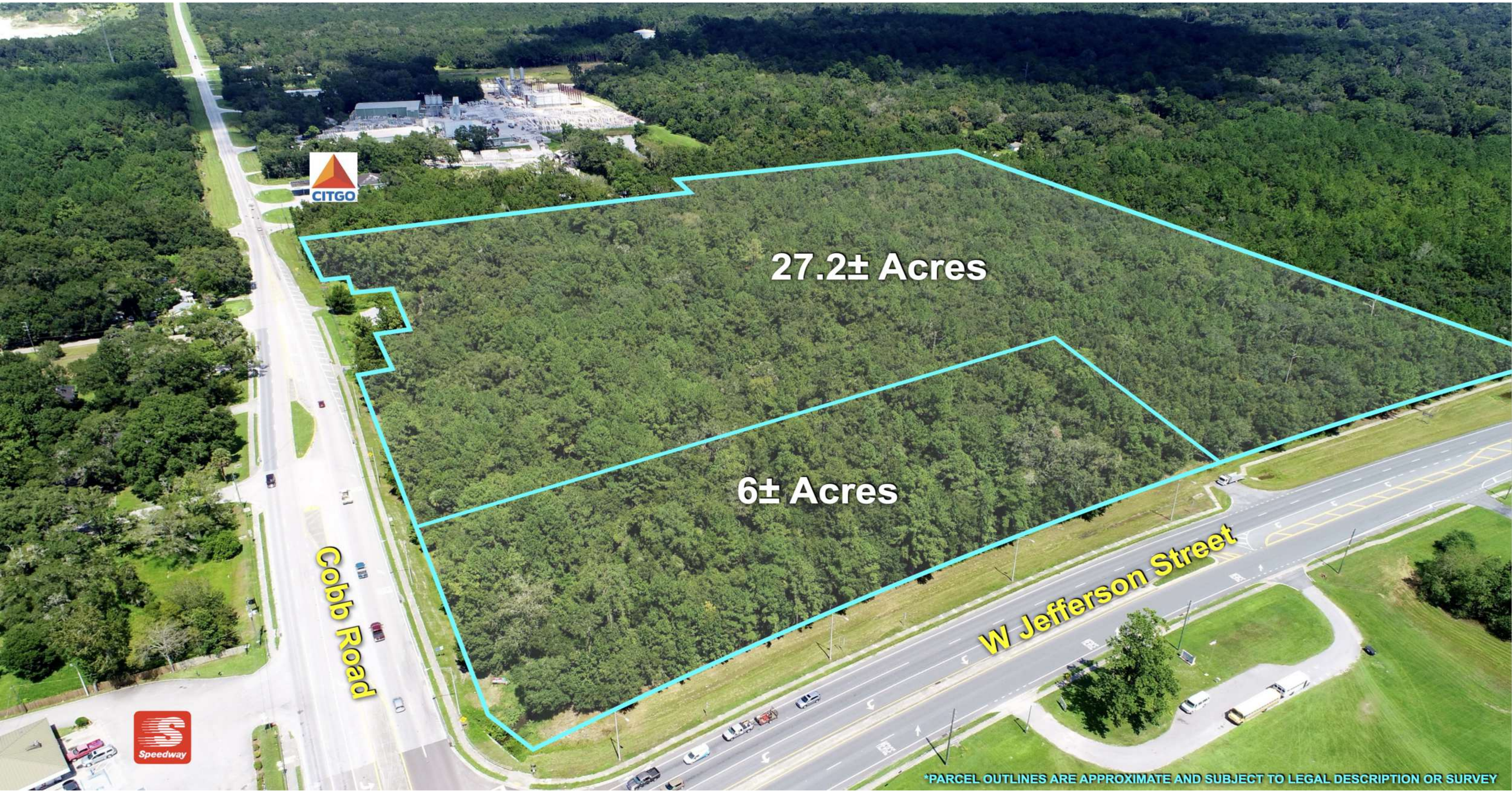
We know this land.

