



OPPORTUNITY ZONES FAIRFIELD, OHIO

Investor Opportunity

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- Multi Family Complexes
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OPPORTUNITY ZONE

Overview

Opportunity Zones (OZ) enable investors to pay fewer taxes while experiencing financial gain

Gain deposited
into Qualified
Opportunity fund



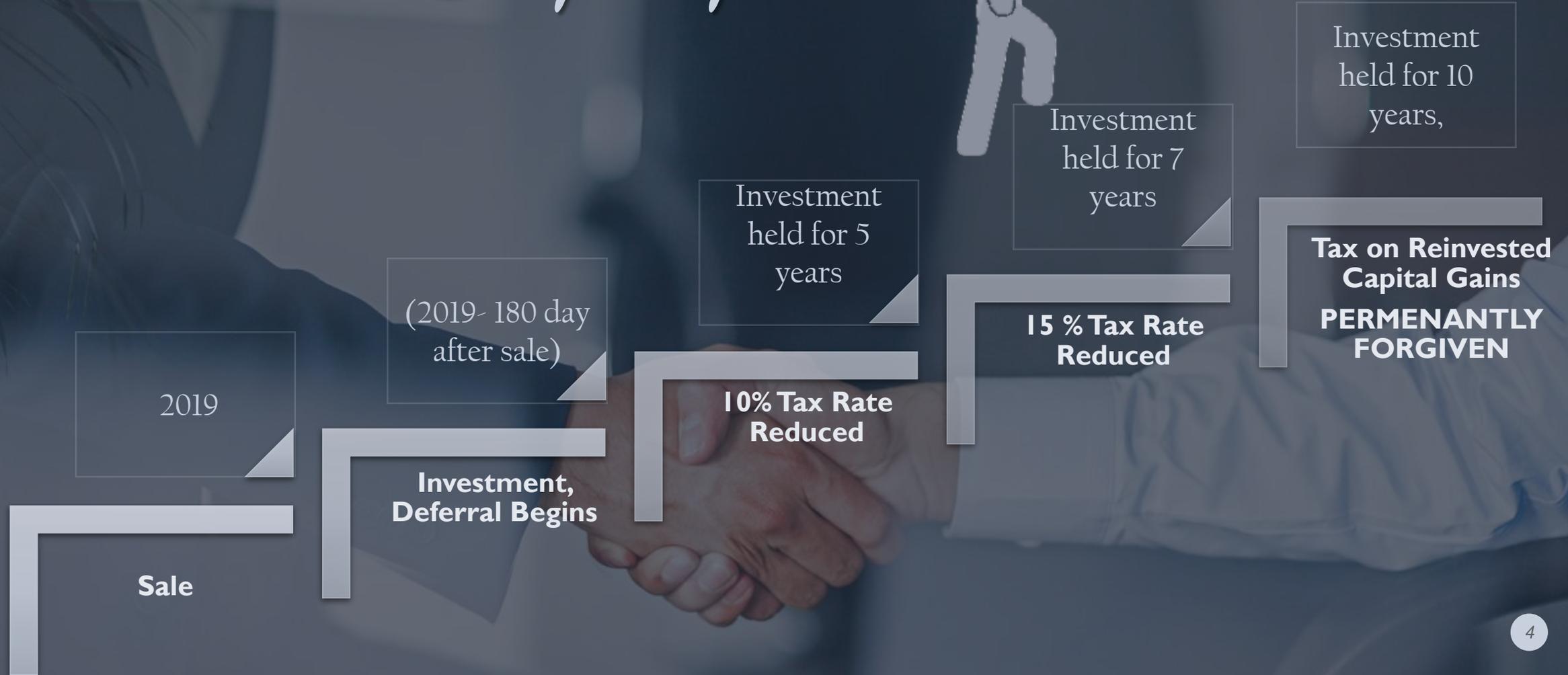
Reinvest capital
gains into
Opportunity
Zone Businesses
or Properties



Initial deferral of
taxes on gains, 10
years → no tax
on capital gains.

OPPORTUNITY ZONE

Step Up



LOCATION



Just north of **I-275** and minutes west of **I-75**. **Dixie Hwy** and **By-Pass 4** intersect through the middle of Fairfield allowing easy truck access.

