Ridgewood Park Butterfly Garden.

As of year-end 2021, this census tract within the West Tampa sub-district has nearly 3.1 million square feet of developed buildings on about 174 acres of land. Residential properties comprise the majority of building space and land area within this census tract, at 42% and 43%, respectively, of the total share.

The West Tampa ROI Model revealed that there are 66 properties prime for redevelopment as of year-end 2021 within this census tract.

COMMUNITY INVESTMENT

Community investment is strong within this Opportunity Zone. The Ridgewood Park Neighborhood project will improve the City of Tampa's water distribution system by replacing the existing water mains and increasing the capacity of the system. This project will also replace the aging water mains in this area with new and larger diameter water mains, improving water pressure and water quality while reducing the number of service interruptions that might have been caused by main breaks or leakage. Additionally, the project provides for street resurfacing and sidewalks; as well as the design and installation of traffic calming devices, such as chicanes, deviators, bulb-outs, medians, and raised intersections.

Elements of the West River Multimodal Safety & Network Improvements Project are also located within this tract, with improvements including expansion of the West Riverwalk Trail and Complete Streets Improvements for the Ridgewood Park neighborhood.

FDOT will also be enhancing mobility within this Opportunity Zone in the form of a bikeway to be constructed along Ola Avenue from 7th Avenue to N. Florida Avenue. Construction of this project is anticipated to begin in 2023. Additionally, FDOT is currently in the design phase of intersection improvements and new signalization at the intersection of 7th Ave. and Tampa Street.

NOTABLE PROJECTS



THE HEIGHTS — a 50-acre modernized waterfront community and national destination. The Heights completed and proposed developments include Armature Works, the Pearl Apartments, and the Heights Union.



HEIGHTS UNION OFFICE BUILDING - Includes two, 6-story, Class A office buildings with an adjacent 1,500-space parking garage, 42,000 square feet of ground floor retail, and a treelined linear park.



MARRIOTT MOXY HOTEL - A 150-room Moxy Hotel will span 7 floors of a 25-story mixeduse tower set to start construction in early 2020, with a scheduled opening in 2022. The 25-story tower will be between West Oak and West Seventh Avenues and North Highlands and North Tampa Streets. Above the Moxy, there will be apartments that have a separate lobby from the hotel. The Moxy itself will have 5,000-square-feet of retail space and the development of the full block will include 30,000 square feet of additional retail by 2022.



SPROUTS GROCERY STORE - The 24,000-squarefoot store at 101 West 7th Avenue opened in October 2021.

PROPERTY CHARACTERISTICS I YEAR-END 2021

Land Use ¹	Building Total Sq. Ft.	% Capture	Acrea	age % Capture	Floor Area Ratio	Market Value per Acre	Taxable Value per Acre
Residential	1,299,400	42.3%	74.3	42.6%	0.40	\$2,622,700	\$1,779,100
Commercial	1,188,900	38.7%	24.6	14.1%	1.11	\$4,701,600	\$4,182,400
Industrial	121,700	4.0%	3.1	1.8%	0.90	\$1,262,800	\$1,220,800
Institutional	382,400	12.5%	22.1	12.7%	0.40	\$2,319,000	\$43,100
Other ²	79,100	2.6%	19.7	11.3%	0.09	\$606,300	_
Vacant	_	0.0%	30.4	17.5%	_	\$497,900	\$437,900
Total	3,071,700	100.0%	174.2	100.0%			

Sources: Hillsborough County Final Tax Roll 2021: GAI Consultants, Notes: (1) Represents land use by DOR Property Use Codes, (2) Represents other public and government designated land uses.

KEY SOCIO-ECONOMIC FACTS I WEST TAMPA TRACT 120570042.00

POPULATION:



0.41 Land Area (sq. mi.)

1,886 Total Population

4,657 Population Density (per sq. mi.)

HOUSING CHARACTERISTICS:



714 Total Housing Units

75 Vacant Housing Units

2.3 Average Household Size

33%	Е
Owner-	F
Occupied	0

67%
Renter-Occupied

EMPLOYMENT & BUSINESS:

167 Total Businesses

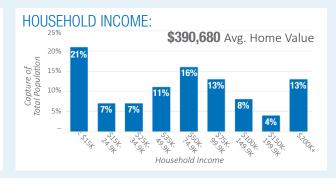
2,085 Total Employees

1.1 Employee/Population

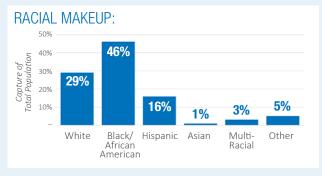
7.6% Household Unemployment



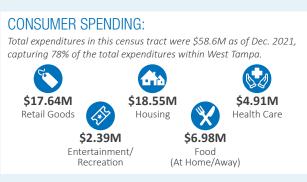
AGE DISTRIBUTION: Median Age 41.2 20 20-34 35-49 50-64 65+ 24% 19% 19% 57% of the total population in this census tract makeup the working class population, between the ages of 20-64.

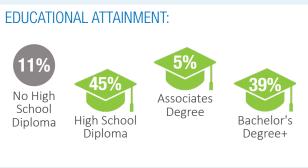


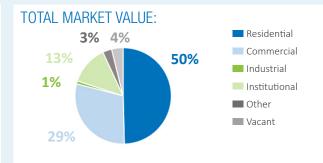










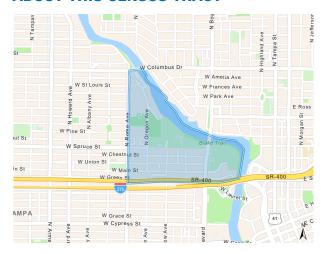


	Inver	ntory	Occ.	Avg.	
	Total	% of Sub- District	Rate %	Rental Rate ¹	
Rental Units	314	38%	97.4%	\$2,565	
Retail (Sq. Ft.)	182,300	100%	100.0%	\$23.41	
Industrial (Sq. Ft.)	121,700	83%	100.0%	\$10.66	
Office (Sq. Ft.)	482,000	100%	90.2%	\$35.17	



WEST TAMPA | TRACT 120570043.00

ABOUT THIS CENSUS TRACT



This Opportunity Zone (Census Tract 120570043.00) is part of the West Tampa sub-district within the City of Tampa. The tract is approximately 186 acres, and is accessible by major thoroughfares, such as I-275. The tract is located on the southwest side of the Hillsborough River and is contained within the West Tampa CRA, the City's newest CRA, created in 2015.

Within this tract is the West River Redevelopment area, a 120-acre community with the vision to pioneer West River's heritage and transform the neighborhood into modern-day residences, offices, shops, restaurants, and riverfront recreation that will make it a new central gathering place for the entire Tampa community to enjoy. Other green spaces and attractions within this census tract include M.L. King Jr. Recreation Complex and the Blake Bike Trail.

As of year-end 2021, this census tract within the West Tampa sub-district has over 1.3 million square feet of developed buildings on about 152 acres of land. Public and governmental designated land areas comprise the majority of building space and land area within this census tract, at 56% and 60%, respectively, of the total share.

The West Tampa ROI Model revealed that there are 6 properties prime for redevelopment as of year-end 2021 within this census tract.

COMMUNITY INVESTMENT

The West Tampa CRA's combination of old and new, residential and commercial, and easy access to I-275 make it a prime location for investment. With its central location between Downtown and the Westshore business district, West Tampa is experiencing major redevelopment activity as 1,000+ multi-family residential units are currently being added.

Community investment is strong within this Opportunity Zone; the west side of the Riverwalk will be expanded with funding support of a \$24 million BUILD grant from the U.S. Department of Transportation. The implementation of the West River Plan will transition the surrounding area into a vibrant, diverse, urban community open to the Hillsborough River. A primary goal of the project is to provide safe walk/ bike connections to Downtown Tampa from adjacent neighborhoods.

Rome Ave. is a key north-south connector for the City of Tampa, and an important component of the West River Multimodal Safety & Network Improvements Project as it provides an important connection under Interstate 275 to surrounding neighborhoods, and provides access to employment centers, schools, hospitals, and other institutions. The West River Multimodal Safety & Network Improvements Project will enhance Rome

Avenue to provide a safe, and low-stress connector for all transportation by providing on-street bike facilities, enhanced crosswalks, and pedestrian walkways.

NOTABLE PROJECTS



WEST RIVER REDEVELOPMENT PROJECT - A 120-acre mixed-use community that features modern-day residences, offices, shops, restaurants, and riverfront recreation. New developments recently completed in the West River Redevelopment Area include:

- Renaissance Senior Apartments at West River – 6-story, 1,972 square feet retail building with a salon and visiting medical office space.
- Mary Bethune West River residences include impact-resistant windows, new cabinetry, modern energy star appliances, plumbing fixtures, and programmable thermostat/ humidistat.
- Boulevard West River Apartments 1 to 3 bedrooms from 600 to 1,200 square feet, including market-rate, affordable, and units eligible for rental assistance.

PROPERTY CHARACTERISTICS I YEAR-END 2021

	Building	g Area	Acrea	age	Floor Area	Market Value	Taxable Value
Land Use ¹	Total Sq. Ft.	% Capture	Total Acres	% Capture	Ratio	per Acre	per Acre
Residential	468,400	36.0%	14.3	9.3%	0.75	\$2,414,300	\$1,907,000
Commercial	10,600	0.8%	4.4	2.9%	0.05	\$458,800	\$458,800
Industrial	_	0.0%	_	0.0%	_	_	_
Institutional	99,400	7.6%	31.1	20.4%	0.07	\$645,900	_
Other ²	723,800	55.6%	91.6	60.1%	0.18	\$803,200	\$900
Vacant	_	0.0%	11.1	7.3%	_	\$228,400	\$222,400
Total	1,302,200	100.0%	152.4	100.0%			

Sources: Hillsborough County Final Tax Roll 2021; GAI Consultants. Notes: (1) Represents land use by DOR Property Use Codes. (2) Represents other public and government designated land uses.

KEY SOCIO-ECONOMIC FACTS I WEST TAMPA TRACT 120570043.00

POPULATION:



0.29 Land Area (sq. mi.)

2,996 Total Population

10,367 Population Density (per sq. mi.)

HOUSING CHARACTERISTICS:



1,144 Total Housing Units177 Vacant Housing Units2.6 Average Household Size

%	99%
Owner-	Renter-
Occupied	Occupied

EMPLOYMENT & BUSINESS:

22 Total Businesses

239 Total Employees

0.1 Employee/Population

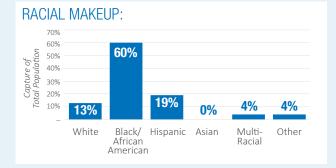
24.7% Household Unemployment



AGE DISTRIBUTION: Median Age 21.0 20 20-34 35-49 50-64 65+ 18% 11% 11% 11% 40% of the total population in this census tract makeum the

40% of the total population in this census tract makeup the working class population, between the ages of 20-64.

INDUSTRY BY SECTOR: Accomodation & Food 4% 4% 24% Health Care Services 5% Administration & Support Retail Trade Professional Services Transportation & Utilities Educational Services Real Estate & Leasing 15% Construction 10% 12%



INCOME CHARACTERISTICS:



\$11,000 Median Household Income

\$10,700 Median Disposable Income

\$6,100 Per Capita Income

CONSUMER SPENDING:

Total expenditures in this census tract were \$16.2M as of Dec. 2021, capturing 22% of the total expenditures within West Tampa.



73M Goods

Recreation





\$0.64M \$
Entertainment/

\$2.01M

Food (At Home/Away)

EDUCATIONAL ATTAINMENT:









TOTAL MARKET VALUE: 2% 26% Industrial Institutional 2% Other Vacant

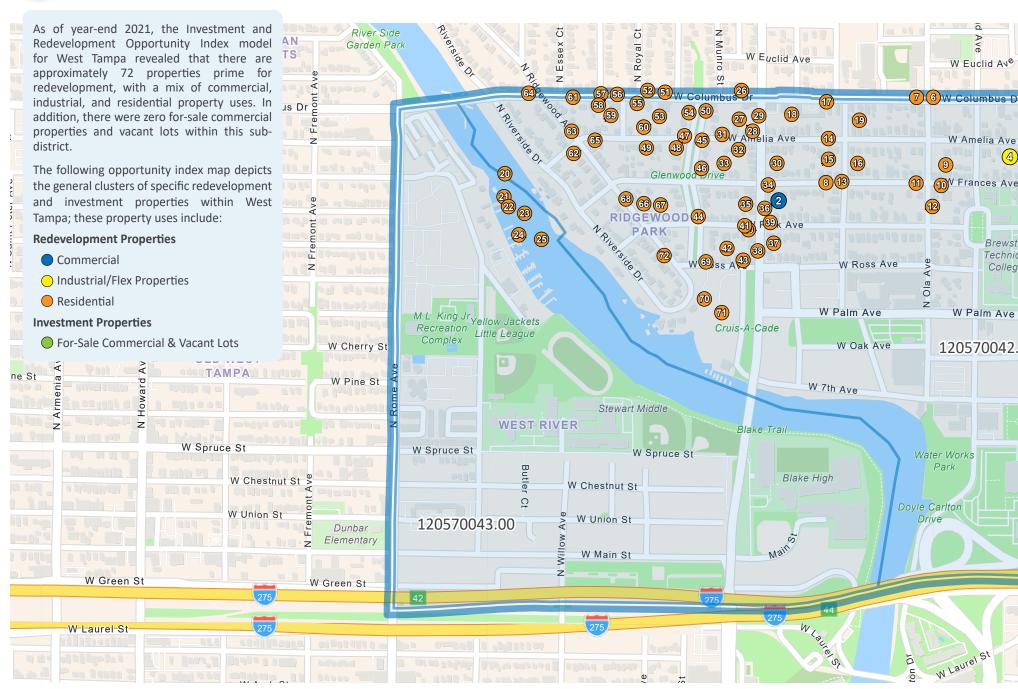
TOTAL INVENTORY:

	Inver	ntory	Occ.	Avg.	
	Total	% of Sub-		Rental Rate ¹	
Rental Units	511	62%	98.6%	\$1,531	
Retail (Sq. Ft.)	_	_	_	_	
Industrial (Sq. Ft.)	_	_	_	_	
Office (Sq. Ft.)	_	_	_	_	

Sources: CoStar; GAI Consultants. Notes: (1) Avg. Rental Rate represents per unit for Rental Units and per



WEST TAMPA | OPPORTUNITY INDEX



E 17th E Columbus Dr 1 Tampa Heights 45A E 15th Elementary Grove Magnet E Amelia Ave E Amelia Ave E-14th E Frances Ave E Frances Ave Fernando Mesa Park E Palm Ave Lam 00 Taliaferro E Oak Ave St 41 E 7th Ave E Estelle St ENCORE St N Marion Tar E Kay St E Scott St E Laurel St ard St Oaklawn z ō Cemetery E Fortune St

REDEVELOPMENT & OPPORTUNITY INDEX MODEL PROPERTIES I

YEAR-END 2021

	Address	Index Score
	Redevelopment Properties	
1	2501 N Tampa St	80
2	2304 N Florida Ave	85
3	109 W Amelia Ave	80
4	109 W Frances Ave	85
5	100 Block W Frances Ave	80
6	300 Block W Columbus Dr	80
7	310 Block W Columbus Dr	90
8	310 Block W Frances Ave	80
9	300 Block W Frances Ave	80
10	300 Block W Frances Ave	85
11	310 Block W Frances Ave	80
12	300 Block W Park Ave	80
13	400 Block W Frances Ave	80
14	410 Block W Amelia Ave	80
15	400 Block W Frances Ave	80
16	400 Block W Frances Ave	80
17	400 Block W Columbus Dr	85
18	420 Block W Amelia Ave	85
19	400 Block W Amelia Ave	85
20	2300 Block N Oregon Ave	80
21	2300 Block N Oregon Ave	80
22	2300 Block N Oregon Ave	90
23	2310 Block N Oregon Ave	90
24	2310 Block N Oregon Ave	80
25	2300 Block N Willow Ave	80
26	2500 Block N Glenwood Dr	80
27	2500 Block Glenwood Dr	90
28	700 Block W Amelia Ave	80
29	700 Block W Amelia Ave	80
30	2400 Block N Boulevard St	80
31	2400 Block N Glenwood Dr	80
32	2400 Block N Glenwood Dr	80
33	2400 Block N Glenwood Dr	80
34	2300 Block N Boulevard St	80
35	700 Block W Park Ave	80
36	700 Block W Park Ave	80
37	2200 Block N Boulevard St	80
38	2200 Block N Boulevard St	80

	Address	Index Score
39	700 Block W Park Ave	85
40	700 Block W Park Ave	80
41	2200 Block N Glenwood Dr	80
42	2200 Block N Glenwood Dr	90
43	710 Block W Ross Ave	80
44	800 Block W Park Ave	90
45	2400 Block N Glenwood Dr	90
46	2400 Block N Glenwood Dr	80
47	800 Block W Amelia Ave	85
48	810 Block W Amelia Ave	90
49	2400 Block N Ridgewood Ave	85
50	2500 Block N Glenwood Dr	85
51	810 Block W Columbus Dr	90
52	810 Block W Columbus Dr	90
53	810 Block W Amelia Ave	90
54	800 Block W Amelia Ave	85
55	820 Block W Columbus Dr	90
56	900 Block W Columbus Dr	85
57	2500 Block N Ridgewood Ave	80
58	2500 Block N Ridgewood Ave	80
59	2500 Block N Ridgewood Ave	80
60	810 Block W Amelia Ave	90
61	2510 Block N Ridgewood Ave	85
62	2500 Block N Riverside Dr	80
63	2500 Block N Riverside Dr	85
64	2510 Block Riverside Dr	90
65	2420 Block N Ridgewood Ave	80
66	2300 Block N Ridgewood Ave	80
67	2300 Block N Ridgewood Ave	80
68	2310 Block N Riverside Dr	80
69	2210 Block N Ridgewood Ave	80
70	2110 Block N Riverside Dr	80
71	2100 Block N Riverside Dr	80
72	2210 Block N Riverside Dr	85
C	CALCO NOTE NOTE DE LA CONTRACTOR DE LA C	

Sources: CoStar; GAI Consultants. Notes: Residential property addresses have been changed to reflect block groups for privacy purposes.



DREW PARK/AIRPORT | DISTRICT OVERVIEW

ABOUT DREW PARK/AIRPORT

The Drew Park/Airport sub-district within the City of Tampa is approximately 2,189 acres and consists of two unique Opportunity Zones. Drew Park/Airport encompasses one CRA, which includes the Drew Park CRA.

Drew Park/Airport is located in western Tampa, generally situated between Tampa International Airport (TPA) and Raymond James Stadium. The neighborhood can be traced back to 1928, when its namesake Drew Field Municipal Airport was officially opened. The neighborhood surrounding Drew Field, now Drew Park, served many military uses during World War II. Since then, it has been the site of residential, industrial, commercial, educational, and other institutional uses. It is also adjacent to the Tampa International Airport, the largest and most heavily used airport in the region.

With its close proximity to Tampa International Airport, Hillsborough Community College, professional sports and recreational facilities, and major employers, Drew Park/ Airport is ideally positioned for private investment. As one of the few remaining areas in Tampa with affordable industrial land and space, the area continues to attract new residents and businesses.

The Drew Park/Airport sub-district contains 209 rental apartment units in 9 buildings that meet the minimum size criteria (market rate and mixed-income properties having at least 10 units). Within Drew Park/Airport, there is also nearly 3.1 million square feet of retail space, 2.7 million square feet of industrial space, and 1.9 million square feet of office space. Drew Park/Airport contains the largest concentration of retail and industrial, as compared to the other sub-districts within the City of Tampa.

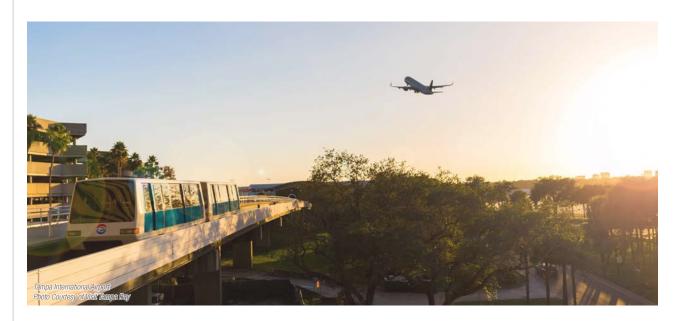
As of year-end 2021, the Investment and Redevelopment Opportunity Index model for the Drew Park/Airport sub-district revealed that there are approximately 82 properties prime for redevelopment, with a mix of commercial, industrial, and residential property uses; and 14 for-sale commercial properties and vacant lots located within the sub-district. The Drew Park/Airport ROI Map is illustrated on pages 90-91.

COMMUNITY INVESTMENT

The Drew Park / Airport area has been the focus of tremendous infrastructure investment by the City of Tampa and its many partners in transportation, water, wastewater, and stormwater. The North Himes Complete Street project provides for complete streets and safety improvements for North Himes Avenue from West Columbus Drive to West Hillsborough Avenue. The \$15.9 million Lois Avenue infrastructure and streetscape project has transformed the function and appearance of the major gateway through Drew Park. These improvements, in combination with the upcoming completion of the Drew Park Strategic Action Plan update, are keeping redevelopment momentum moving forward.

In close proximity to Tampa International Airport, some of Tampa International Airport's largest and most impactful construction projects are approaching completion after more than 2 years of construction on Phase II of the Airport's Master Plan expansion. Phase II ultimately will enable the Airport to accommodate up to 34 million passengers.

- OFFICE BUILDING TPA's nine-story SkyCenter One office building, developed by VanTrust, is now complete and occupied by its first tenants. This unique building boasts world-class amenities, and is the only office building with a direct connection to the Main Terminal via the SkyConnect system. Several floors are currently available for lease.
- EXPRESS CURBSIDES The Blue express curbside project will add eight new curbside lanes for passengers without checked luggage. As of fall 2021, Airport team was in the final stages of getting the roadway bridge complete, and the project was about 2 months ahead of schedule. The exterior of the vertical circulation building, which will transport passengers between the express curbs and the Main Terminal, is completed with the roof, windows, and doors all installed, with crews working on interior finishes. The building is expected to open in 2022.



- CENTRAL UTILITY PLANT Construction on TPA's new state-of-the-art utility plant is moving fast, and crews are beginning the process of testing and commissioning all the new systems. Commissioning will run through the summer, and the Airport will swap over to the new utility plant in the fall.
- ROADWAY EXPANSION TPA's roadway expansion is about three months ahead of schedule. The project widens George J. Bean Parkway, the Airport's main entrance and exit road, and adds new and more consistent roadway signage throughout the campus. The project will allow the airport to handle greater passenger numbers, prolonging the life of the Main Terminal.

ANCHOR DEVELOPMENT



RAYMOND JAMES STADIUM — A multi-purpose stadium that is used for football, concerts, and other events. It is home to the Tampa Bay Buccaneers of the National Football League, as well as the NCAA's South Florida Bulls football team.



INTERNATIONAL PLAZA AND BAY STREET -

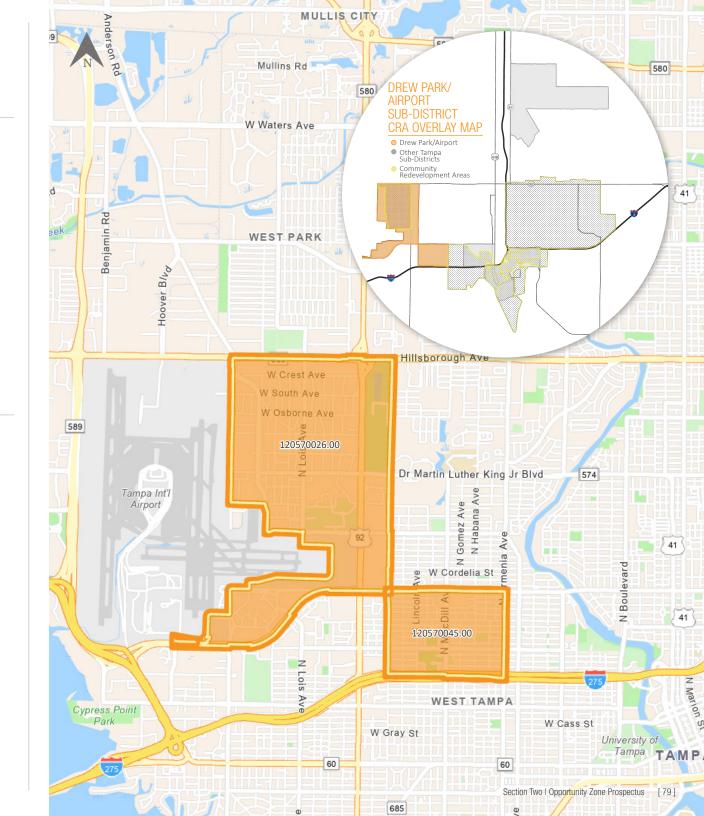
A dominant shopping mall and dining destination in Tampa, located adjacent to the Tampa International Ariport. The Plaza is an enclosed shopping mall anchored by Dillard's, Neiman Marcus, and Nordstrom.



HILLSBOROUGH COMMUNITY COLLEGE, DALE MABRY CAMPUS — The largest and oldest HCC campus, consisting of over 500,000 square feet of classroom, laboratory, and office space. This campus hosts over 48% of HCC's enrollment.



TAMPA INTERNATIONAL AIRPORT — Adjacent to the sub-district, TPA is served by 20 major air carriers, 4 regional airlines, and 3 air cargo carriers; and is the hub for Silver Airways.



KEY SOCIO-ECONOMIC FACTS I DREW PARK/AIRPORT SUB-DISTRICT

POPULATION:



3.42 Land Area (sq. mi.)

6.859 Total Population

2,004 Population Density (per sq. mi.)

HOUSING CHARACTERISTICS:



2,360 Total Housing Units **244** Vacant Housing Units

2.8 Average Household Size

45%	55%
Owner-	Renter-

lenter-Occupied

FMPI OYMENT & BUSINESS:

1,285 Total Businesses

18,186 Total Employees

2.65 Employee/Population

8.6% Household Unemployment

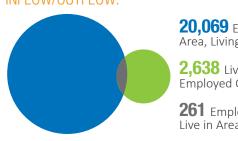


AGE DISTRIBUTION: Median Age <20 20-34 50-64 ۾ ۾ شُشُ ÅÅ **26%** 18% 17%

57% of the total population in Drew Park/Airport makeup the working class population, between the ages of 20-64.

HOUSEHOLD INCOME: **\$258,400** Avg. Home Value 20% Capture of Total Population Household Income

INFLOW/OUTFLOW:

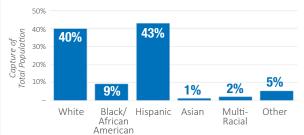


20,069 Employed in Area, Living Outside

2,638 Live in Area, **Employed Outside**

261 Employed and Live in Area

RACIAL MAKEUP:



INCOME CHARACTERISTICS:



\$35,300 Median Household Income

\$29,600 Median Disposable Income

\$15,600 Per Capita Income

INDUSTRY BY SECTOR:



EDUCATIONAL ATTAINMENT:









TRANSPORTATION:



\$11.9 Avg. Annual Transportation Costs

2% Workers 16+ Took **Public Transportation**

12% Occupied Households with No Vehicle

CONSUMER SPENDING:

Total expenditures in Drew Park/Airport were \$94.2M as of Dec. 2021, capturing 1% of the total expenditures within the City.