Eshenbaugh
LAND COMPANY
The Dirt Dog

304 S. WILLOW AVENUE TAMPA, FL 33606 813.287.8787 www.thedirtdog.com

Aerial



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Property Description

PROPERTY DESCRIPTION

The subject property is rectangular in shape and consists of approximately 33.2± acres at the intersection of SR 50 & Cobb Rd. in Brooksville, FL. The owner is willing to sell off 6± acres at the corner of SR 50 & Cobb Rd (see site plan on page five). The property is bordered on 3 sides with paved roads: SR 50 on the south side, Cobb Rd on the west side and Fort Dade Ave on the north side. Property is heavily wooded and is primed and ready for development.

LOCATION DESCRIPTION

The property is located in the City of Brooksville (Hernando County) at the northeast corner of SR 50 and Cobb Rd, approximately 1.5 miles west of the central business district in downtown Brooksville, FL. The property is located in an Opportunity Zone.

OPPORTUNITY ZONE

Opportunity Zones are a new community development program established by Congress in the Tax Cuts and Jobs Act of 2017 to encourage long-term investments in targeted communities by reducing taxes for many job creators. The Opportunity Zones program provides a tax incentive for investors to re-invest their unrealized capital gains into Opportunity Funds that are dedicated to investing into Opportunity Zones. Opportunity Zones enhance local communities' ability to attract businesses, developers, and financial institutions to invest in targeted areas by allowing investors to defer capital gains taxes. Additional information can be found at www.cdfifund.gov/Pages/Opportunity-Zones.aspx.

MUNICIPALITY

City of Brooksville

PROPERTY SIZE

33.2± Acres

ZONING

PDP

FUTURE LAND USE

Commercial

PARCEL ID

R20 222 19 2740 00A0 0020, R20 222 19 2740 00B0 0060, & R20 222 19 2740 00K0 0030.

PRICE

6.0± Corner Acres - $2,500,000
27.2± Remaining Acres - $3,500,000

BROKER CONTACT INFO

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Additional Photos

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Qualified Opportunity Zones

BACKGROUND

- In late 2017, President Trump signed into law the Tax Cuts and Jobs Act of 2017 ("Act"). The Act incentivizes investment in distressed communities by allowing the re-investment of assets, otherwise subject to a taxable gain, in a Qualified Opportunity Zone. Investors can enjoy a tax deferral and partial exclusion on the reinvested gains as provided below. Further, if the investment is held for at least 10 years, the appreciation on the investment in a Qualified Opportunity Zone is not subject to Federal income tax. Qualified Opportunity Zones ("QZones") are low-income communities nominated by the governors of every U.S. state and territory as areas needing reinvigoration and revitalization from reinvestment.

CREATION OF A QUALIFIED OPPORTUNITY ZONE PROPERTY

- A QFund is an investment vehicle that is set up as either a partnership or corporation for investing in eligible property that is located in a QZone.
- 90% of the QFund assets must be invested in a QZone property.
- To become a QFund, an eligible taxpayer self-certifies by merely completing a form (to be released by the IRS this summer) and attaches that form to the taxpayer's federal income tax return for the taxable year.

QZONE PROPERTY IS PROPERTY WHICH:

- Qualified Opportunity Zone Stock: stock in a domestic corporation that is a qualified opportunity zone business during "substantially all" of the applicable holding period, and the stock was acquired after December 31, 2017, at its original issue in exchange for cash.
- Qualified Opportunity Zone Partnership: any capital or profits interest in a domestic partnership that is a qualified opportunity zone business during "substantially all" of the applicable holding period, and the interest was acquired after December 31, 2017, in exchange for cash.
- Qualified Opportunity Zone Business Property: tangible property used in the trade or business of a qualified opportunity zone business if (i) the original use of the property commences with the QFund or, (ii) the QFund "substantially improves" the property, and the property was acquired by purchase after December 31, 2017.

DEFERRAL OF GAIN INVESTED IN OPPORTUNITY ZONE PROPERTY

- Investments held beyond the maximum deferral date (i.e., December 31, 2026) and for a minimum of 10 years, the taxpayer's basis in its investment shall be equal to the fair market value of the investment on the date it is sold or exchanged; resulting in no additional recognized gain.