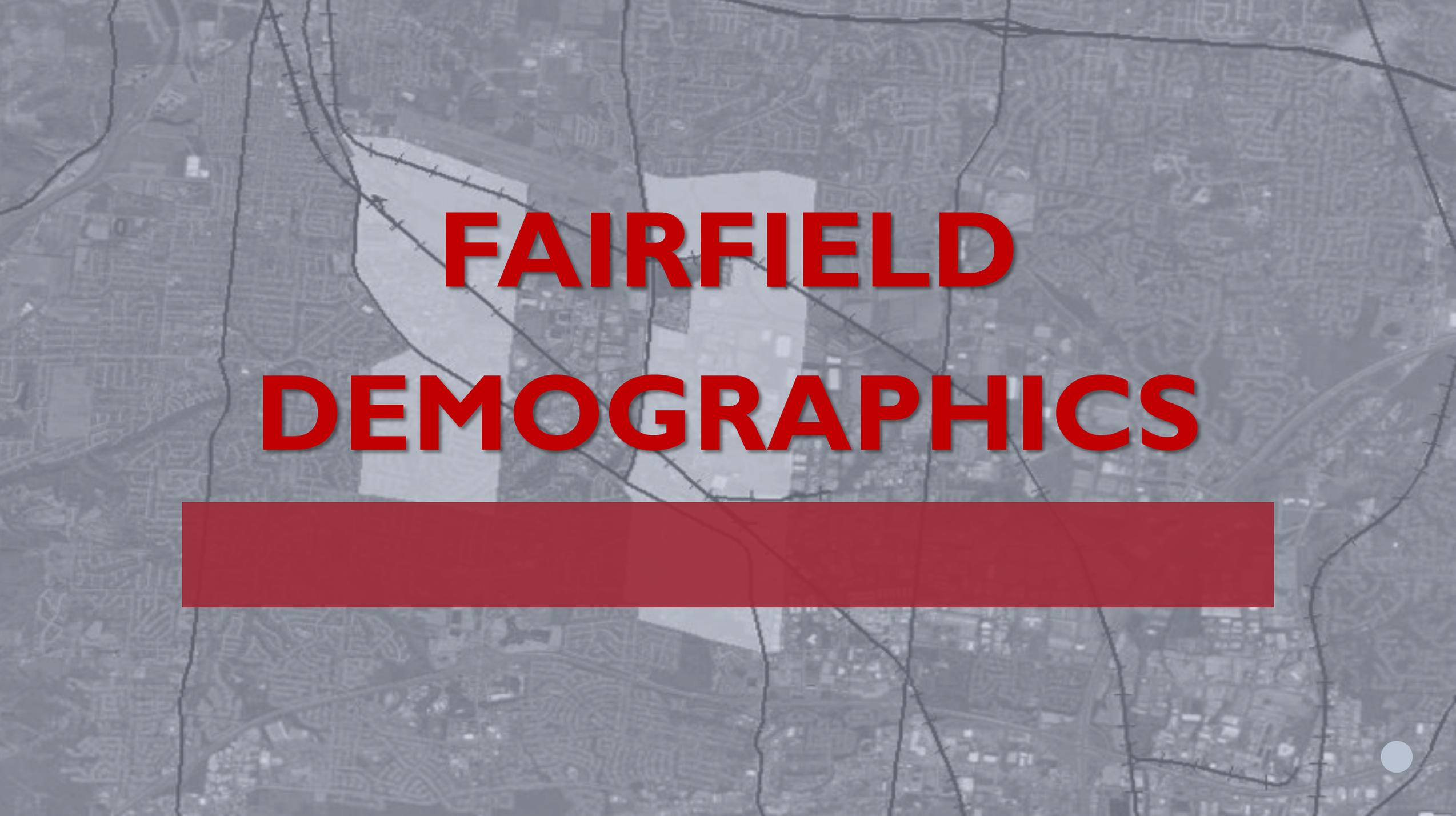


Convenient **Norfolk Southern** and **CSX** rail access through Fairfield.



Butler County Regional Airport is located within the Fairfield city limits. Cincinnati/Northern Kentucky International Airport is just 35 miles away.



An aerial photograph of a city area, likely Fairfield, with a semi-transparent red overlay. The overlay covers a central portion of the city, including a large white rectangular area. The text 'FAIRFIELD' and 'DEMOGRAPHICS' is overlaid in large, bold, red letters. A solid red horizontal bar is positioned below the text. A small white circle is visible in the bottom right corner.

FAIRFIELD

DEMOGRAPHICS

FAIRFIELD

DEMOGRAPHICS

Fairfield is a Cincinnati suburb located on the East bank of the Great Miami River. Fairfield provides all of the big-city amenities of a suburban community. Fairfield's School District serves over 10,000 students and Fairfield has been ranked in the TOP 5 for Regional Housing Market.



Workforce over 35,000 people



1,200+ businesses

Company Headquarters

- Cincinnati Financial (Fortune 800 Company)
- Liberty Mutual
- Standex Electronics
- Skyline Chili

	EDUCATION BA +	UNEMPLOYMENT	Average Annual Household Income
USA	30%	4%	\$59,037
OHIO	27.5%	4.3%	\$50,674
FAIRFIELD	29%	3%	\$60,336

*93% Fairfield High School Graduation Rate

FAIRFIELD

TRANSPORTATION



2 Major Interstates

Easy access to I-75 and I-275. Fairfield is placed within one days drive of 60% of the U.S. Population.



Two Class 1 Railroads

Both CSX and Norfolk Southern run directly through the City of Fairfield.



International Airport

Just off I-275, home to both DHL's Northern American Hub and the Amazon Prime Air Hub. The Greater Cincinnati / Northern Kentucky Airport is one of the top cargo airports in the country.



#1 Inland Water Port

Over 200 miles of the Ohio River, Cincinnati and Northern Kentucky ports serve the area's transportation need for bulk commodities.



Butler County Regional Transit Authority

BCRTA, serves Butler County's transportation needs for citizens, agencies, and businesses.



Great Miami River Trail

A 63 contiguous mile bike path extending from its southernmost point in Fairfield North to Dayton.

FAIRFIELD

CITY CAPITAL INVESTMENTS



Nearly \$10 Million Spent on Roads

- ✓ \$3.4 Million replacing curbs and repairing, resurfacing, and restriping asphalt
- ✓ New storm sewers and pavement
- ✓ \$2.7 Million upgrading traffic signals and intersection structure



\$60 Million School Levy Passed



Parks

- ✓ Expansion of Marsh Park Fishing Lake and adding a bike path connection extending the Great Miami Trail South, through Fairfield
- ✓ Furry: Field the city's first dog park overlooking the lake with 6.5 acres, a pond, dock and zero-entry edge
- ✓ Harbin Park Renovation; overlook, restroom facilities, mountain biking trails
- ✓ City Water Park attendance up 20% this year!
- ✓ City 9 & 18 hold golf course



Over \$5 Million Spent on Utilities Infrastructure

- ✓ 8 Million in Improvements over past three years;
- ✓ Including \$5M+ on water main replacement projects
- ✓ Water does an excellent job of preventative maintenance as well as keeping the city preemptively updated .
- ✓ Additionally \$2 million has been spent in facility and electrical improvements

AREA HIGHER EDUCATION



Miami University Hamilton

- 3 miles
- Average 13,000 graduates annually



Xavier University

- 15 miles
- Average 3,195 graduates annually



University of Cincinnati

- 15 miles
- Average 15,000 graduates annually



Butler Technology and Career Development Schools

- 8 miles
- 97% of students graduate



Cincinnati State

- 13 miles
- Average 460 graduates annually



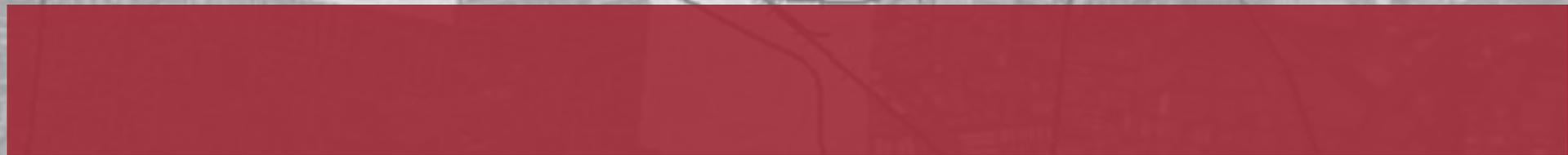
Great Oaks Institute of Technology and Career Development

- 10 miles
- Offers training in a variety of professional fields
- Offers skilled technical training



FAIRFIELD

OPPORTUNITY ZONES



Opportunity Zone Businesses

Top Employers

- *Liberty Mutual (1,250)*
- *Koch Foods (1,200)*
- *Pacific Manufacturing (700)*
- *Takumi Stamping (500)*
- *Martin Brower (450)*

Notable Expansion Projects

- *Standex Electronics*
- *Ship-Paq*
- *Hollar Distribution Center*
- *AA Plumbing Headquarters*
- *The Fischer Group*
- *Calvary Industries*
- *Byron Products*
- *Rolled Alloys*

Business Expansions in our OPPORTUNITY ZONES

✓ Rolled Alloys

5,000 SF addition and \$3.5 million building investment. Thermal Processing Aerospace, Chemical Processing, Medical, Oil and Gas, Power Generation industries.