Retail Goods





\$3.66M Entertainment/ Recreation

\$11.54M

Food (At Home/Away)

	Building	g Area	Acrea	age	Floor Area	Market Value	Taxable Value
Land Use ¹	Total Sq. Ft.	% Capture	Total Acres	% Capture	Ratio	per Acre	per Acre
Residential	2,655,700	9.8%	259.5	7.5%	0.23	\$1,222,400	\$628,500
Commercial	2,472,200	9.1%	261.4	7.5%	0.22	\$902,700	\$881,200
Industrial	2,351,300	8.7%	142.0	4.1%	0.38	\$878,500	\$868,400
Institutional	370,800	1.4%	39.8	1.1%	0.21	\$873,600	\$82,200
Other ²	19,201,100	71.0%	2,729	78.8%	0.16	\$768,700	\$303,700
Vacant	_	0.0%	31.0	0.9%	_	\$369,000	\$308,500
Total	27,051,000	100.0%	3,463.0	100.0%			

Sources: Hillsborough County Final Tax Roll 2021; GAI Consultants. Notes: (1) Represents land use by DOR Property Use Codes. (2) Represents other public and government designated land uses.

The Drew Park/Airport sub-district has over 27.0 million square feet of developed buildings on nearly 3,463 acres of land. The total building supply within the sub-district is made up primarily of governmental and public buildings, at 71% of the total building supply within the sub-district. Combined, residential and commercial property uses comprise approximately 19% of the total building supply within the sub-district. Comparatively, the majority of the land within the sub-district is made up of public and government land uses, at nearly 79% of the total acres. Institutional space captures the smallest share of building area and land area within the sub-district.

The market value per acre is greatest within the Drew Park/Airport sub-district's residential market, capturing 11% of the total market value within the sub-district. Comparatively, the market value per acre in the

commercial market captures over 8% of the total market value within the Drew Park/Airport sub-district.

As of year-end 2021, the Drew Park/Airport sub-district's commercial market is performing at an average market value per acre of approximately 44% less than that of the City of Tampa's commercial market. Additionally, the residential market within the sub-district is performing at an average market value per acre lower than that of the City's residential market, at nearly 38%.

In addition, the average floor area ratio—the relationship between a building's total floor area and the size of the lot that the building is located on—is greatest within the Drew Park/Airport sub-district's industrial market, closely followed by the sub-district's residential and commercial markets.







DREW PARK/AIRPORT | PRIORITY PROJECTS

STREETSCAPE AND BEAUTIFICATION MASTER PLAN

The streetscape improvement recommendations are targeted specifically for Lois Avenue, Grady Avenue, Tampa Bay Boulevard, and Dr. Martin Luther King Jr. Boulevard; and generally for business connector streets, local business streets, and local residential streets. The recommendations are a series of strategies to enhance community identity throughout the neighborhood. These include the provisions of gateways, which provide an entry monument and create a sense of place at the entrance to Drew Park. Objectives of the Master Plan include:

- Establish a walkable community.
- Enable greater bicycle access to and throughout the CRA.
- Encourage Low Impact Development (LID) practices.
- Introduce public art.

Reflect on the past.

STREETSCAPE & BEAUTIFICATION MASTER PLAN

CAE USA HEADOUARTERS

CAE USA plans to build its new U.S headquarters facility along the Air Cargo Road, between W. Osbourne and W. Crest Avenues. CAE USA is a leading training and simulation company in the defense market.

The new 250,000-square-foot facility is anticipated to open in 2022 and will be home to more than 600 Tampa-based CAE USA employees. The new facility project was made possible through strong partnerships between CAE USA, Enterprise Florida, the Tampa Hillsborough Economic Development Corporation, Hillsborough County, City of Tampa, Space Florida, Tampa International Airport, Tampa Electric, CBRE, and the Florida Department of Economic Opportunity.





INFILL DEVELOPMENT STRATEGY

The City has acquired three clusters of vacant parcels within the residential portion of Drew Park, located on Coolidge Avenue, Hubert Avenue, and Manhattan Avenue. These residentially zoned parcels could be considered for permitting the construction of a mixture of market-rate and attainable homes that would advance several planning aspirations of both the City and Drew Park. These housing units will increase the supply of housing within the city, maintain the residential land use framework of this neighborhood, and improve the physical condition in a neighborhood in need of investment.

1. COOLIDGE AVENUE PARCELS

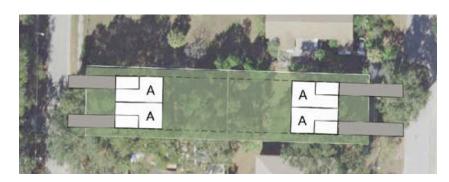
Conceptual Site
Development Program:
.382 Acres
16,652 Total Site Sq. Ft.
RM-16 Zoning
R-20 FLU
FAR = .37 (Max .5 Allowed)



Conceptual Site
Development Program:
1.98 Acres
86,137 Total Site Sq. Ft.
RM-16 Zoning
R-20 FLU
FAR = .44 (Max .5 Allowed)

3. MANHATTAN AVENUE PARCELS

Conceptual Site
Development Program:
.382 Acres
16,652 Total Site Sq. Ft.
RM-16 Zoning
R-20 FLU
FAR = .37 (Max .5 Allowed)











DREW PARK/AIRPORT | TRACT 120570026.00

THIS CENSUS TRACT



This Opportunity Zone (Census Tract 120570026.00) is part of the Drew Park/Airport sub-district within the City of Tampa. The tract is approximately 1,722 acres, and is accessible by major thoroughfares, such as S.R. 580 and U.S. 92. This tract is located adjacent to Tampa International Airport (TPA) and encompasses the Drew Park CRA.

Within this tract is the Drew Park neighborhood, a mixeduse community with sports arenas, including the George M. Steinbrenner Field, which hosts the New York Yankees spring training baseball games; as well as the Raymond James Stadium, home to the Tampa Bay Buccaneers of the National Football League and the NCAA's South Florida Bulls football team. Other major attractions within this census tract include Al Lopez Park and the International Plaza and Bay Street Shopping Mall.

As of year-end 2021, this census tract within Drew Park/ Airport has nearly 23.8 million square feet of developed buildings on about 3,141 acres of land. Public and governmental designated land areas comprise the majority of building space and land area within this census tract, at 80% and 85%, respectively, of the total share.

The Drew Park/Airport ROI Model revealed that there are 63 properties prime for redevelopment, and 13 forsale investment properties as of year-end 2021 within this census tract.

COMMUNITY INVESTMENT

Drew Park CRA's close proximity to Tampa International Airport, Hillsborough Community College, professional sports and recreational facilities, and major employers ideally positions the area for private investment.

The \$15.9 million Lois Avenue infrastructure and streetscape project has transformed the function and appearance of the major gateway through Drew Park. The \$1.6 million North Himes Avenue Improvement Project was completed in Fall 2021. This project included complete streets and safety improvements for North Himes Avenue from West Columbus Drive to West Hillsborough Avenue.

FDOT will also be enhancing mobility within this Opportunity Zone in the form of intersection improvements at the intersection of Lois Avenue and Boy Scout Blvd., which is anticipated to begin in 2023, and will include a right-turn lane from eastbound Boy Scout Blvd. onto Lois Avenue. FDOT has also undertaken a study of the Hillsborough Avenue Corridor from Memorial Highway to I-275; this will evaluate the corridor for capacity issues, traffic operations, safety, access management, freight movements, transit, bicycles, and pedestrian movements. Additionally, FDOT recently completed median safety improvements along Hillsborough Avenue from Memorial Highway to Himes Avenue. Among other things, these improvements now

provide an alternative bike route along the eastbound Hillsborough Avenue from Dale Mabry Highway to Himes Avenue.

Community investment is strong within this Opportunity Zone. A few of TPA's largest and most impactful construction projects are approaching completion after more than 2 years of construction on Phase II of the Airport's Master Plan expansion. Phase II ultimately will enable the Airport to accommodate up to 34 million passengers.

NOTABLE PROJECTS



STADIUM CENTER REDEVELOPMENT PROJECT

 Located at 4738 N. Dale Mabry Hwy, this project consists of a new Radisson Country Inn with 147 rooms and an Econo Lodge with 121 rooms. It also features a pet hotel and veterinary clinic: and a total of 28,700 square feet for restaurants and retail.



TWO SHEPHERDS TAPROOM - A newly constructed craft brewery opened on Grady Avenue. This is Tampa's first and only indoor and outdoor dog park and bar.



ELECTRIC SUPPLY EXPANSION — Electric Supply, Inc. recently completed a 35,000-squarefoot warehouse addition to its Drew Park headquarters.

PROPERTY CHARACTERISTICS I YFAR-FND 2021

	Building	g Area	Acrea	age	Floor Area	Market Value	Taxable Value
Land Use ¹	Total Sq. Ft.	% Capture	Total Acres	% Capture	Ratio	per Acre	per Acre
Residential	485,500	2.0%	60.1	1.9%	0.19	\$759,300	\$553,800
Commercial	2,137,000	9.0%	234.6	7.5%	0.21	\$862,600	\$843,000
Industrial	2,039,500	8.6%	130.2	4.1%	0.36	\$864,300	\$854,100
Institutional	144,000	0.6%	18.6	0.6%	0.18	\$760,500	\$107,800
Other ²	18,990,300	79.8%	2,676.5	85.2%	0.16	\$777,400	\$309,700
Vacant	_	0.0%	20.9	0.7%	_	\$363,400	\$336,100
Total	23,796,300	100.0%	3,140.8	100.0%			

Sources: Hillsborough County Final Tax Roll 2021; GAI Consultants. Notes: (1) Represents land use by DOR Property Use Codes. (2) Represents other public and government designated land uses.

KEY SOCIO-ECONOMIC FACTS I DREW PARK/AIRPORT TRACT 120570026.00

POPULATION:



2.69 Land Area (sq. mi.)

2,016 Total Population

749 Population Density (per sq. mi.)

HOUSING CHARACTERISTICS:



723 Total Housing Units

123 Vacant Housing Units

2.6 Average Household Size

16%	84%
Owner-	Renter-
Occupied	Occupied

FMPI OYMENT & BUSINESS:

1,078 Total Businesses

16,039 Total Employees

8.0 Employee/Population

5.5% Household Unemployment

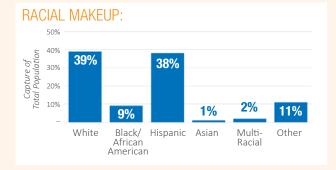


AGE DISTRIBUTION: Median Age 29.3 20-34 50-64 65+ åÅ ÅÅ ۩ٛ۩۪ åår 30% 7% 19%

63% of the total population in this census tract makeup the working class population, between the ages of 20-64.

HOUSEHOLD INCOME: **\$329,310** Avg. Home Value 25%

INDUSTRY BY SECTOR: Accomodation & Food 4% 2% 19% 5% Transportation & Utilities Administration & Support Construction Retail Trade Other Services Wholesale Trade Public Administration Educational Services 13%



INCOME CHARACTERISTICS:



\$27,900 Median Household Income

Household Income

\$25,200 Median Disposable Income

\$12,000 Per Capita Income

CONSUMER SPENDING:

Total expenditures in this census tract were \$21.1M as of Dec. 2021, capturing 22% of the total expenditures within Drew Park.







\$0.82M

Entertainment/ Recreation

\$2.60M Food (At Home/Away)

EDUCATIONAL ATTAINMENT:









TOTAL MARKET VALUE: Residential 2% Commercial 5% Industrial 1% Institutional 84% Other Vacant

TOTAL INVENTORY:

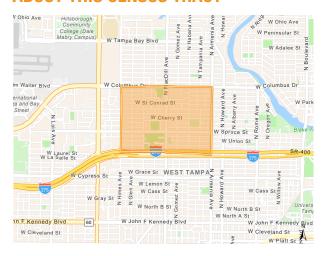
	Inver	ntory	Occ.	Avg.	
	Total % of Sub- District		Rate %	Rental Rate ¹	
Rental Units	98	47%	98.8%	\$653	
Retail (Sq. Ft.)	2,866,830	93%	99.2%	\$35.77	
Industrial (Sq. Ft.)	2,039,500	74%	97.6%	\$9.42	
Office (Sq. Ft.)	1,674,610	86%	89.1%	\$40.40	

Sources: CoStar; GAI Consultants. Notes: (1) Avg. Rental Rate represents per unit for Rental Units and per



DREW PARK/AIRPORT | TRACT 120570045.00

ABOUT THIS CENSUS TRACT



This Opportunity Zone (Census Tract 120570045.00) is part of the Drew Park/Airport sub-district within the City of Tampa. The tract is approximately 467 acres, and is accessible by major thoroughfares, such as I-275.

Within this tract is the Macfarlane Park neighborhood, home to the Macfarlane Park Trail, a part of the West Tampa Greenway and Trail System. The Macfarlane Park Trail is a 5-foot-wide pedestrian-only trail that meanders 1.2 miles via a loop system around the perimeter of the park. Other park amenities include picnic tables, grills, restrooms, play courts, tennis and racquetball courts, a playground, and a community center, as well as the West Tampa Little League baseball field. In addition, this census tract encompasses the David Barksdale Senior Citizen Center, an active adult center offering classes and memberships to the local community.

As of year-end 2021, this census tract within Drew Park/ Airport has nearly 3.3 million square feet of developed building, on about 322 acres of land. Residential property uses comprise the majority of building space and land area within this census tract, at 67% and 62%, respectively, of the total share.

The Drew Park/Airport ROI Model revealed that there are 19 properties prime for redevelopment, and one forsale investment property as of year-end 2021 within this census tract.