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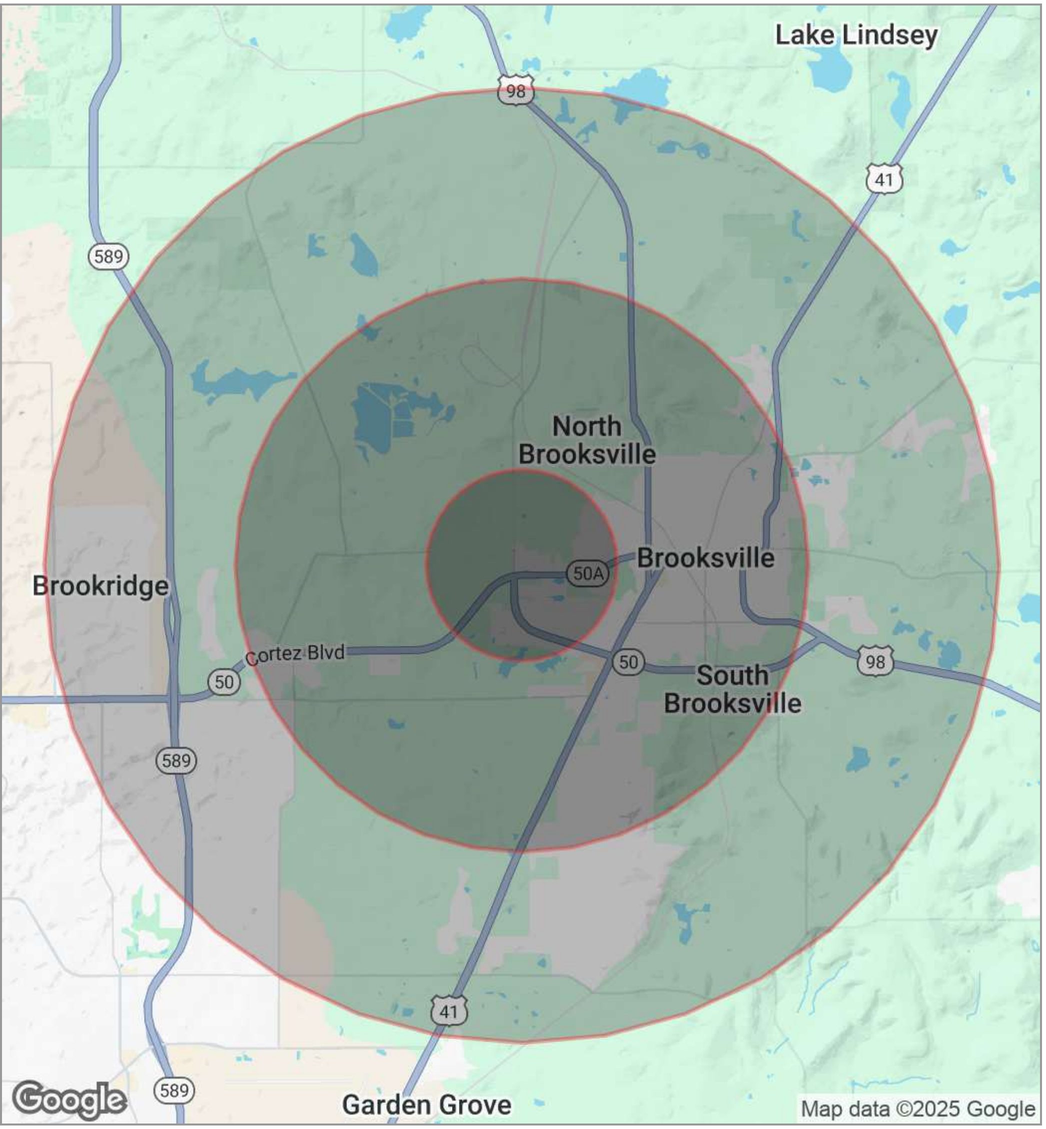
Demographics Map