✓ Ship-Paq

Doubled in size with a 47,000 SF addition \$1.7 million investment. Ship Paq is a prominent distributor of packaging materials.

✓ Hollar

An online retailer, relocated its distribution center from Los Angeles to Fairfield, leasing 75,000 SF.

✓ Calvary Industries

Investing over \$590,000 in 9,000 SF expansion, Calvary is a highly innovative and progressive Chemical Engineering company, creating world renowned products.

✓ Standex Electronics

Invested over \$3.8 million dollars into a new headquarters, Standex is a worldwide market leader in the design, engineering, and manufacture of standard and custom electro-magnetic components. Total payroll is \$6.9 million.



Byron Products

Currently in the process of an expansion, is a thermal processing company who has earned a reputation as a leader in supplying quality parts and services for a wide and diverse group of clients.



The Fischer Group

Spending over \$3 million on an expansion and adding over 100 employees. Fischer Group specializes in product development, machine building, unique printing and manufacturing for customers to develop new ideas for products that are yet to come.



AA Plumbing

Opened a new headquarters in Fairfield. AA Plumbing is one of Cincinnati's leading plumbing companies and growing.

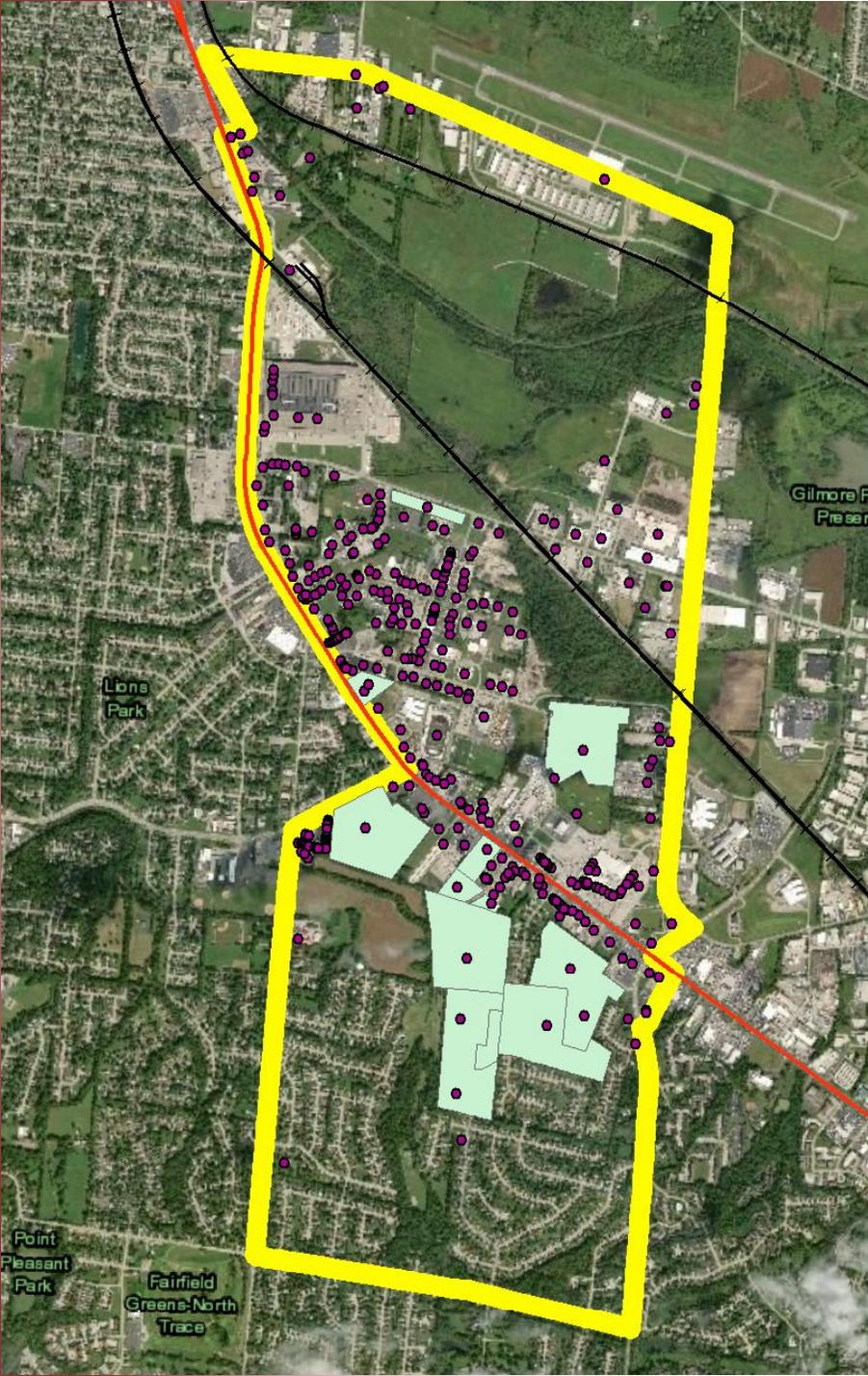
Opportunity Zone REAL ESTATE

OZ West

- *Daily Traffic: 40,000+*
- *Developable land*
- *Auto Sales District*
- *Redevelopment Opportunities: **Strip Malls, Office Centers***
- *Apartment Cluster Redevelopment*

OZ East

- *Daily Traffic: 45,000*
- *Predominantly Industrial District*
- *Developable Land*
- *Apartment Cluster Redevelopment*
- *NEW Hotel, Retail, and Restaurant Development*