COMMUNITY INVESTMENT

Community investment is strong within this Opportunity Zone. The City's Vision Zero initiative has been the driving force behind many programs and projects being undertaken by the City. First implemented in Sweden in the 1990s, Vision Zero has proven successful across Europe. Now, it is gaining momentum in major American cities. The City's Vision Zero initiative focuses on vulnerable road users (pedestrians, cyclists, etc.), schools, speeding, and speed management. Implementation of the City's Vision Zero Action Plan includes safety projects on high priority corridors, citywide speed limit reduction programs, expansion of the City's network of trails, greenways, and safe crosswalks, and a citywide separated bike lane pilot program.

The MacDill Ave and Green Street Safety Enhancement project, which was recently completed, included installing a temporary traffic signal as part of Vision Zero to increase safe, healthy, and equitable mobility for all. The intersection was identified within a safety study and met the warrants for a traffic signal solution. This project included wood poles, span wire, signal heads, pedestrian heads and buttons, cabinets, pullboxes, wiring, conduit, and video detection. A similar safety enhancement project was also recently completed at the intersection of Himes Avenue and Beach Street.

NOTABLE PROJECTS



MACFARLANE PARK PLANNED IMPROVEMENTS-

The City of Tampa's Foundation for Tampa's Neighborhoods Design Build project includes water, wastewater, stormwater, and transportation improvements in multiple neighborhoods within the city's limits as part of the Transforming Tampa's Tomorrow initiative. The improvements for Macfarlane Park are scheduled to be completed in Fall 2024, and include:

- Stormwater infrastructure improvements, such as the addition of stormwater piping to reduce street flooding.
- Water improvements, such as the replacement of water distribution pipelines.
- Transportation activities in Macfarlane Park, such as the resurfacing of some neighborhood roads, the addition of traffic calming elements, and the construction of additional sidewalks to ensure neighborhood connectivity.

PROPERTY CHARACTERISTICS I YFAR-FND 2021

	Building Area		Acreage		Floor Area	Market Value	Taxable Value
Land Use ¹	Total Sq. Ft.	% Capture	Total Acres	% Capture	Ratio	per Acre	per Acre
Residential	2,170,200	66.7%	199.4	61.9%	0.25	\$1,361,900	\$651,000
Commercial	335,200	10.3%	26.8	8.3%	0.29	\$1,253,300	\$1,215,300
Industrial	311,800	9.6%	11.8	3.7%	0.61	\$1,034,700	\$1,025,700
Institutional	226,800	7.0%	21.3	6.6%	0.24	\$972,400	\$59,900
Other ²	210,700	6.5%	52.7	16.4%	0.09	\$327,400	\$1,606
Vacant	_	0.0%	10.1	3.1%	_	\$380,500	\$251,600
Total	3,254,600	100.0%	322.2	100.0%			

Sources: Hillsborough County Final Tax Roll 2021; GAI Consultants. Notes: (1) Represents land use by DOR Property Use Codes. (2) Represents other public and government designated land uses.

KEY SOCIO-ECONOMIC FACTS | DREW PARK/AIRPORT TRACT 20570045.00

POPULATION:



0.73 Land Area (sq. mi.)

4.843 Total Population

6,625 Population Density (per sq. mi.)

HOUSING CHARACTERISTICS:



FMPI OYMENT & BUSINESS:

207 Total Businesses

2,147 Total Employees

0.4 Employee/Population

10.2% Household Unemployment



AGE DISTRIBUTION: Median Age 39.9 20-34 35-49 50-64 ÅÅ ÅÅr ۵π 23% 20% 18% 57% of the total population in this census tract makeup the

working class population, between the ages of 20-64.

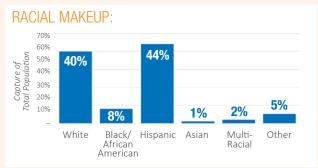


43%

Renter-

Occupied

INDUSTRY BY SECTOR: Construction 5% 4% 17% Health Care Services 6% Accomodation & Food Professional Services Retail Trade Transportation & Utilities Real Estate & Leasing Educational Services 13% Administration & Support 11%





CONSUMER SPENDING:

Total expenditures in this census tract were \$73.2M as of Dec. 2021, capturing 78% of the total expenditures within Drew Park.







\$2.85M Entertainment/

Recreation

\$8.94M Food (At Home/Away)

EDUCATIONAL ATTAINMENT:









TOTAL MARKET VALUE: 5% 1% Residential Commercial 76% 3% Industrial Institutional Other Vacant

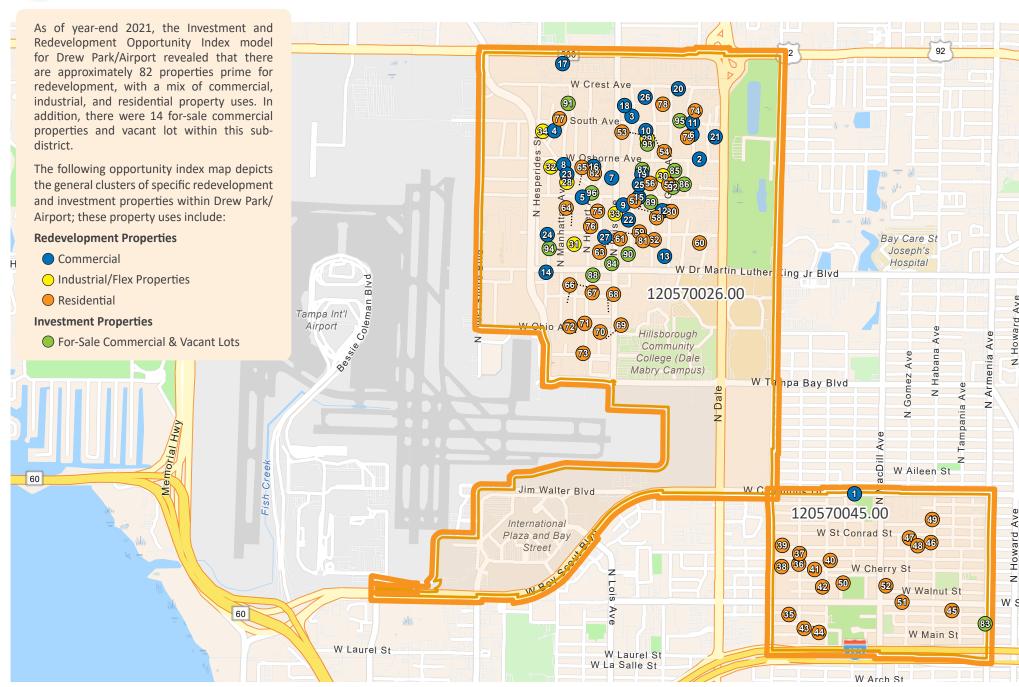
TOTAL INVENTORY:

	Inver	ntory	Occ.	Avg.	
	Total	Total % of Sub- District		Rental Rate ¹	
Rental Units	111	53%	97.9%	\$1,205	
Retail (Sq. Ft.)	219,000	7%	100.0%	\$23.27	
Industrial (Sq. Ft.)	311,800	11%	100.0%	\$9.64	
Office (Sq. Ft.)	265,000	14%	96.0%	\$23.35	

Sources: CoStar; GAI Consultants. Notes: (1) Avg. Rental Rate represents per unit for Rental Units and per sa, ft, for all other uses



DREW PARK/AIRPORT | OPPORTUNITY INDEX



W Hillsborough Ave W Dr Martin Luther King Jr Blvd 574 W Virginia Ave W Indiana Ave W Ohio Ave W Peninsular St N Boulevard W Adalee St W Columbus Dr W Amelia Ave W Frances Ave W Park Ave N Oregon Ave N Morgan Blake Trail Spruce St W Union St SR-400 E SC SR-400

REDEVELOPMENT & OPPORTUNITY INDEX MODEL PROPERTIES I YEAR-END 2021

P	roperty Address	Index Score		Property Address	Index Scor
R	edevelopment Properties		51	3010 Block W Chestnut St	80
	204 W Columbus Dr	90	52	2000 Block N Macdill Ave	80
	910 W Osborne Ave	85	53	4810 Block N Clark Ave	90
	003 N Lois Ave	85	54	4820 Block N Hale Ave A	85
	818 N Lauber Way	80	55	4700 Block N Hale Ave	85
	308 W Cayuga St	80	56	4710 Block N Hale Ave	90
	820 N Cortez Ave	80	57	4610 Block N Clark Ave	85
	714 N Lois Ave 1	85	58	4610 Block N Clark Ave	85
	722 N Manhattan Ave	80	59	4010 Block W Alva St	85
-	621 N Lois Ave	85	60	4410 Block N Cortez Ave	85
	822 N Hale Ave	80	61	4020 Block W Alva St	80
-	912 W South Ave	80	62	4410 Block N Clark Ave	85
	615 N Hale Ave	85	63	4410 Block N Lois Ave	85
	408 N Grady Ave	80	64	4310 Block W Alva St	85
	502 W Dr Martin Luther King Jr Blvd	85	65	4710 Block Anderson Ave	90
	022 W Cayuga St	85	66	4210 Block N Manhattan Ave	90
_	715 N Hubert Ave	80	67	4300 Block N Coolidge Ave	90
	404 W Hillsborough Ave	85	68	4200 Block W Kentucky Ave	90
	009 N Lois Ave	80	69	4110 Block N Thatcher Ave	85
	713 N Clark Ave	80	70	4100 Block N Thatcher Ave	80
	924 W Crest Ave	80	70	4110 Block N Hubert Ave	85
	820 N Dale Mabry Hwy	85	72		90
	618 N Clark Ave	85		4300 Block W Ohio Ave	
	711 N Manhattan Ave	80	73	4300 Block W Woodlawn Ave	80
	410 W Alva St	80	74	5000 Block N Cortez Ave	80
	705 N Clark Ave	80	75	4610 Block N Hubert Ave	85
_	021 N Clark Ave	80	76	4600 Block N Hubert St	85
	421 N Hubert Ave	85	77	4420 Block W South Ave	85
	705 N Manhattan Ave	80	78	5000 Block N Hale Ave	80
	815 N Clark Ave	80	79	4810 Block N Grady Ave	80
	713 N Hale Ave	80	80	4610 Block N Grady Ave	90
	311 W Ida St	80	81	4010 Block W Alva St	85
	720 N Lauber Way	80	82	4710 Block N Hubert Ave	90
-	612 N Lois Ave	80		Investment Properties	
	809 N Hesperides St	90	83	1802 N Armenia Ave	
	410 Block Union St	80	84		
	400 Block W Cherry St	80		4201 W Dr. Martin Luther King Jr. Blvd	
	410 Block W Palmetto St	95	85	4721 N Grady Ave	
	410 Block W Cherry St	80	86	4710 N Cortez Ave	
	430 Block W Palmetto St	80	87	4720 N Hale Ave	
	300 Block N Lincoln Ave	80	88	4315 N Hubert Ave	
	310 Block W Pine St	85	89	4010 W Cayuga St	
	110 Block N Lincoln Ave	80	90	4412 N Clark Ave	
	310 Block Union St	90	91	5012 N Coolidge Ave	
	300 Block W Main St	90	92	4707 N Grady	
	720 Block W Chestnut St	80	93	4814 N Hale Ave	
	930 Block W Beach St	80			
	940 Block W Beach St	85	94	4415 North Lauber Way	
	920 Block W Beach St	80	95	3917 W South Ave	
_	900 Block W Saint John St	85	96	4701 N Hubert Ave	
	010 Block N Lincoln Ave	85	Sources: CoSt	tar; GAI Consultants. Notes: Residential property addresses have been c rivacy purposes.	nanged to reflect block



UNIVERSITY AREA | DISTRICT OVERVIEW

ABOUT THE UNIVERSITY AREA

The University Area sub-district within the City of Tampa is approximately 2,880 acres and consists of five unique Opportunity Zones. The University Area does not contain any CRAs, and is partially bounded along the Hillsborough River on the south side.

The University Area is located on the south side of the University of South Florida Tampa campus in northern Tampa, encompassing Busch Gardens and Adventure Island amusement parks. Located within the larger Uptown District, the University Area contains an mix of retail outlets, residential neighborhoods, and restaurants—with a multitude of medical treatment and research facilities, including H. Lee. Moffitt Cancer Center, AdventHealth, James A. Haley Veterans' Hospital, and Johnnie B. Byrd, Sr. Alzheimer's Institute located nearby. Here, diverse industry clusters of technology, healthcare, education, and entertainment coexist.

In addition, the Busch Boulevard, a major east-west corridor for the area, serves many neighborhoods and residents of those neighborhoods within the University Area. Leaders envision making Busch Boulevard an entertainment corridor, and hope to see it transformed with fun and enriching businesses that serve both tourists and locals in the community.

The University Area sub-district contains 2,322 rental apartment units in 25 buildings that meet the minimum size criteria (market rate and mixed-income properties having at least 10 units). Within the University Area, there is also nearly 1.7 million square feet of retail space, 556,300 square feet of industrial space, and 164,900 square feet of office space. The University Area sub-district has one of the greatest amounts of rental units as compared to the other sub-districts within the City of Tampa.

As of year-end 2021, the Investment and Redevelopment Opportunity Index model for the University Area subdistrict revealed that there are approximately 162 properties prime for redevelopment, with a mix of commercial, industrial, and residential property uses; and 17 for-sale commercial properties and vacant lots located within the sub-district. The University Area ROI Map is illustrated on pages 108-109.