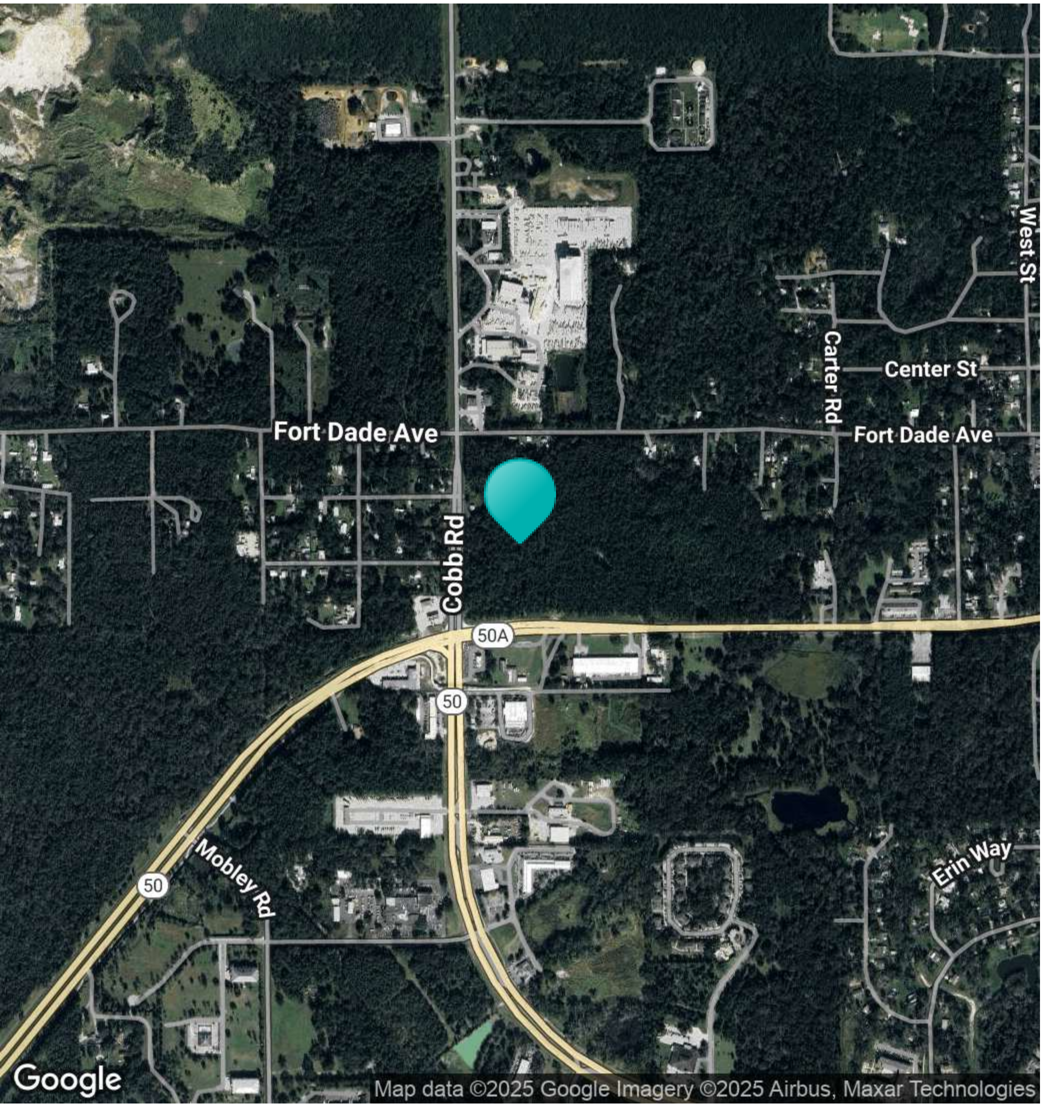


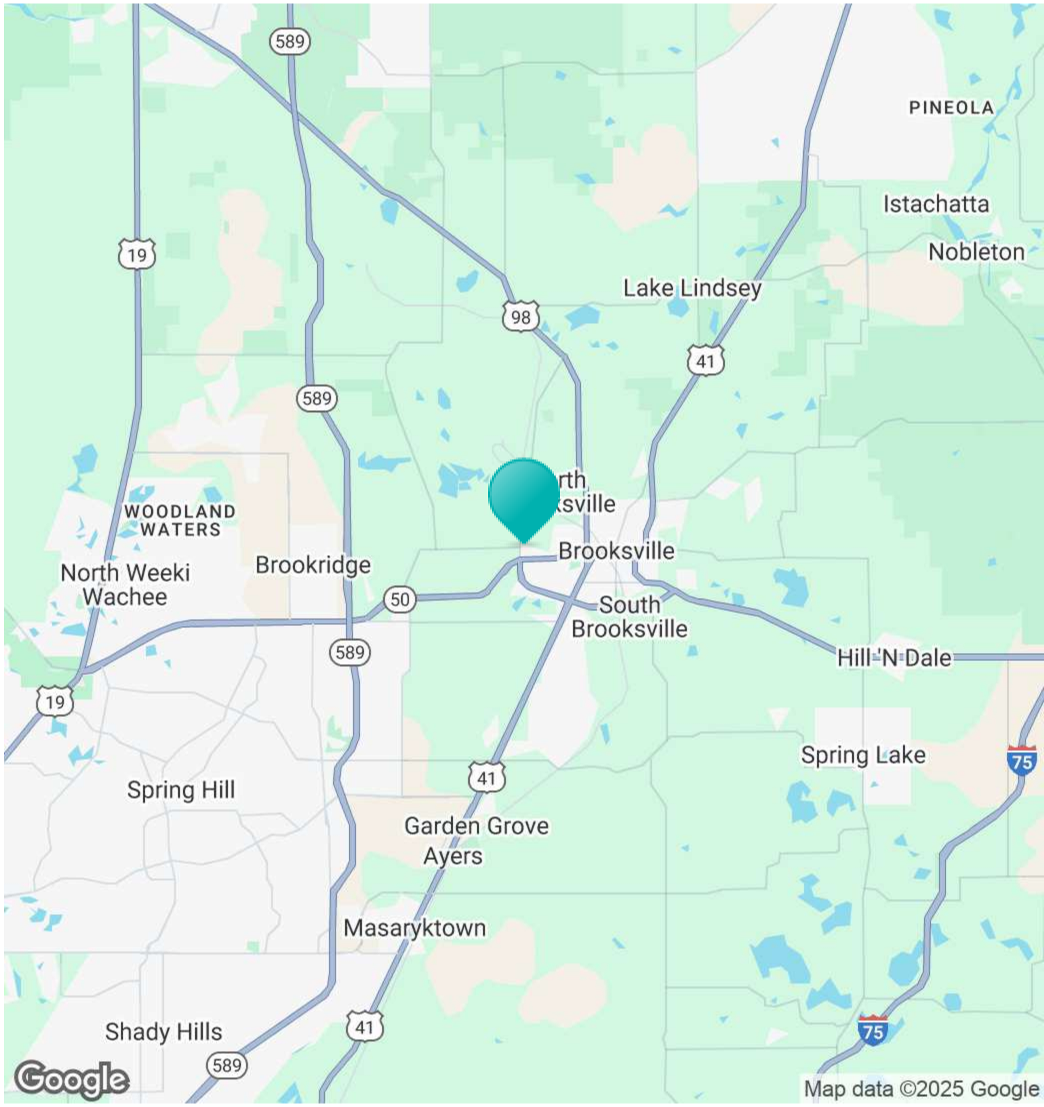
POPULATION	1 MILE	3 MILES	5 MILES
Total population	1,248	11,389	27,539
Median age	50.7	45.6	51.9
Median age (Male)	50.8	44.9	51.9
Median age (Female)	51.0	46.4	52.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	705	5,839	14,182
# of persons per HH	1.8	2.0	1.9
Average HH income	$33,640	$39,953	$49,886
Average house value	$49,678	$83,578	$115,408

** Demographic data derived from 2020 ACS - US Census*

Location Maps





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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.