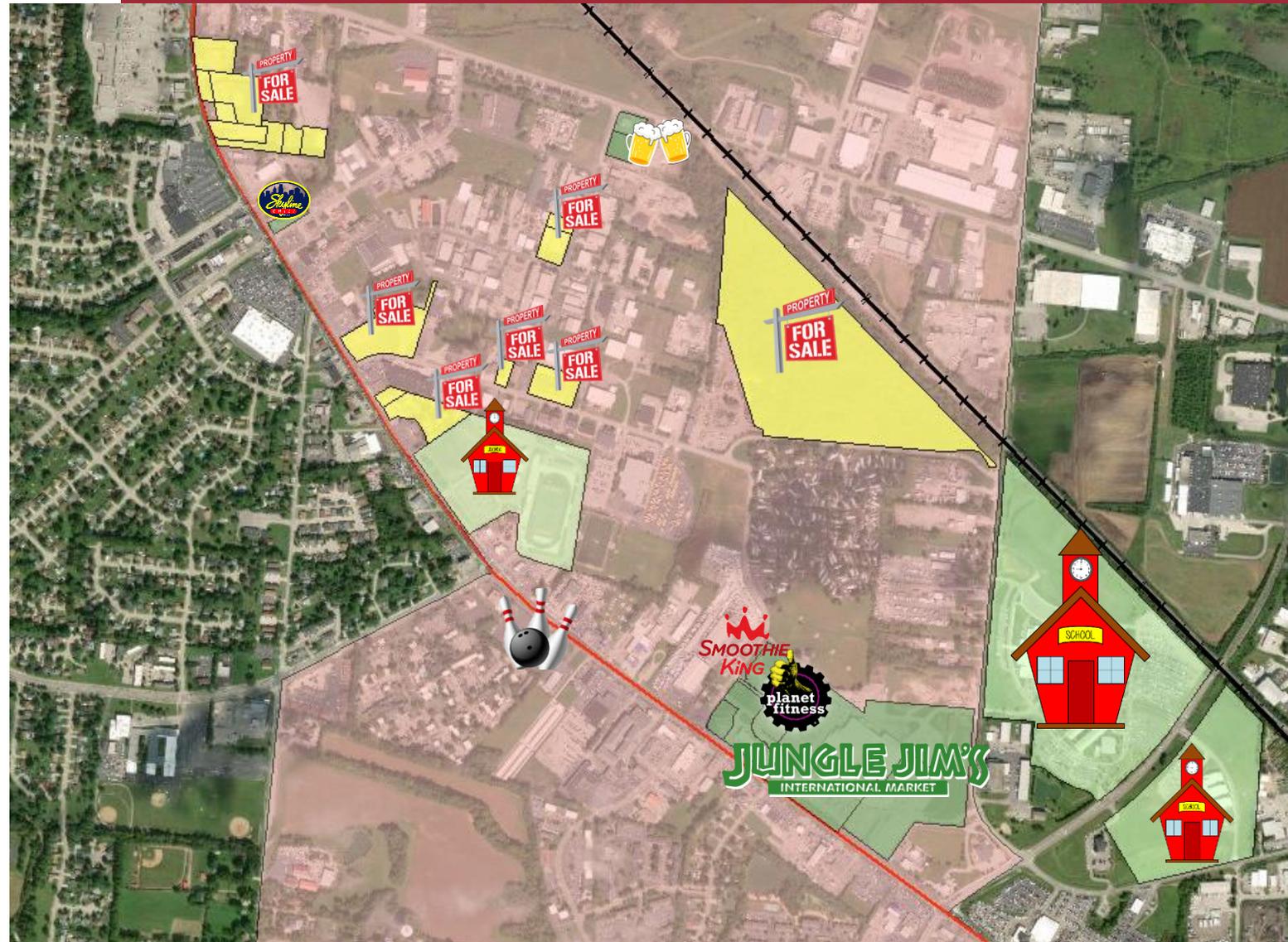


OPPORTUNITY ZONE WEST

FAIRFIELD ENTERTAINMENT DISTRICT

Promising area for continued redevelopment!

- ✓ Fairfield's 1st homegrown brewery
- ✓ Passed \$60 million school levy
- ✓ Built 3 BRAND NEW school buildings
- ✓ Brand new Planet Fitness & Smoothie King
- ✓ Regional attraction: Jungle Jim's International Market
- ✓ PRIMED Real Estate for redevelopment



**4950, 4980
Dixie Hwy**



\$60 million School Levy passed
Neighboring one of Fairfield's brand new schools



Site
3.2 Acres
Zoned General Business



30,000+ Daily Traffic

Bacher's Square

PRIME FOR REDEVELOPMENT

✓ Mixed Use

✓ Office

✓ Flex Industrial



Sites

Lot 1 1.8 Acres

Zoned General Business

Lot 2 3 Acres

Zoned General Business

Lot 3 1.3 Acres

Zoned General Business

Lot 4 2 Acres

Zoned Institutions and Office



900 feet of *Route 4* frontage

32,000 Average Daily Traffic

BUTLER COUNTY REGIONAL AIRPORT



“The Business Entrance to Our Region.”



Location

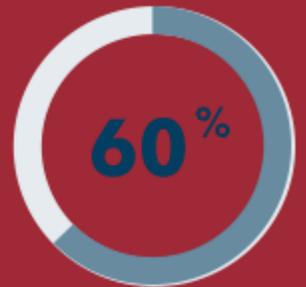
Conveniently located in south central Butler County Ohio. Minutes to I-75 and the Greater Cincinnati and Dayton areas.



Vital link between the Butler County business community and their principal destinations including *Atlanta, Chicago, Cleveland, Detroit, Indianapolis, Minneapolis, and Pittsburgh.*

A short **two hour flight** from sixty percent of

- ✓ **U.S. population**
- ✓ **Nation's Purchasing Power**
- ✓ **Nation's Manufacturing Establishments.**



4900 Dixie Hwy



30,000 Daily Traffic



8 Acres



48,720 Sq Ft



Location

Close proximity to I-275 & Jungle Jim's International Market

*Additional acreage for development for aprox.
\$70,000 per acre

FISCHER BODY PLANT



- ✓ **1,200,000 Sq Ft**
- ✓ **110 Acres**
- ✓ **50 Acres Available for Development**



- ✓ **41,600 -270,400 Sq Ft Warehouse/ Light Industrial Available**
- ✓ **19,200-409,600 Sq Ft Crane Space/ Manufacturing Available**