COMMUNITY INVESTMENT

The University Area has been the focus of tremendous infrastructure investment by the City of Tampa and its many partners in transportation, water, wastewater, and stormwater. The Safe Routes to School Project for Sulphur Springs K-8 provides for safety improvements, traffic calming, and pedestrian facilities to establish a safe walking route to school. Under the Sulphur Springs Safe Routes to School Project, the City of Tampa is proposing to enhance the safety and quality of the pedestrian routes along N. 12th Street from E. Fairbanks to E. Yukon Streets. Improvements will include new 5-foot-wide concrete sidewalks along the east side of 12th St. from E. Seward to N 13th Streets. Intersection improvements will occur at N. 12th and Fairbanks Streets, N. 12th and E. Seward Streets, N. 12th and E. Yukon Streets, N. 11th and E. Yukon Streets. and N. 13th and E. Seward Streets. University Square is also the focus of investment, with a Street Resurfacing Project that provides for street resurfacing within the University Square Neighborhood.

Complete Streets & Safety Improvement Projects in the area include the 30th Street project (E. Yukon Street to E. Fowler Avenue) which provides for roadway improvements to accommodate bicycle facilities, pedestrian refuge islands, enhanced crosswalks, sidewalks, and other safety measures; the 46th Street project (from Busch Boulevard to Fowler Avenue), which provides for complete street roadway improvements to enhance safety and multimodal connectivity, including roundabouts, sidewalks, bicycle facilities, enhanced crosswalks, and other safety measures; and the 50th Street/Busch Blvd. Intersection project, which provides for capacity, operational and safety improvements by widening for a northbound right-turn lane.

Flooding Relief Projects in the area include the Copeland Park project, which provides for construction of a new pumping station; the North Tampa Closed Basin ("NTCB") 17th and Annona project, which provides for construction of new inlets and pipes connecting to the existing system; the NTCB 21st and Annie Pond, which provides for constructing a new stormwater pond and new pipes/inlets connecting to the pond; the NTCB 99th Ave. Pond Expansion, which provides for property acquisition and pond expansion; the NTCB Elmer Pond Expansion, which provides for property acquisition and pond expansion; the Okara Road and 26th Street



forcemain (FM), which provides for replacement of the existing FM system for the pond located at Okara Road and 26th Street; the Terrace Park Pond Outfall, which provides for installation of control structure for an existing pond with pipes connecting to the existing system.

FDOT completed a Multimodal Feasibility Study in the University Area to evaluate potential corridor improvements along Fowler Avenue between I-275 and I-75. The study developed and evaluated improvement alternatives, such as a transit envelope and circulation enhancements that would better facilitate access to/from I-275 and I-75; major employment and activity centers; and a future regional intermodal center in the University Area.

ANCHOR DEVELOPMENT



BUSCH GARDENS/ADVENTURE ISLAND — A 335-acre African-themed animal theme park and 30-acre water park, owned and operated by SeaWorld Parks & Entertainment, with an annual attendance exceeding over 5.6 million combined at both parks.



COPELAND PARK – A 132-acre park offering a nature trail, freshwater pond, athletics, and a community center.



NEW SPRINGS SCHOOL — A public charter school serving K-8 grade levels, and offering STEM educational programs.

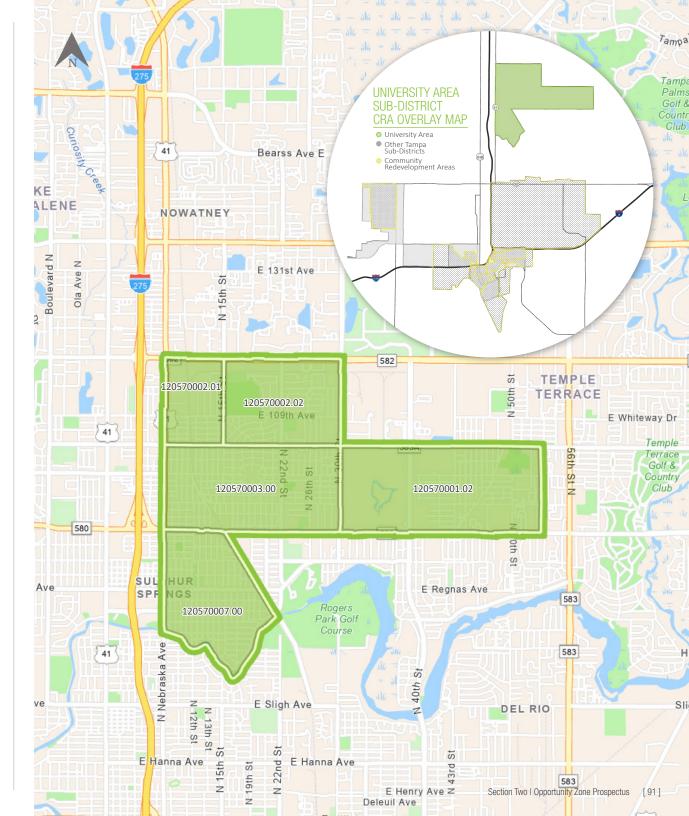


BUSCH PLAZA SHOPPING CENTER — An outdoor shopping mall anchored by Tampa Furniture Outlet and Save-A-Lot.



UNIVERSITY OF SOUTH FLORIDA MAIN CAMPUS -

Adjacent to the sub-district, USF is a global research university offering more than 200 undergraduate, as well as graduate, specialist, and doctoral-level degree programs.



KEY SOCIO-ECONOMIC FACTS I UNIVERSITY AREA SUB-DISTRICT

POPULATION:



4.50 Land Area (sq. mi.)

27,269 Total Population

6,067 Population Density (per sq. mi.)

HOUSING CHARACTERISTICS:



HOUSEHOLD INCOME:

9.821 Total Housing Units **2.046** Vacant Housing Units **2.8** Average Household Size

39%	61%
Owner-	Renter-

EMPLOYMENT & BUSINESS:

594 Total Businesses

4,248 Total Employees

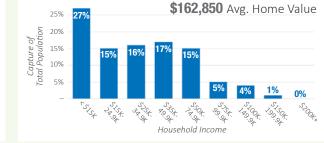
0.16 Employee/Population

13.3% Household Unemployment

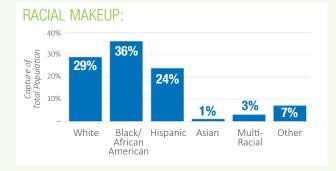


AGE DISTRIBUTION: Median Age <20 20-34 50-64 ۾ ۾ ÅÅr ÅÅ 28% 11% 18% 61% of the total population in the University Area makeup the

working class population, between the ages of 20-64.



INFLOW/OUTFLOW: **7,285** Employed in Area, Living Outside **11,007** Live in Area, **Employed Outside** 488 Employed and Live in Area

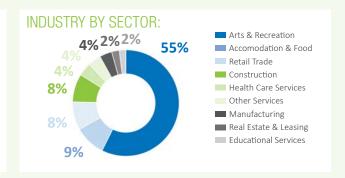




\$29.400 Median Household Income

\$25,900 Median Disposable Income

\$13,600 Per Capita Income



EDUCATIONAL ATTAINMENT:









TRANSPORTATION: >50 miles



\$38.6 Avg. Annual Transportation Costs

6% Workers 16+ Took **Public Transportation**

5% Occupied Households with No Vehicle

CONSUMER SPENDING:

Total expenditures in the University Area were \$324.2M as of Dec. 2021, capturing 3% of the total expenditures within the City.



\$95.48M Retail Goods





Housing

\$39.24M

\$24.87M Health Care

\$12.82M Entertainment/ Recreation

Food (At Home/Away)

PROPERTY CHARACTERISTICS I YEAR-END 2021

	Building Area		Acreage		Floor Area	Market Value	Taxable Value
Land Use ¹	Total Sq. Ft.	% Capture	Total Acres	% Capture	Ratio	per Acre	per Acre
Residential	11,449,000	69.3%	1,234.2	44.4%	0.21	\$821,600	\$465,600
Commercial	3,166,100	19.2%	546.7	19.7%	0.13	\$480,800	\$458,700
Industrial	701,500	4.2%	47.5	1.7%	0.34	\$795,000	\$716,500
Institutional	849,900	5.1%	97.0	3.5%	0.20	\$638,500	\$100,000
Other ²	357,100	2.2%	785.8	28.3%	0.01	\$35,300	_
Vacant	_	0.0%	69.9	2.5%	_	\$172,900	\$134,900
Total	16,523,600	100.0%	2,781.0	100.0%			

Sources: Hillsborough County Final Tax Roll 2021; GAI Consultants. Notes: (1) Represents land use by DOR Property Use Codes. (2) Represents other public and government designated land uses.

The University Area sub-district has over 16.5 million square feet of developed buildings on about 2,781.0 acres of land. The total building supply within the sub-district is made up primarily of residential buildings, closely followed by commercial property uses. Combined, these property uses comprise approximately 89% of the total building supply within the sub-district. Comparatively, the majority of the land within the sub-district is made up of residential land uses, as well as public and government land uses, at nearly 73% of the total acres. Industrial space captures the smallest share of land area within the sub-district.

The market value per acre is greatest within the University Area's residential market, capturing 72% of the total market value within the sub-district. Comparatively, the market value per acre in the commercial market captures

only 19% of the total market value within the University Area sub-district.

As of year-end 2021, the University Area sub-district's residential market is performing at an average market value per acre of approximately 58% less than that of the City of Tampa's residential market. Additionally, the commercial market within the sub-district is performing at an average market value per acre lower than that of the City's commercial market, at nearly 70%.

In addition, the average floor area ratio—the relationship between a building's total floor area and the size of the lot that the building is located on—is greatest within the University Area sub-district's industrial market, closely followed by the sub-district's residential and institutional markets.







UNIVERSITY AREA | PRIORITY PROJECTS

INNOVATION DISTRICT

The Tampa Innovation Partnership was founded in 2011 as the Innovation Alliance. Its geographical focus is generally Busch Boulevard to the south, Bearss Avenue to the north, interstates 75 and 275 to the east and west, as well as parts of the City of Tampa, Temple Terrace, and unincorporated Hillsborough County. This 19-square-mile area holds \$11.3 billion in annual potential economic impact. Here, diverse industry clusters of technology, health care, education, and entertainment coexist. It's this community where one in six jobs and one in three businesses within the area are high tech.

The area boasts 74,000 jobs and 4,100 companies, serving as one of the region's technology hubs and start-up incubators. Additionally, it is one of the few nationally designated TechHire communities with a strategic advantage for achieving high-tech job training goals. This designation came after the Partnership was awarded a \$3.8 million federal grant to expand tech training for young adults.

The Tampa Innovation Partnership received a \$750,000 grant from Florida Blue in 2021 for its work in the city's University Area community. The gift is part of Blue Cross Blue Shield's "Growing Resilient Communities" initiative to promote equity in select ZIP codes across Florida. In total, Florida Blue has invested more than \$1.7 million into the North Tampa community.

The grant from Florida Blue will be used to add different educational and work opportunities to the community. The partnership is attempting to change the identity of the University Area from "Suitcase City"—so named because of its reputation as a neighborhood for transient residents—to the "Uptown Innovation District."



UPTOWN TAMPA

The Uptown District of North Tampa has seen an upswing of redevelopment in recent years, thanks to the Tampa Innovation Partnership and other players fostering redevelopment in the neighborhoods and corridors surrounding the University of South Florida.

At the epicenter of growth in the Uptown District of Tampa is RITHM, a 100-acre mixed-use transformation of the former University Mall on Fowler Avenue into a nerve center of innovation. Once complete, RITHM At Uptown will be one of the largest mixed-use innovation communities in the state, with capacity for over 7 million square feet of development, including several thousand residential units. The success of RITHM continues in luring new science and research outfits, joining a cadre of medical and technology-based tenants at the former mall property, such as Florida Blue, AMROC Fab Lab, and Diamond View Studios. It's the kind of innovative hub that sparked the creation of Silicon Valley in California a century ago.







HAVEN STUDENT HOUSING

Located at 2701 & 2501 E. Fowler Ave, the Haven Student Housing Project consists of the demolition of the Quality Inn Conference Center to make way for construction of The Metropolitan at Tampa.

This project will bring a 276-unit, 760-bed student housing facility with a 1,780-square-foot retail space and 620 covered parking spaces. Community amenities will include courtyards, a fitness center, study and gaming lounges, a pool, and a spa. Construction is slated to begin in June 2021, with delivery scheduled for August 2024.



YUENGLING ENTERTAINMENT COMPLEX

One of the Uptown District anchors looking to make a new name for itself is Yuengling Brewery, which moved into Tampa 1999 and operates as the southern arm of the Pennsylvania brewing giant that serves as America's oldest brewery. Construction is ongoing adjacent to the brewery facility to create an outdoor gaming area, digital interactive museum, and 2.2-acre courtyard slated to open in Fall 2022.

The revitalization will feature an array of first-class amenities that will appeal to the Greater Tampa Bay community and tourists from around the country, including:

- State-of-the-art microbrewery
- Restaurant with private dining and local cuisine
- Digital Interactive museum with artifacts and advertising memorabilia from Yuengling's 191-year history
- Expanded gift and coffee shop
- Multi-use concert and entertainment pavilion
- Outdoor recreation gaming area and beer garden
- On-site hotel
- Design character that reflects Yuengling's history as America's Oldest Brewery









UNIVERSITY AREA | TRACT 120570001.02

ABOUT THIS CENSUS TRACT



This Opportunity Zone (Census Tract 120570001.02) is part of the University Area sub-district within the City of Tampa. The tract is approximately 864 acres, and is accessible by major thoroughfares, such as S.R. 580, S.R. 582. and S.R. 583.

This tract features Busch Gardens Tampa Bay, a 335acre African-themed animal theme park and Adventure Island, a 30-acre water park. Both of these parks are owned and operated by SeaWorld Parks & Entertainment, contributing enormous visitation and tourism to the City of Tampa, with an annual attendance exceeding over 5.6 million combined at both parks. Additional amenities at these parks include food and drinking places, retail shops, parking facilities, and a recycling center. Busch Gardens also offers special events and concerts year-round.

