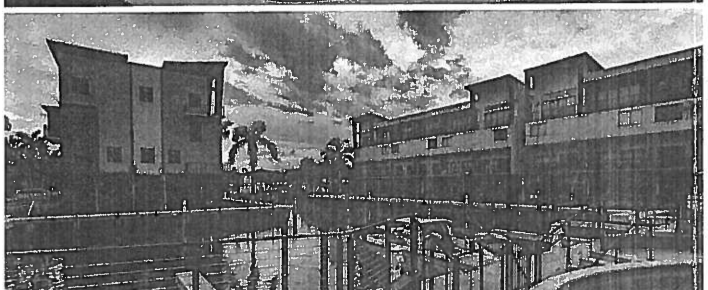
POMPANO BEACH FLORIDA has become a target rich environment for savvy real estate investors and developers over the last few years. Over $50 million in public funds has been invested in the beach and downtown area attracting major assets such as Beach House, Koi and Sabbia. The city is authorized to issue $180 million bonds to aggressively invest in the City's infrastructure and parks system, and is actively seeking qualified private sector investment partners to continue the explosive growth.

BEACH HOUSE a stunning two-story beachfront restaurant and lounge



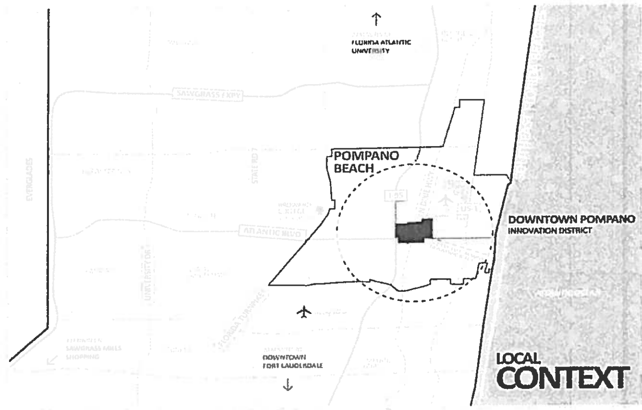
KOI an urban residential development of luxury rental apartments and condominiums

SABBIA a luxury condo selling over $600 sq. ft.

INVESTMENT OPPORTUNITIES

DOWNTOWN POMPANO BEACH THE VISION

The redevelopment agency owns over 65 parcels in a 400 acre downtown and envisions a vibrant and pedestrian friendly, mixed-use environment with a master development partner. The area is located on the heavily trafficked I-95 corridor. The exit leads to the pristine beach area that just underwent over $40 million in revitalization and is now one of the hottest investment areas in south Florida. The Pompano Beach Downtown Innovation District will incorporate all asset classes including but not limited to office and commercial space, hotel and residential, retail, cultural and government uses. A unique drainage system and pedestrian-oriented corridors are in design to support the district.



PHASE 1 IS CONTEMPLATED TO INCLUDE

- Office/Flex Space | 750,000 sq. ft.
- Retail | 165,000 sq. ft.
- Residential | 1,500 units
- Hotel/Hospitality | Up to 420 rooms
- 2 hotels
- New City Hall/public uses | P3 opportunity to build new government campus
- Restaurant | 35,000 sq. ft.
- Education | Open opportunities

AVAILABLE SUPPORT FOR CITY/CRA

- Tax Increment Financing District – (TIF) funds available to assist with infrastructure costs pending negotiations
- P3 options for relocation, consolidation and construction of City Hall and other government buildings
- Highly technical trained staff to negotiating real estate transactions
- Business friendly environment

DESIGNATED OPPORTUNITY ZONES IN POMPANO BEACH

Pompano Beach has received two designations and has been certified by the Secretary of the US Treasury under authority of the Internal Revenue Services (IRS).

What are Opportunity Zones?

Opportunity Zones are economically-distressed areas that provide preferential tax treatment for investors who invest and develop projects in the designated Opportunity Zone areas.

Why were they created?

Opportunity Zones were created in 2017 and are designed to spur economic development activity by generally providing tax benefits to investors who can defer tax on capital gains invested in a Qualified Opportunity Fund (QOF) until the earlie of the date on which the investment in a QOF is sold or exchanged, or December 31, 2026. If the investment is held longer than 5 years, there is a 10% exclusion of the deferred gain., if held for 7 year the basis has a 15% deferral. There is a permanent exclusion from taxable income of capital gains from the sale or exchange of an investment in an Opportunity Fund if the investment is held for at least 10 years. (This exclusion only applies to gains accrued after an investment in an Opportunity Fund).

QUALIFIED OPPORTUNITY ZONES (QOZ) IN POMPANO BEACH

Tract #: 12011030402
Tract #: 12011030600