- ✓ **CSX Rail Service Available**



ROLLHOUSE ENTERTAINMENT



Fairfield's Centrally Located off Rt. 4



Daily Traffic: Approximately 40,000



40 Bowling Lanes

Supports Fairfield Students

Potential addition

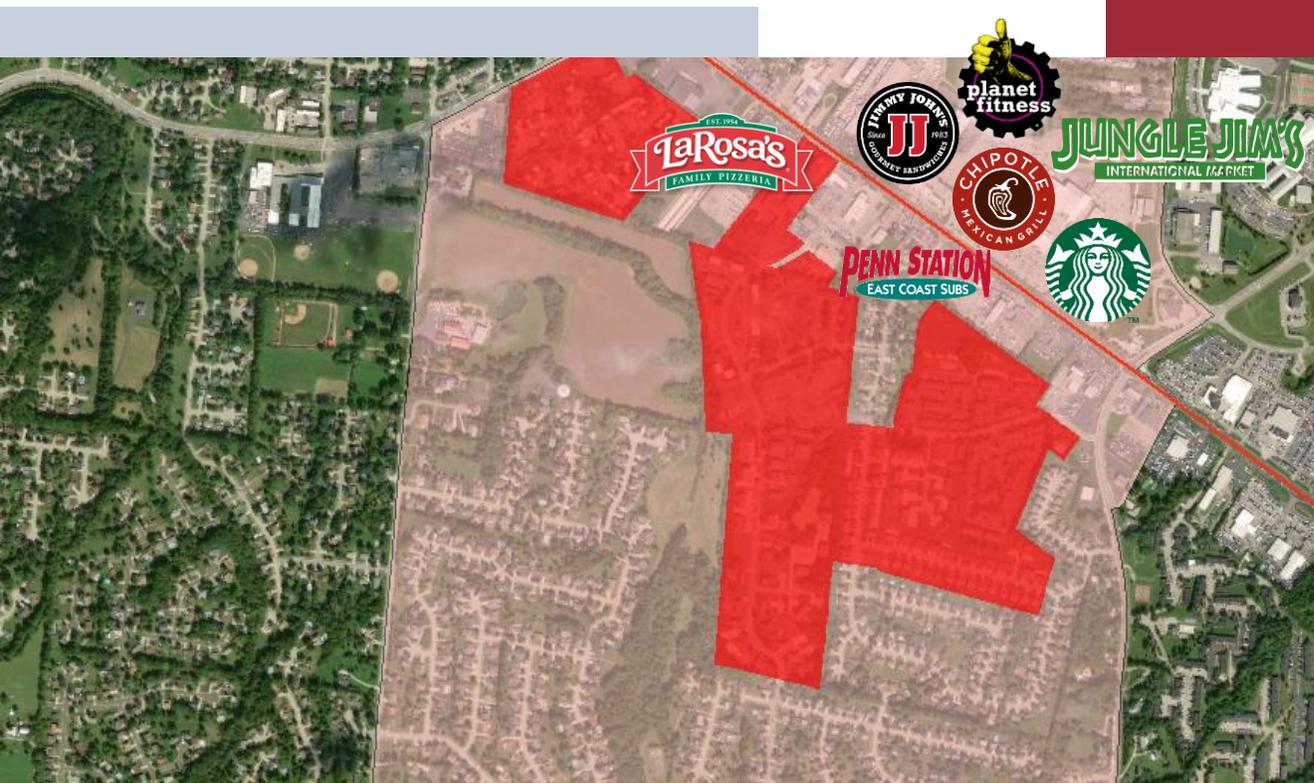


Outdoor sand Volley ball to support the local need for recreational Sports and Entertainment



Restaurant and Bar Expansion

OZ West Apartment Cluster



PRIME OPPORTUNITY



Over 2,000 Units



11 Multi-Family Housing
Complexes



LOCATION

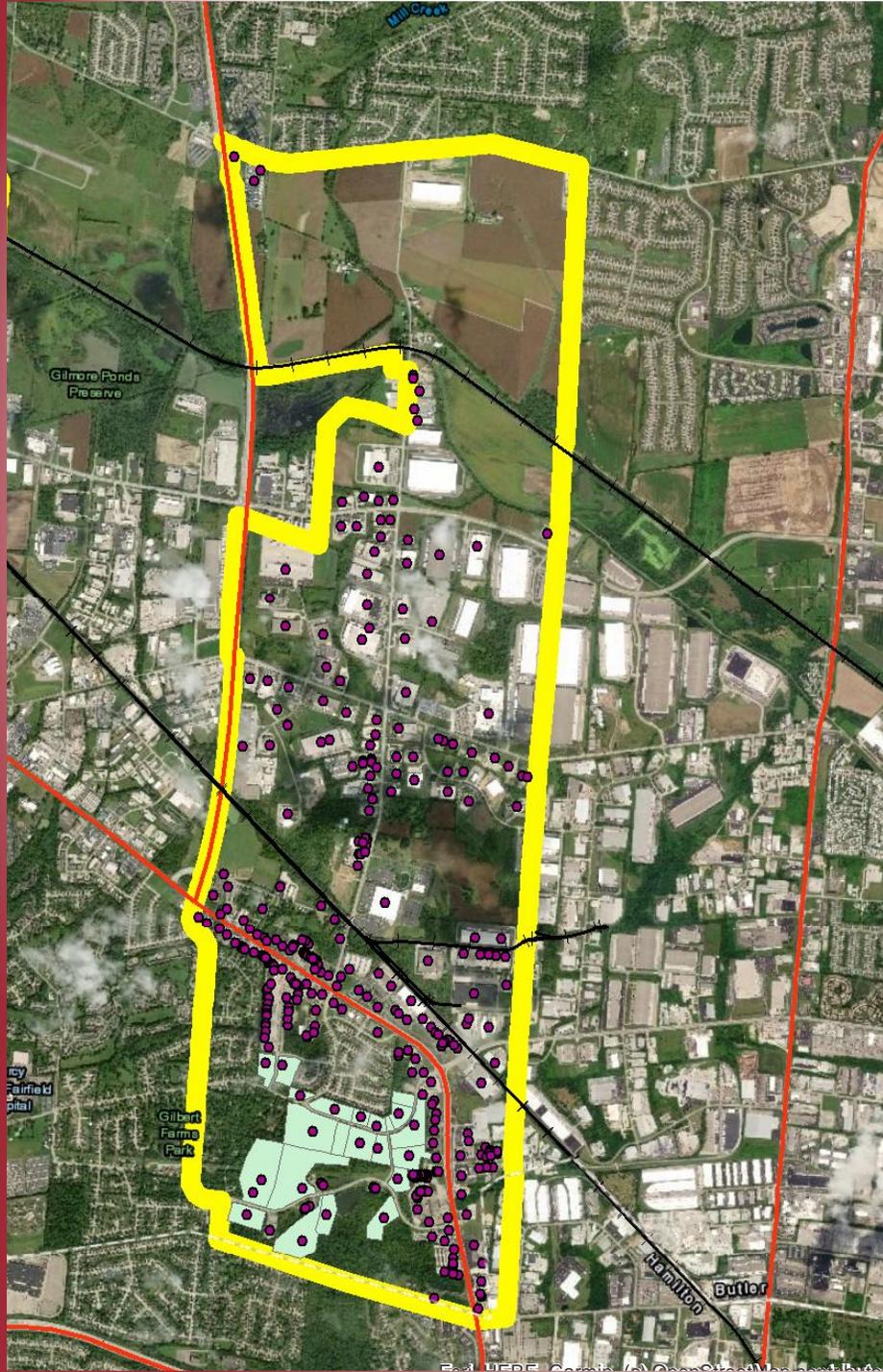
Minutes from I-75 and I-275, just across the street from Jungle Jim's