As of year-end 2021, this census tract within the University Area sub-district has nearly 4.4 million square feet of developed buildings on about 710 acres of land. Residential properties comprise the majority of building space within this census tract, at 58%. Whereas, other commercial properties comprise the majority of land acreage within this tract, at 53%.

The University Area ROI Model revealed that there are 19 properties prime for redevelopment, and zero forsale investment property as of year-end 2021 within this census tract.

COMMUNITY INVESTMENT

Community investment is strong within this Opportunity Zone. Complete Streets & Safety Improvement Projects within this Opportunity Zone include the 46th Street Project (from Busch Boulevard to Fowler Avenue), which provides for complete street roadway improvements to enhance safety and multimodal connectivity, including roundabouts, sidewalks, bicycle facilities, enhanced crosswalks and other safety measures; and the 50th Street/Busch Boulevard Intersection project, which provides for capacity, operational, and safety improvements by widening with a northbound rightturn lane.

Additionally, the 46th Street, Terrace Park, and Temple Crest projects will improve the City of Tampa's water distribution system by replacing the existing water mains and increasing the capacity of the system. These projects will also improve the system's ability to serve a growing population.

FDOT is also enhancing mobility within this Opportunity Zone in the form of pedestrian safety improvements along Busch Blvd. Construction of this project was completed in 2021. It included the installation of new high-intensity pedestrian-activated signalized crosswalks on Busch Blvd at the intersections of Pawnee Avenue and Overlook Drive.

NOTABLE FOCUS AREAS



UPTOWN AND INNOVATION DISTRICT DEVELOPMENTS — Located adjacent to this census tract is the Uptown and Innovation District of North Tampa. These areas have seen an upswing of redevelopment in recent years in the neighborhoods and corridors surrounding the University of South Florida. Some recently completed projects include:

- At the epicenter of growth in the Uptown District of Tampa is "RITHM", a 100-acre mixed-use transformation of the former University Mall on Fowler Avenue into a nerve center of innovation.
- Major additions to AdventHealth and James A. Haley Veterans Hospital are nearing completion, and work is underway on a significant expansion of Moffit Cancer Center.
- Yuengling has broken ground, and will work throughout 2021 to build a multimillion dollar hotel and entertainment complex, featuring a restaurant, hotel, microbrewery, and entertainment venue. Yuengling Tampa campus is slated to open in early 2022.

PROPERTY CHARACTERISTICS I YFAR-FND 2021

	Building Area		Acreage		Floor Area	Market Value	Taxable Value
Land Use ¹	Total Sq. Ft.	% Capture	Total Acres	% Capture	Ratio	per Acre	per Acre
Residential	2,577,400	58.4%	244.6	34.4%	0.24	\$904,300	\$519,600
Commercial	1,317,400	29.8%	377.8	53.2%	0.08	\$307,000	\$301,200
Industrial	233,700	5.3%	17.1	2.4%	0.31	\$359,000	\$359,000
Institutional	288,000	6.5%	26.9	3.8%	0.25	\$840,400	\$3,400
Other ²	_	0.0%	32.7	4.6%	_	\$28,900	_
Vacant	_	0.0%	11.1	1.6%	_	\$149,800	\$125,400
Total	4,416,400	100.0%	710.2	100.0%			

Sources: Hillsborough County Final Tax Roll 2021; GAI Consultants. Notes: (1) Represents land use by DOR Property Use Codes. (2) Represents other public and government designated land uses.

KEY SOCIO-ECONOMIC FACTS I UNIVERSITY AREA TRACT 120570001.02

POPULATION:



1.35 Land Area (sq. mi.)

5.316 Total Population

3,949 Population Density (per sq. mi.)

HOUSING CHARACTERISTICS:



2,184 Total Housing Units **327** Vacant Housing Units

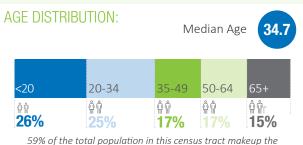
2.4 Average Household Size

63%

37%	63%
Owner-	Renter-
Occupied	Occupied

13.6% Household Unemployment





working class population, between the ages of 20-64.

HOUSEHOLD INCOME:



INDUSTRY BY SECTOR:

EMPLOYMENT & BUSINESS:

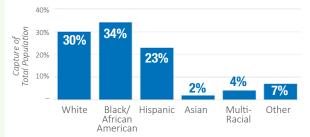
100 Total Businesses

728 Total Employees

0.1 Employee/Population



RACIAL MAKEUP:



INCOME CHARACTERISTICS:



\$26,100 Median Household Income

\$22,200 Median Disposable Income

\$14.500 Per Capita Income

CONSUMER SPENDING:

Total expenditures in this census tract were \$67.7M as of Dec. 2021, capturing 21% of the total expenditures within the University Area.



\$22.24M Housing

\$2.65M

Recreation



Health Care

\$8.18M Entertainment/

Food (At Home/Away)

EDUCATIONAL ATTAINMENT:







Associates Degree



TOTAL MARKET VALUE: Residential 2% Commercial 60% Industrial Institutional 31% Other Vacant

TOTAL INVENTORY:

TO THE INVENTION.					
	Inver	ntory	Occ.	Avg.	
	Total	% of Sub- District	Rate %	Rental Rate ¹	
Rental Units	711	31%	97.2%	\$1,017	
Retail (Sq. Ft.)	493,300	30%	92.0%	\$15.84	
Industrial (Sq. Ft.)	233,700	33%	100.0%	\$8.34	
Office (Sq. Ft.)	9,000	6%	100.0%	\$18.32	

Sources: CoStar; GAI Consultants. Notes: (1) Avg. Rental Rate represents per unit for Rental Units and per



UNIVERSITY AREA | TRACT 120570002.01

THIS CENSUS TRACT



This Opportunity Zone (Census Tract 120570002.01) is part of the University Area sub-district within the City of Tampa. The tract is approximately 250 acres, and is accessible by S.R. 582 and U.S. 41.

This tract features part of the North Tampa neighborhood, a residential community directly adjacent to Copeland Park and Trail. The Copeland Park and Trail is a 132-acre park offering both an asphalt and nature trail, freshwater pond, and a community center. Other park amenities include picnic tables, grills, restrooms, ball fields, play courts, tennis & racquetball courts, a playground, a community center, a swimming pool, and a gymnasium.

There is also a large commercial corridor along S.R. 582 and U.S. 41 within this tract on the west and north sides. These commercial corridors include access to numerous food and drinking places, and retail and service shops.

As of year-end 2021, this census tract within the University Area sub-district has over 1.7 million square feet of developed buildings on nearly 181 acres of land. Residential property uses comprise the majority of building space and land area within this census tract, at 59% and 53%, respectively, of the total share.

The University Area ROI Model revealed that there are 5 properties prime for redevelopment, and 6 for-sale investment property as of year-end 2021 within this census tract.

COMMUNITY INVESTMENT

This Opportunity Zone encompasses some of the North Tampa neighborhoods, which surrounds the University of South Florida (USF) and is part of the Uptown District. As the district continues evolving with new developments, community investment is strong within this Opportunity Zone.

The Uptown District has been witnessing an unprecedented concentration of major private-public investments totaling over \$1 billion over just the past few years. One of the most recent changes in the North Tampa area is the topping off of Moffitt Cancer Center's new 10-story inpatient surgical hospital on Malcolm McKinley Drive, a \$400 million expansion of the hospital's campus that is slated to open in July 2023.

FDOT is also enhancing mobility within this Opportunity Zone in the form of intersection improvements at 15th Street and Fowler Avenue. This intersection upgrade includes modifying curbs, pedestrian islands and medians, installing new pedestrian signals and ramps, and intersection lighting. Construction is estimated to be completed in 2022.

NOTABLE FOCUS AREAS



UPTOWN AND INNOVATION DISTRICT DEVELOPMENTS — Located adjacent to this census tract is the Uptown and Innovation District of North Tampa. These areas have seen an upswing of redevelopment in recent years in the neighborhoods and corridors surrounding the University of South Florida. Some recently completed projects include:

- At the epicenter of growth in the Uptown District of Tampa is "RITHM", a 100-acre mixed-use transformation of the former University Mall on Fowler Avenue into a nerve center of innovation.
- Major additions to AdventHealth and James A. Haley Veterans Hospital are nearing completion, and work is underway on a significant expansion of Moffit Cancer Center.
- Yuengling has broken ground, and will work throughout 2021 to build a multimillion dollar hotel and entertainment complex, featuring a restaurant, hotel, microbrewery, and entertainment venue. Yuengling Tampa campus is slated to open in early 2022.

PROPERTY CHARACTERISTICS I YEAR-END 2021

	Building Area		Acreage		Floor Area	Market Value	Taxable Value
Land Use ¹	Total Sq. Ft.	% Capture	Total Acres	% Capture	Ratio	per Acre	per Acre
Residential	1,020,500	58.8%	94.8	52.5%	0.25	\$921,100	\$589,100
Commercial	501,400	28.9%	50.0	27.7%	0.23	\$645,300	\$511,900
Industrial	6,300	0.4%	4.7	2.6%	0.03	\$214,200	\$207,100
Institutional	206,400	11.9%	21.7	12.0%	0.22	\$728,700	\$136,200
Other ²	_	0.0%	5.2	2.9%	_	\$30,600	_
Vacant	_	0.0%	4.0	2.2%	_	\$127,900	\$108,100
Total	1,734,600	100.0%	180.5	100.0%			

Sources: Hillsborough County Final Tax Roll 2021: GAI Consultants, Notes: (1) Represents land use by DOR Property Use Codes, (2) Represents other public and government designated land uses

KEY SOCIO-ECONOMIC FACTS I UNIVERSITY AREA TRACT 120570002.01

POPULATION:



0.39 Land Area (sq. mi.)

3,036 Total Population

7,725 Population Density (per sq. mi.)

HOUSING CHARACTERISTICS:



1,353 Total Housing Units **324** Vacant Housing Units **2.2** Average Household Size

17%	83%
Owner-	Renter-
Occupied	Occupied

EMPLOYMENT & BUSINESS:

81 Total Businesses

561 Total Employees

0.2 Employee/Population

12.5% Household Unemployment



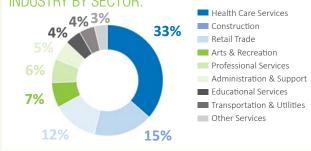
AGE DISTRIBUTION: Median Age 20-34 35-49 50-64 åÅ ůůr ÅÅ ÅÅ 25% 15% 19%

60% of the total population in this census tract makeup the working class population, between the ages of 20-64.

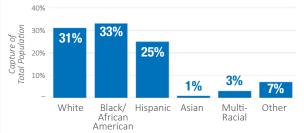
HOUSEHOLD INCOME:



INDUSTRY BY SECTOR:



RACIAL MAKEUP:



INCOME CHARACTERISTICS:



\$20.800 Median Household Income

\$19,000 Median Disposable Income

\$14,000 Per Capita Income

CONSUMER SPENDING:

Total expenditures in this census tract were \$37.0M as of Dec. 2021, capturing 11% of the total expenditures within the University Area.



\$12.16M Housing



\$1.46M Entertainment/

\$4.53M

Food (At Home/Away)

EDUCATIONAL ATTAINMENT:











TOTAL MARKET VALUE: Residential 1% Commercial Industrial 64% Institutional 24% Other Vacant

TOTAL INVENTORY:

Recreation

	Inver	ntory	Occ.	Avg.
	Total	% of Sub- District	Rate %	Rental Rate ¹
Rental Units	615	27%	98.3%	\$819
Retail (Sq. Ft.)	_	0%	_	_
Industrial (Sq. Ft.)	6,300	1%	_	_
Office (Sq. Ft.)	34,300	21%	100.0%	\$18.48

Sources: CoStar; GAI Consultants. Notes: (1) Avg. Rental Rate represents per unit for Rental Units and per



UNIVERSITY AREA | TRACT 120570002.02

ABOUT THIS CENSUS TRACT



This Opportunity Zone (Census Tract 120570002.02) is part of the University Area sub-district within the City of Tampa. The tract is approximately 493 acres, and is accessible by major thoroughfares, such as S.R. 582.

This tract features the University Square neighborhood, a residential community directly adjacent to the University Mall and the University of South Florida (USF). The University Mall is a shopping mall near USF, just north of the City of Tampa limits, and is anchored by Dillards and Burlington Coat Factory. Additionally, USF is a global research university offering more than 200 undergraduate, as well as graduate, specialist, and doctoral-level degree programs. Copeland Park and Trail is also located within this tract, and features a 132-acre park offering both an asphalt and nature trail, freshwater pond, and a community center.

As of year-end 2021, this census tract within the University Area sub-district has over 3.5 million square feet of developed buildings on nearly 388 acres of land. Residential property uses comprise the majority of building space and land area within this census tract, at 67% and 57%, respectively, of the total share.

The University Area ROI Model revealed that there are zero properties prime for redevelopment, and one forsale investment property as of year-end 2021 within this census tract.

COMMUNITY INVESTMENT

Community investment is strong within this Opportunity Zone. The University Square neighborhood is a focus of investment within this Opportunity Zone, with a Street Resurfacing Project that provides for street resurfacing within the University Square Neighborhood. Copeland Park is also an area seeing investment via a project that provides for construction of a new pumping station to aid with flooding relief.

This tract, located adjacent to the University Square Mall in the Uptown District, has been witnessing an unprecedented concentration of major private-public investments totaling more than \$1 billion over just the past few years. In addition, one of the most recent changes in the district is the topping off of Moffitt Cancer Center's new 10-story inpatient surgical hospital on Malcolm McKinley Drive, a \$400 million expansion of the hospital's campus that is slated to open in July 2023.