Central to a variety of food



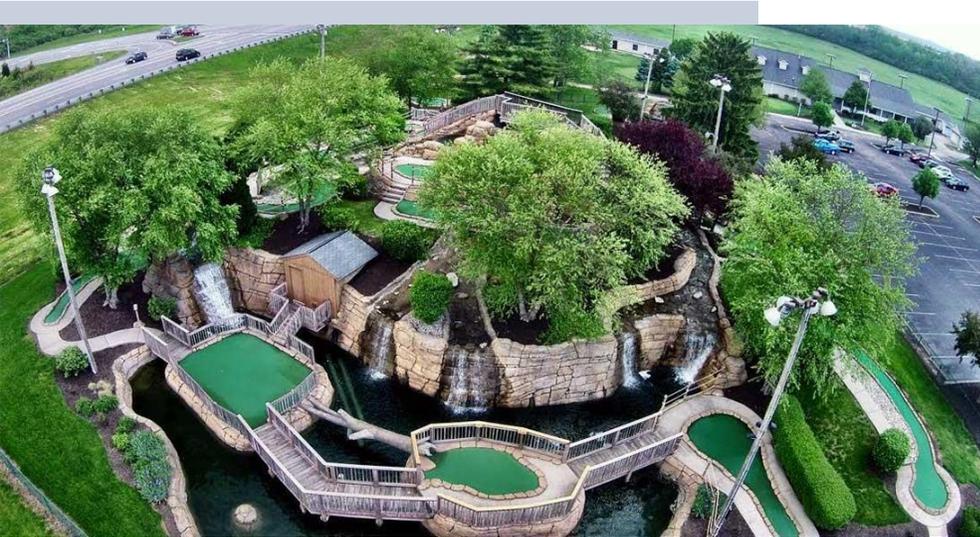
Easy access to Cincinnati/Northern
Kentucky International Airport

*Addresses referenced in the Appendix



OPPORTUNITY ZONE EAST

Miles of Golf Driving Range and Beer Garden



Investment and Expansion Opportunity



Average Daily Traffic

45,000



Location

Located on the corner of Bypass-4 and Dixie Hwy minutes from I-75 and I-275.



Site

28 Acres, large Golf Shop



Miles of Golf is designated as a Golf Digest Top 100 Club Fitter, a Titleist Regional Club Fitting Center (one of 5 in the country), was the first off-course Ping National Club Fitter of the Year and has been recognized as one of the Best 100 Golf Shops in the country by Golf Digest/AGM since 1999.

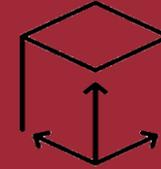
Woodridge Plaza

Retail Redevelopment Opportunity



Average Daily Traffic

47,000



Gross Leasable Area

25,318 Sq Ft



Lot Size

5 Acres, Ample Parking



Location

Minutes from I-275 and I-75

Superior ingress/egress providing better access than its competitors

Industrial Development Potential



Industrial Development Potential

6 lots for sale



Site

Lot 2 11.8 Acres A premium site located at the corner of Route 4 By-Pass and Port Union Rd. All utilities on site and major roadway improvements have recently been made. Approximately 5 miles from I-75 and 3 miles I-275.

Lot 4 5.2 Acres This is a great industrial location on the corner of Port Union Rd & Quality Blvd. Lot 4 is divided into two lots A (2.8 Acres) & B(2.4 Acres)

Lot 5 4.45 Acres

Lot 9 7.69 Acres A premium industrial space located adjacent to Federal Express.

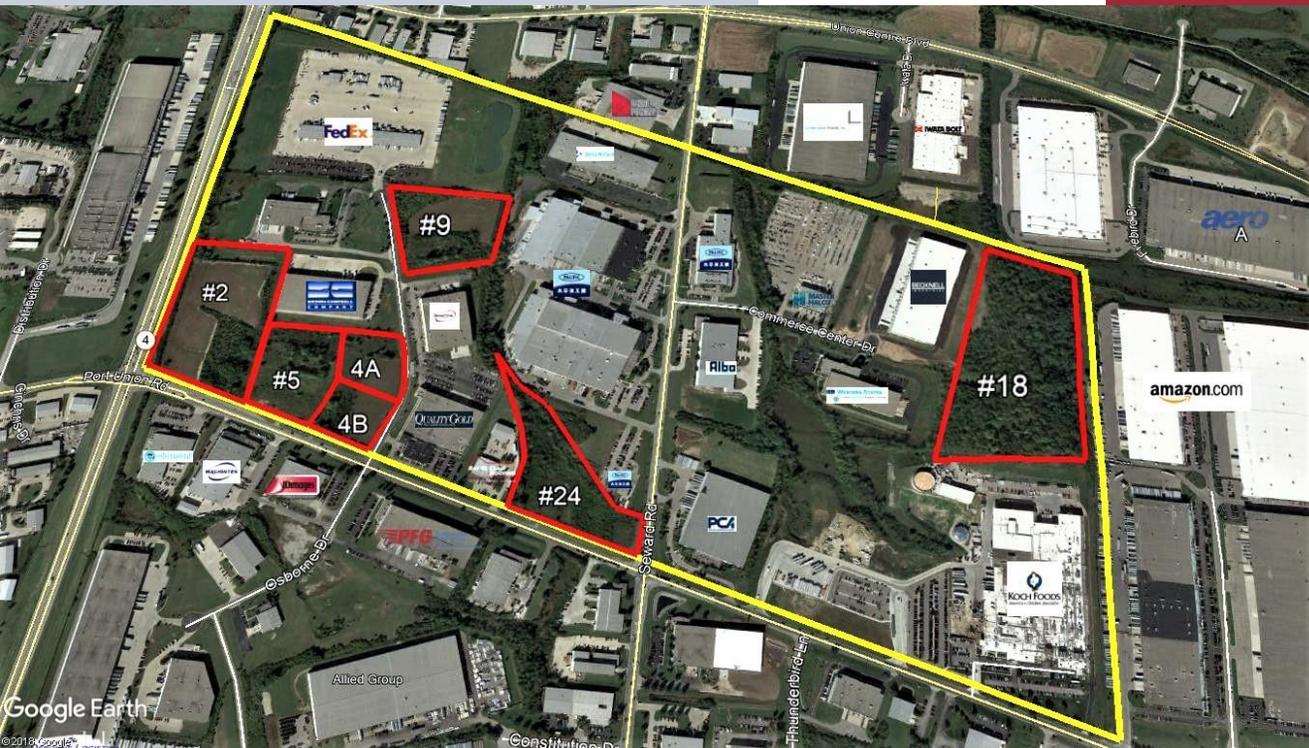
Lot 24 5.71 Acres

Lot 18 19.5 Acres This is an excellent industrial lot located at the end of Commercial Center Drive.

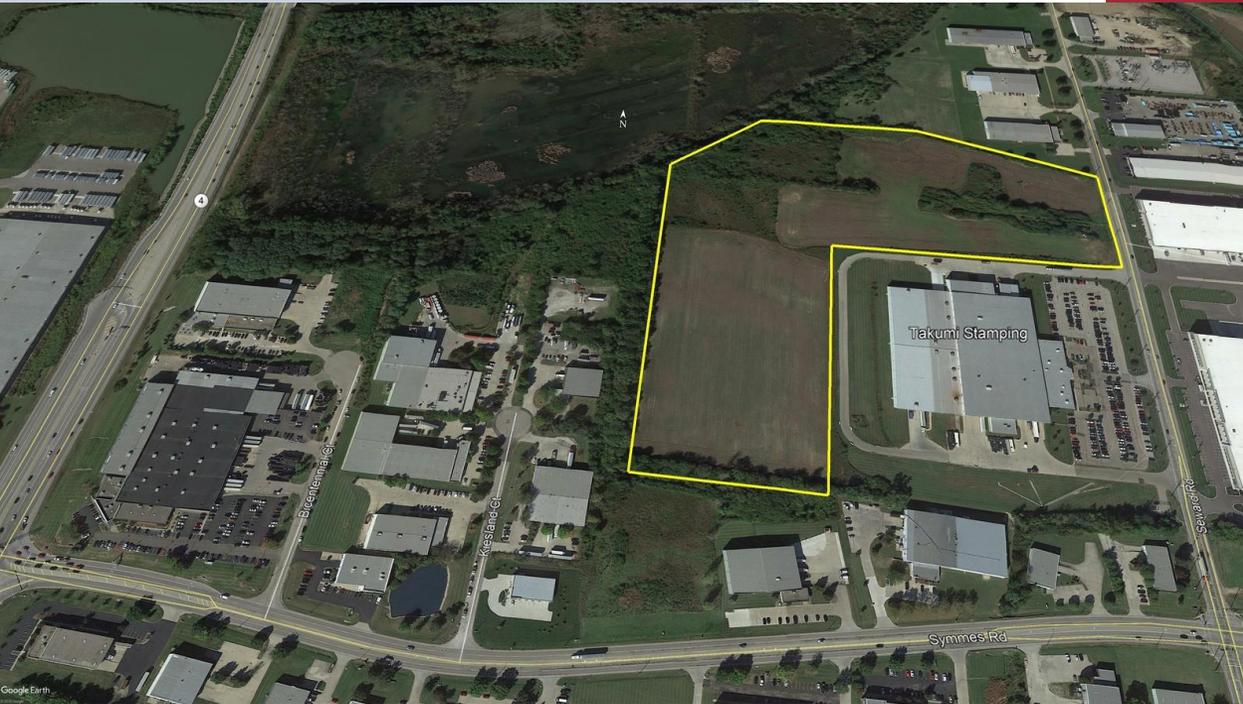


Location

Great Location with close highway access I-75 and I-275.



Seward Point



Industrial Development Potential



Lot Size

29.6 Acres, Zoned M-2 general industrial



Location

Great location with close highway access I-75 and I-275.