FDOT is also making improvements within this Opportunity Zone in the form of intersection improvements along Fowler Avenue at 15th Street, 22nd Street, and 30th Street/Bruce B. Downs Blvd. These intersection upgrades include modifying curbs, pedestrian islands and medians, installing new pedestrian signals and ramps, and intersection lighting. Construction is estimated to be completed in 2022.

NOTABLE FOCUS AREAS



UPTOWN AND INNOVATION DISTRICT DEVELOPMENTS – Located adjacent to this census tract is the Uptown and Innovation District of North Tampa. These areas have seen an upswing of redevelopment in recent years in the neighborhoods and corridors surrounding the University of South Florida. Some recently completed projects include:

- At the epicenter of growth in the Uptown District of Tampa is "RITHM", a 100-acre mixed-use transformation of the former University Mall on Fowler Avenue into a nerve center of innovation.
- Major additions to AdventHealth and James A. Haley Veterans Hospital are nearing completion, and work is underway on a significant expansion of Moffit Cancer Center.
- Yuengling has broken ground, and will work throughout 2021 to build a multimillion dollar hotel and entertainment complex, featuring a restaurant, hotel, microbrewery, and entertainment venue. Yuengling Tampa campus is slated to open in early 2022.

PROPERTY CHARACTERISTICS I YEAR-END 2021

	Building	Area	Acrea	age	Floor Area	Market Value	Taxable Value
Land Use ¹	Total Sq. Ft.	% Capture	Total Acres	% Capture	Ratio	per Acre	per Acre
Residential	2,344,400	66.8%	222.2	57.3%	0.24	\$902,700	\$532,200
Commercial	666,500	19.0%	58.0	15.0%	0.26	\$1,133,500	\$1,112,100
Industrial	209,500	6.0%	6.9	1.8%	0.70	\$2,703,500	\$2,365,100
Institutional	115,800	3.3%	17.1	4.4%	0.16	\$405,400	\$15,200
Other ²	171,400	4.9%	76.1	19.6%	0.05	\$142,500	_
Vacant	_	0.0%	7.7	2.0%	_	_	_
Total	3,507,600	100.0%	387.9	100.0%			

Sources: Hillsborough County Final Tax Roll 2021; GAI Consultants. Notes: (1) Represents land use by DOR Property Use Codes. (2) Represents other public and government designated land uses.

KEY SOCIO-ECONOMIC FACTS I UNIVERSITY AREA TRACT 120570002.02

POPULATION:

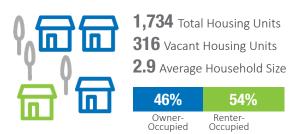


0.77 Land Area (sq. mi.)

5.011 Total Population

6,508 Population Density (per sq. mi.)

HOUSING CHARACTERISTICS:



FMPI OYMENT & BUSINESS:

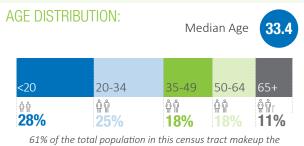
150 Total Businesses

1,591 Total Employees

0.3 Employee/Population

11.3% Household Unemployment





working class population, between the ages of 20-64.

HOUSEHOLD INCOME: **\$117,320** Avg. Home Value 20% Capture of Total Population Household Income

INDUSTRY BY SECTOR: Manufacturing 5% 5% Health Care Services 23% Retail Trade Transportation & Utilities Administration & Support Accomodation & Food Finance & Insurance Arts & Recreation Information 6% 16% 11%



INCOME CHARACTERISTICS: \$33,780 Median Household Income **\$28,870** Median Disposable Income

CONSUMER SPENDING:

Total expenditures in this census tract were \$60.6M as of Dec. 2021, capturing 19% of the total expenditures within the University Area.

\$18.00M Retail Goods

\$19.43M Housing

\$2.43M

Entertainment/

Recreation



\$7.30M

Food (At Home/Away)

EDUCATIONAL ATTAINMENT:









TOTAL MARKET VALUE: Residential 2% 2% Commercial 6% Industrial 66% Institutional 22% Other Vacant

\$13,850 Per Capita

Income

TOTAL INVENTORY:

	Inver Total	ntory % of Sub- District	Occ. Rate %	Avg. Rental Rate ¹
Rental Units	857	37%	98.2%	\$1,050
Retail (Sq. Ft.)	490,000	30%	97.3%	\$21.95
Industrial (Sq. Ft.)	209,500	38%	100.0%	\$8.99
Office (Sq. Ft.)	_	0%	_	_

Sources: CoStar; GAI Consultants. Notes: (1) Avg. Rental Rate represents per unit for Rental Units and per



UNIVERSITY AREA | TRACT 120570003.00

ABOUT THIS CENSUS TRACT



This Opportunity Zone (Census Tract 120570003.00) is part of the University Area sub-district within the City of Tampa, and is approximately 742 acres.

Within this tract are the Tampa Overlook and North Tampa neighborhoods, residential communities located directly adjacent to Busch Gardens Tampa Bay and Adventure Island. Both of these parks are owned and operated by SeaWorld Parks & Entertainment, contributing enormous visitation and tourism to the City of Tampa, with an annual attendance exceeding over 5.6 million combined.

This tract also features large commercial corridors along the S.R. 580 and U.S. 41 thoroughfares bordering the tract on the west and south sides. These corridors include access to numerous food and drinking places, retail and service shops, as well as hotel and lodging accommodations.

As of year-end 2021, this census tract within the University Area sub-district has nearly 3.8 million square feet of developed buildings on over 521 acres of land. Residential property uses comprise the majority of building space and land area within this census tract, at 79% and 75%, respectively, of the total share.

The University Area ROI Model revealed that there are 79 properties prime for redevelopment, and two for-sale investment properties as of year-end 2021 within this census tract.

COMMUNITY INVESTMENT

Community investment is strong within this Opportunity Zone. Complete Streets & Safety Improvement Projects within this Opportunity Zone include the 9th Street Sidewalk project (Bougainvillea to Linebaugh Avenues), which provides for new sidewalks; and the University Square project, which provides for street resurfacing within the University Square Neighborhood.

Flood Relief projects within this Opportunity Zone include the Lantana-Poinsettia Pump Station project, which provides for property acquisition and construction of a new collection system and new pump station to replace the temporary pump and FM connecting the existing drainage system on N. 11th Street; the NTCB 17th and Annona project, which includes construction of new inlets and pipes connecting to the existing system; and the NTCB Elmer Pond Expansion project, which provides for property acquisition and pond expansion.

FDOT is also enhancing mobility within this Opportunity Zone in the form of pedestrian safety improvements along Busch Blvd. Construction of this project was completed in 2021. It included the installation of new high-intensity pedestrian-activated signalized crosswalks on Busch Boulevard at the intersections of Brooks and 12th Streets.

NOTABLE FOCUS AREAS



UPTOWN AND INNOVATION DISTRICT DEVELOPMENTS — Located adjacent to this census tract is the Uptown and Innovation District of North Tampa. These areas have seen an upswing of redevelopment in recent years in the neighborhoods and corridors surrounding the University of South Florida. Some recently completed projects include:

- At the epicenter of growth in the Uptown District of Tampa is "RITHM", a 100-acre mixed-use transformation of the former University Mall on Fowler Avenue into a nerve center of innovation.
- Major additions to AdventHealth and James A. Haley Veterans Hospital are nearing completion, and work is underway on a significant expansion of Moffit Cancer Center.
- Yuengling has broken ground, and will work throughout 2021 to build a multimillion dollar hotel and entertainment complex, featuring a restaurant, hotel, microbrewery, and entertainment venue. Yuengling Tampa campus is slated to open in early 2022.

PROPERTY CHARACTERISTICS I YFAR-FND 2021

	Building	Area	Acrea	age	Floor Area	Market Value	Taxable Value
Land Use ¹	Total Sq. Ft.	% Capture	Total Acres	% Capture	Ratio	per Acre	per Acre
Residential	2,978,600	79.0%	388.3	74.5%	0.18	\$745,100	\$372,300
Commercial	489,300	13.0%	44.7	8.6%	0.25	\$849,100	\$808,900
Industrial	140,200	3.7%	10.1	1.9%	0.32	\$741,100	\$624,000
Institutional	135,000	3.6%	22.0	4.2%	0.14	\$486,000	\$226,400
Other ²	27,300	0.7%	36.7	7.0%	0.02	\$164,300	_
Vacant	_	0.0%	19.3	3.7%	_	\$216,700	\$175,700
Total	3,770,400	100.0%	521.1	100.0%			

Sources: Hillsborough County Final Tax Roll 2021; GAI Consultants. Notes: (1) Represents land use by DOR Property Use Codes. (2) Represents other public and government designated land uses.

KEY SOCIO-ECONOMIC FACTS I UNIVERSITY AREA TRACT 120570003.00

POPULATION:



1.16 Land Area (sq. mi.)

7.575 Total Population

6,530 Population Density (per sq. mi.)

HOUSING CHARACTERISTICS:



2,492 Total Housing Units **430** Vacant Housing Units

3.0 Average Household Size

50%	50%
Owner-	Renter-
Occupied	Occupied

EMPLOYMENT & BUSINESS:

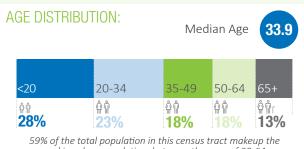
168 Total Businesses

936 Total Employees

0.1 Employee/Population

11.2% Household Unemployment

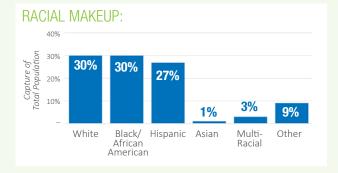




working class population, between the ages of 20-64.

HOUSEHOLD INCOME: **\$133,770** Avg. Home Value 20% Capture of Total Population Household Income

INDUSTRY BY SECTOR: Health Care Services 6% Retail Trade 7% 17% Accomodation & Food Administration & Support Construction Transportation & Utilities Educational Services **14%** — Professional Services Manufacturing 9%



INCOME CHARACTERISTICS:



\$35.230 Median Household Income

\$29,210 Median Disposable Income

\$12,730 Per Capita Income

CONSUMER SPENDING:

Total expenditures in this census tract were \$83.6M as of Dec. 2021, capturing 26% of the total expenditures within the University Area.



\$27.17M Housing



\$3.29M

Entertainment/

Recreation

\$10.03M

Food (At Home/Away)

EDUCATIONAL ATTAINMENT:









TOTAL MARKET VALUE: Residential 3% 2% 1% Commercial Industrial 11% 81% Institutional Other Vacant

TOTAL INVENTORY:

	Inver	ntory	Occ.	Avg.	
	Total	% of Sub- District	Rate %	Rental Rate ¹	
Rental Units	46	2%	97.1%	\$843	
Retail (Sq. Ft.)	390,000	23%	96.0%	\$17.70	
Industrial (Sq. Ft.)	140,200	25%	100.0%	\$10.00	
Office (Sq. Ft.)	107,000	65%	100.0%	\$20.15	

Sources: CoStar; GAI Consultants. Notes: (1) Avg. Rental Rate represents per unit for Rental Units and per



UNIVERSITY AREA | TRACT 120570007.00

ABOUT THIS CENSUS TRACT



This Opportunity Zone (Census Tract 120570007.00) is part of the University Area sub-district within the City of Tampa, and is approximately 531 acres.

Within this tract are the Sulphur Springs and Fern Cliff neighborhoods. These residential communities feature access to numerous green spaces, including Mann-Wagon Memorial Park and River Cove Park along the Hillsborough River. In addition, the tract is home to the Springhill Park Community Center and the Sulphur Springs K-8 Community School.

This tract also features large commercial corridors along the S.R. 580 and U.S. 41 thoroughfares bordering the tract on the north and west sides. These corridors include access to numerous food and drinking places, as well as retail and service shops.

As of year-end 2021, this census tract within the University Area sub-district has nearly 3.1 million square feet of developed buildings on over 981 acres of land. Residential properties comprise the majority of building space within this census tract, at 82%. Whereas, other public and governmental designated land areas comprise the majority of land acreage within this tract, at 64%.

The University Area ROI Model revealed that there are 59 properties prime for redevelopment, and 5 for-sale investment properties as of year-end 2021 within this census tract.

COMMUNITY INVESTMENT

Community investment is strong within this Opportunity Zone. The Safe Routes to School Project for Sulphur Springs K-8 provides for safety improvements, traffic calming, and pedestrian facilities to establish a safe walking route to school. Under the Sulphur Springs Safe Routes to School Project, the City of Tampa is proposing to enhance the safety and quality of the pedestrian routes along N. 12th Street from E. Fairbanks to E. Yukon Streets. Improvements will include new 5-foot-wide concrete sidewalks, and intersection improvements.

Another significant project within this tract is the Sulphur Springs Pumping Station Design Build project, which represents an investment of over \$19 million. This project is currently in the planning phase, with construction expected to begin in 2022. The project provides for the rehabilitation of the wastewater pumping station at 7902 N. 13th St.

FDOT will also be enhancing mobility in this Opportunity Zone in the form of pedestrian upgrades along Nebraska Avenue. Construction of the project is anticipated to begin in 2023, and will include various pedestrian features along Nebraska Avenue between Kennedy Blvd. and E. Arctic Street. These features will include mid-block crossings, rectangular rapid flashing beacons, pedestrian signals, pedestrian refuge islands, pedestrian lighting, and pedestrian hybrid beacon signals.