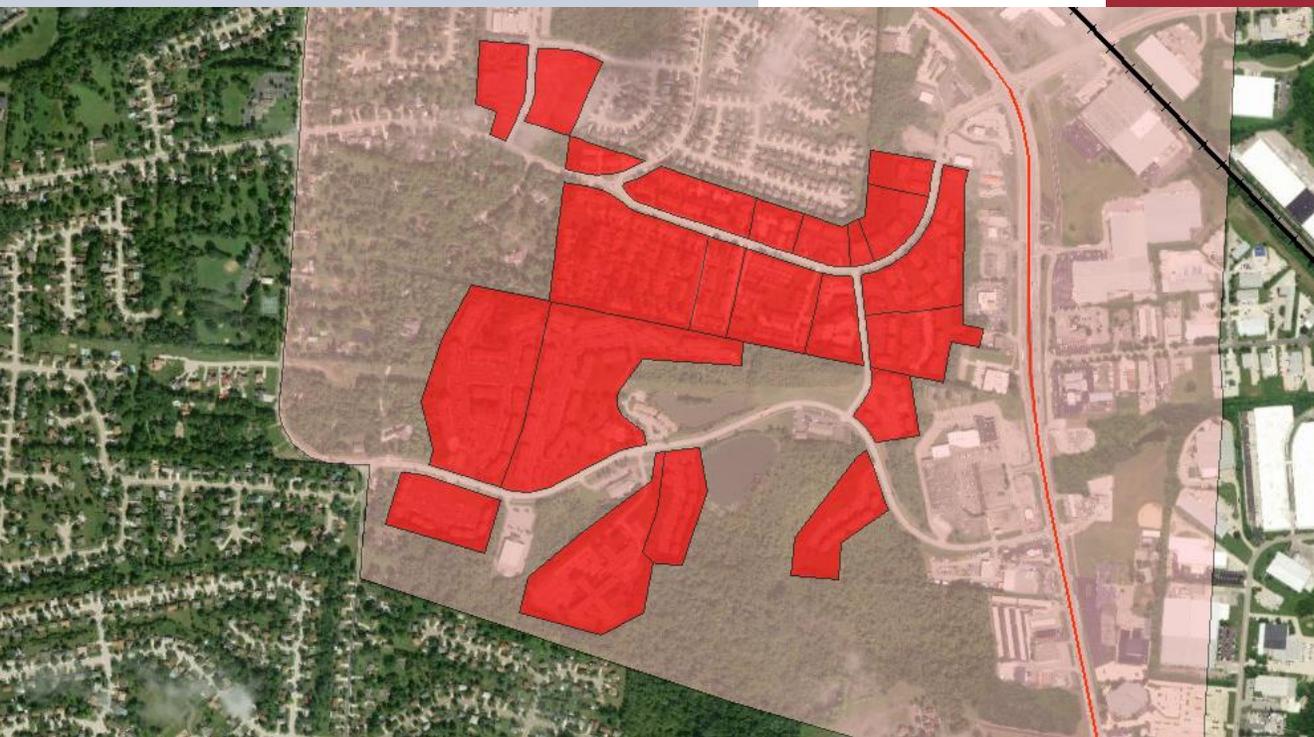


Site

All Utilities Available

Established Industrial / Commercial Area

OZ East Apartment Cluster



PRIME OPPORTUNITY



2,000 Units



**16 Multi-Family Housing
Complexes**



LOCATION

Minutes from I-75 and I-275



Easy access to
Cincinnati/Northern Kentucky
International Airport

*Addresses referenced in the Appendix

Additional Financial Incentives

FEDERAL

Foreign Trade Zone (FTZ)

STATE & LOCAL

Community Reinvestment Area

Ohio Job Creation Tax Credit

Small Business Administration 504 Loan Program

Ohio Small Business Development Center of Butler County

Ohio Grow Now Program

Tax Increment Financing

APPENDIX



Opportunity Zone West

Multi-Family Housing Investment

Winchester Homes	5570 Walther Dr
Midwest Mobile Home Park	4980 DIXIE HWY
Camelot Drive Apartments/ Condominiums	1400 Sherwood Dr, Fairfield, OH 45014
Debbie Mobile Home Park	94 Sammy Dr
Symmes Road Duplexes	5109 Pleasant Avenue #905, Fairfield, OH 45014
Timber Hollow Apartments	201 Parkland Hills Dr, Fairfield, OH 45014
Woodsfield Apartments	100 Buckhead Dr
Parkland Hills	20 Parkland Hills Dr in Fairfield, OH

Opportunity Zone East

Multi-Family Housing Investment

Fair Oaks Village Apartments	6025 Boymel Dr
Hickory Creek Condominiums	6000 Boymel Dr
Linden Hill Condominiums	3812 Mack Rd
Cross Winds Condominiums	29 Providence Dr
Cross Winds Condominiums	3905 Mack Rd
Deer Run Condominiums	4364 Mulhauser Rd
Schuls Mobile Home Park	3551 Tylersville Rd
South Pointe Condominiums	3870 Mack Rd
Wedgewood Condominiums	3700 Mack Rd
Wedgewood South Condominiums	3907 Mack Rd
Woodridge Apartments	3977 Woodridge Blvd # 5
Woodridge Glen Apartments	3605 Woodridge Blvd
Woodridge II Apartments	3800 Woodridge Blvd
Woodridge Knoll Apartments	50 Providence Dr
Woodridge Point Apartments	3855 Woodridge Blvd

Additional Financial Incentives

Foreign Trade Zone (FTZ)

A United States Foreign Trade Zone is a restricted-access site within the United States that is legally considered outside of Customs territory for the purpose of tariffs or duties, so goods may be brought into the site duty-free and without formal customs entry. The purpose of the FTZ program since its inception has been to expedite and encourage foreign commerce within the United States. No duties are paid on merchandise exported from a FTZ. Therefore, a duty is eliminated on foreign merchandise admitted to the zone but eventually exported from the FTZ. Generally, duties are also eliminated for merchandise that is scrapped, wasted, destroyed, or consumed in a zone.

Additional Financial Incentives

Community Reinvestment Areas (CRA)

The Community Reinvestment Area (CRA) Program provides real property tax incentives for businesses that expand or locate in certain defined areas in Fairfield. Eligible businesses agree to make significant investment in new construction or rehabilitation of an existing facility and to create new employment opportunities.

[Ohio Department of Development Community Reinvestment Area Program Agreement](#)

Ohio Job Creation Tax Credit

View this Ohio Development Services Agency (DSA) page for an overview of the program. The Job Creation Tax Credit Program provides corporate franchise or state income tax credit for businesses that expand or locate in Fairfield. Eligible businesses must create at least 25 new full-time jobs (10 jobs under special circumstances) within 3 years.

[Job Creation Tax Credit Overview](#)

Additional Financial Incentives

Small Business Administration 504 Loan Program

The Small Business Administration 504 loan program provides growing businesses with long-term, fixed-rate financing for major fixed assets (real estate, machinery and equipment). Minimum project size is \$120,000.

Ohio Small Business Development Center of Butler County

The Small Business Development Center of Butler County advise tenants, local existing business owners and other entrepreneurs in the community on strategic planning, marketing and gaining access to financial capital. (Best in the country, according to the SBA).

Additional Financial Incentives

Ohio Grow Now Program

The Ohio Treasurer of State has set aside more than \$600 million statewide for small business loans through the GrowNOW interest rate reduction program. When a business is approved for a loan at an eligible bank, GrowNOW provides an additional three percent discount on the loan's already negotiated interest rate. The program can be used by businesses that are organized for profit, have less than 150 employees and are headquartered in Ohio. The maximum loan is \$400,000 and there is no application deadline. The borrower must demonstrate that the loan will be used to either create or retain jobs in Ohio. The loan may be used to purchase equipment or inventory, or to provide working capital.

Tax Increment Financing (TIF)

Tax increment financing is a designated fund financed by the dedication of incremental increases in property and payroll tax revenue that over time can be used as financing for property assets and improvements located in a locally designated development district. Eligible uses of the funds are projects serving a public purpose and are residential, commercial, industrial where the work includes physical improvements contributing to economic development.