NOTABLE FOCUS AREAS



UPTOWN AND INNOVATION DISTRICT DEVELOPMENTS — Located adjacent to this census tract is the Uptown and Innovation District of North Tampa. These areas have seen an upswing of redevelopment in recent years in the neighborhoods and corridors surrounding the University of South Florida. Some recently completed projects include:

- At the epicenter of growth in the Uptown District of Tampa is "RITHM", a 100-acre mixed-use transformation of the former University Mall on Fowler Avenue into a nerve center of innovation.
- Major additions to AdventHealth and James A. Haley Veterans Hospital are nearing completion, and work is underway on a significant expansion of Moffit Cancer Center.
- Yuengling has broken ground, and will work throughout 2021 to build a multimillion dollar hotel and entertainment complex, featuring a restaurant, hotel, microbrewery, and entertainment venue. Yuengling Tampa campus is slated to open in early 2022.

PROPERTY CHARACTERISTICS I YFAR-FND 2021

	Building	g Area	Acrea	age	Floor Area	Market Value	Taxable Value
Land Use ¹	Total Sq. Ft.	% Capture	Total Acres	% Capture	Ratio	per Acre	per Acre
Residential	2,528,100	81.7%	284.3	29.0%	0.20	\$758,200	\$453,200
Commercial	191,500	6.2%	16.2	1.6%	0.27	\$675,100	\$663,300
Industrial	111,800	3.6%	8.8	0.9%	0.29	\$524,400	\$502,300
Institutional	104,800	3.4%	9.3	0.9%	0.26	\$631,500	\$151,700
Other ²	158,400	5.1%	635.1	64.7%	0.01	\$15,400	_
Vacant	_	0.0%	27.8	2.8%	_	\$206,100	\$151,600
Total	3,094,500	100.0%	981.4	100.0%			

Sources: Hillsborough County Final Tax Roll 2021; GAI Consultants. Notes: (1) Represents land use by DOR Property Use Codes. (2) Represents other public and government designated land uses.

KEY SOCIO-ECONOMIC FACTS I UNIVERSITY AREA TRACT 120570007.00

POPULATION:



0.83 Land Area (sq. mi.)

6.331 Total Population

7,665 Population Density (per sq. mi.)

HOUSING CHARACTERISTICS:



2,058 Total Housing Units **649** Vacant Housing Units

3.0 Average Household Size

34%	66%
Owner-	Renter-
Occupied	Occupied

0.1 Employee/Population

EMPLOYMENT & BUSINESS:

95 Total Businesses

432 Total Employees

17.7% Household Unemployment

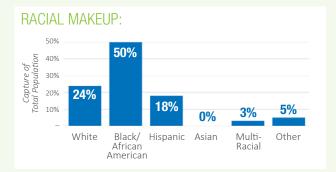


AGE DISTRIBUTION: Median Age 20-34 35-49 50-64 ÅÅ ٩٩٠ 32% 11% 23% 16%

57% of the total population in this census tract makeup the working class population, between the ages of 20-64.

HOUSEHOLD INCOME: **\$212,660** Avg. Home Value 20% 15% Household Income

INDUSTRY BY SECTOR: Health Care Services 5% Retail Trade 17% Construction 6% Administration & Support Accommodation & Food Transportation & Utilities Wholesale Trade 14% Other Services Professional Services 9%



INCOME CHARACTERISTICS: \$29,130 Median

Household Income

\$25,960 Median Disposable Income

\$13,580 Per Capita Income

CONSUMER SPENDING:

Total expenditures in this census tract were \$75.3M as of Dec. 2021, capturing 23% of the total expenditures within the University Area.



\$24.71M Housing

\$2.99M

Entertainment/

Recreation



\$5.73M

Health Care

\$9.19M

Food (At Home/Away)

EDUCATIONAL ATTAINMENT:

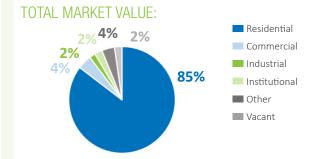












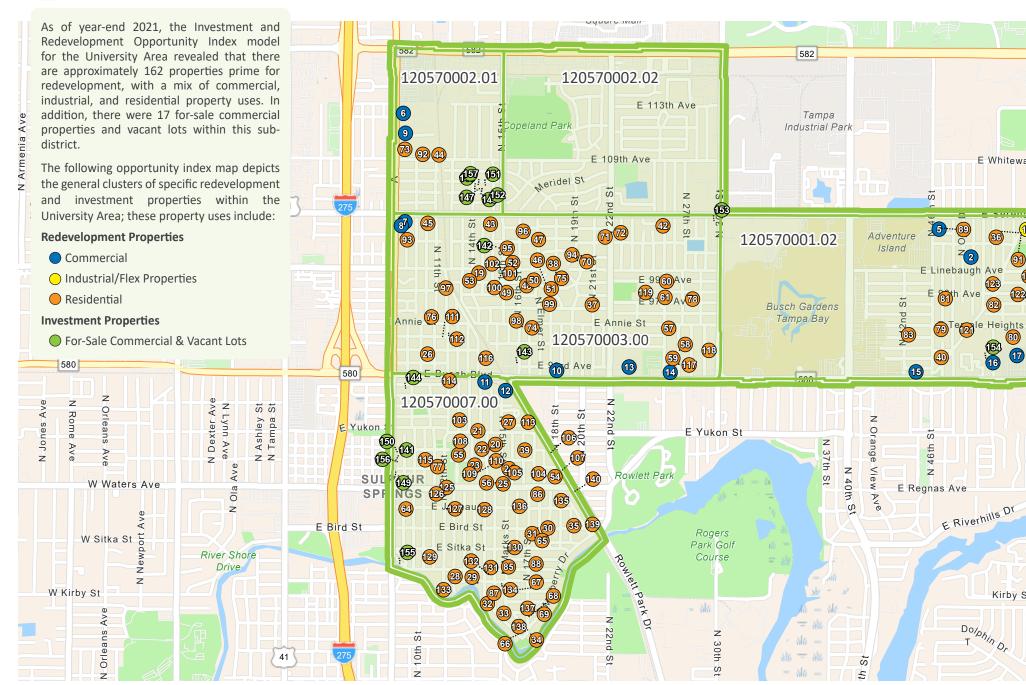
TOTAL INVENTORY:

	Inver	ntory	Occ.	Avg.
	Total	% of Sub- District	Rate %	Rental Rate ¹
Rental Units	93	4%	99.2%	\$920
Retail (Sq. Ft.)	290,000	17%	100.0%	\$21.79
Industrial (Sq. Ft.)	111,800	20%	83.4%	\$8.86
Office (Sq. Ft.)	14,600	9%	100.0%	\$19.63

Sources: CoStar; GAI Consultants. Notes: (1) Avg. Rental Rate represents per unit for Rental Units and per



UNIVERSITY AREA | OPPORTUNITY INDEX



REDEVELOPMENT & OPPORTUNITY INDEX MODEL PROPERTIES I YEAR-END 2021

	Property Address	Index Score		Property Address	Index Score	
	Redevelopment Properties		54	8400 Block N Elmer St	90	108
1	5109 E Serena Dr	95	55	8500 Block N 13th St	90	109
2	10009 N Ojus Dr	95	56	8400 Block N Mulberry St	90	110
3	10021 N Myrtle St	85	57	9320 Block N 26th St	90	111
4	10318 N Myrtle St	85	58	9300 Block N 27th St	90	112
5	10211 N 46th St	85	59	9210 Block N 27th St	90	113
6	11123 N Nebraska Ave	80	60	9800 Block N 26th St	90	114
7	10313 N Nebraska Ave	80	61	9700 Block N 26th St	90	115
8	10309 N Nebraska Ave	80	62	5110 Block E 97th Ave	90	116
9	10921 N Nebraska Ave	80	63	9610 Block N 50th St	90	117
10	1802 E Busch Blvd	80	64	8210 Block N 9th St	90	118
11	8819 N Brooks St	80	65	8100 Block N 17th St	90	119
12	8817 N 15th St	80	66	1630 Block E Mulberry Dr	90	120
13	2250 E Busch Blvd	80	67	7800 Block N Marks St	90	121
14	2602 E Busch Blvd	80	68	1610 Block E Marks Dr	90	122
15	4216 E Busch Blvd	80	69	1710 Block E Mulberry Dr	90	123
16	9214 N Hyaleah Rd	80	70	10000 Block N 20th St	85	124
17	4934 E Busch Blvd	80	71	2100 Block E Poinsettia Ave	85	125
18	10209 Takomah Trl	85	72	2110 Block E Poinsettia Ave	85	126
19	9900 Block N 14th St	95	73	910 Block E 109th Ave	85	127
20	8510 Block N Mulberry St	95	74	9400 Block N 17th St	85	128
21	1300 Block E Yukon St	95	75	1700 Block S Club Ct	85	129
22	8510 Block N Brooks St	95	76	9500 Block N 10th St	85	130
23	8410 Block N Brooks St	95	77	8410 Block N Alaska St	85	131
24	8400 Block N 15th St	95	78	9610 Block N 27th St	85	132
25	8400 Block N Mulberry St	95	79	9500 Block N 46th St	85	133
26	920 Block E 93rd Ave	95	80	9510 Block N Hyaleah Rd	85	134
27	1500 Block E Eskimo Ave	95	81	9610 Block N Hartts Dr	85	135
28	1300 Block E Nome St	95	82	9610 Block N Oklawaha Ave	85	136
29	7800 Block N Brooks St	95	83	4110 Block E Richmere St	85	137
30	8110 Block N Elmer St	95	84	5270 Block Tennis Court Cir	85	138
31	8110 Block N 17th St	95	85	7910 Block N Mulberry St	85	139
32	1420 Block E Mulberry Dr	95	86	1700 Block E Waters Ave	85	140
33	1500 Block E Mulberry Dr	95	87	1410 Block E Mulberry Dr	85	
34	1630 Block E Mulberry Dr	95	88	1610 Block E River Cove St	85	4.44
35	2100 Block E Bird St	95	89	10210 Block N 46th St	85	141
36	10200 Block Takomah Trl	90	90	10200 Block Takomah Trl	85	142
37	1910 Block E 97th Ave	90	91	10200 Block Takomah Trl	85	143
38	1700 Block S Club Ct	90	92	1000 Block E 109th Ave	85	144
39	8500 Block N 16th St	90	93	910 Block E Poinsettia Ave	85	145
40	9300 Block N 46th St	90	94	10000 Block N 20th St	85	146
41	5110 Block E 97th Ave	90	95	1500 Block E Annona Ave	85	147
42	10210 Block N 26th St	90	96	1600 Block E Poinsettia Ave	85	148
43	10110 Block Hyacinth Ave	90	97	1000 Block Lotus Ave	85	149
44	1010 Block E 109th Ave	90	98	9410 Block N 16th St	85	150
45	10100 Block N Jasmine Ave	90	99	1700 Block E 97th Ave	85	151
46	1700 Block E Linebaugh Ave	90	100	1420 Block E 99th Ave	85	152
47	1600 Block E Poinsettia Ave	90	101	1510 Block E 99th Ave	85	153
48	1500 Block E 98th Ave	90	102	1420 Block E Linebaugh Ave	85	154
49	1500 Block E 98th Ave	90	103	8700 Block N 13th St	85	155
50	9810 Block N 16th St	90	104	8400 Block N 17th St	85	156
51	1700 Block E Linebaugh Ave	90	105	8400 Block N 15th St	85	157
52	9900 Block N 15th St	90	106	8510 Block N Elmer St	85	Sources: Co changed to
53	1400 Block E 99th Ave	90	107	8410 Block N 18th St	85	ngca to

52nd St N 51st St

N 50th St

N 50th St Del Rey Ct

Puritan Rd

53rd St

t E

TEMPLE

TERRACE

583

583

E Whitev

Druid Hills Dr

Ridgedale Rd

Sunnyside Rd

E Bullard Pkwy

Sern Cliff Ave

St 53rd

Z

		Score
108	8600 Block N 13th St	85
109	8410 Block N Brooks St	85
110	8410 Block N Brooks St	85
111	9400 Block N 11th St	85
112	9410 Block N 12th St	85
113	1510 Block E Eskimo Ave	85
114	1100 Block E Skagway Ave	85
115	8500 Block N 10th St	85
116	9210 Block N 14th St	85
117	9210 Block N 27th St	85
118	9210 Block N 28th St	85
119	2220 Block E 97th Ave	85
120	4830 Block E 98th Ave	85
121	9410 Block N Takomah Trail Rd	85
122	4810 Block 97th Ave	85
123	4720 Block E 98th Ave	85
124	5100 Block E 97th Ave	85
125	1000 Block E Waters Ave	85
126	8310 Block N 11th St	85
127	8220 Block N 12th St	85
128	8210 Block N Brooks St	85
129	8000 Block N 10th St	85
130	8010 Block N Mulberry St	85
131	7900 Block N Brooks St	85
132	7900 Block N 14th St	85
133		85
134	7800 Block N 12th St 7800 Block N Mulberry St	85
	· · · · · · · · · · · · · · · · · · ·	
135	8310 Block N 18th St	85
136	8210 Block N Semmes St	85
137	1600 Block E Marks Dr	85
138	1610 Block E Marks Dr	85
139	2110 Block E Bird St	85
140	1900 Block E Waters Ave	82
	Investment Properties	
141	8519 N Nebraska Ave	
142	10020 N 15th St	
143	9300 N 16th St	
144	915 E Skagway Ave	
145	5112-5134 Temple Hgts. Rd	
146	1402 E Chilkoot Ave	
147	1404 E Chilkoot Ave	
148	1410 E Chilkoot Ave	
149	8437 N Nebraska Ave	
150	8531 N Nebraska Ave	
151	1413 E Seneca Ave	
152	1409 E Chilkoot Ave	
153	10230 N 30th St	
154	4832 Temple Terrace	
155	915 E Grant Ave	
156	8511 N Nebraska Ave	
157	1405 E Seneca Ave	

Property Address

Index

Score

CITY OF TAMPA

MARKET REPORT & OPPORTUNITY ZONE **PROSPECTUS**

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