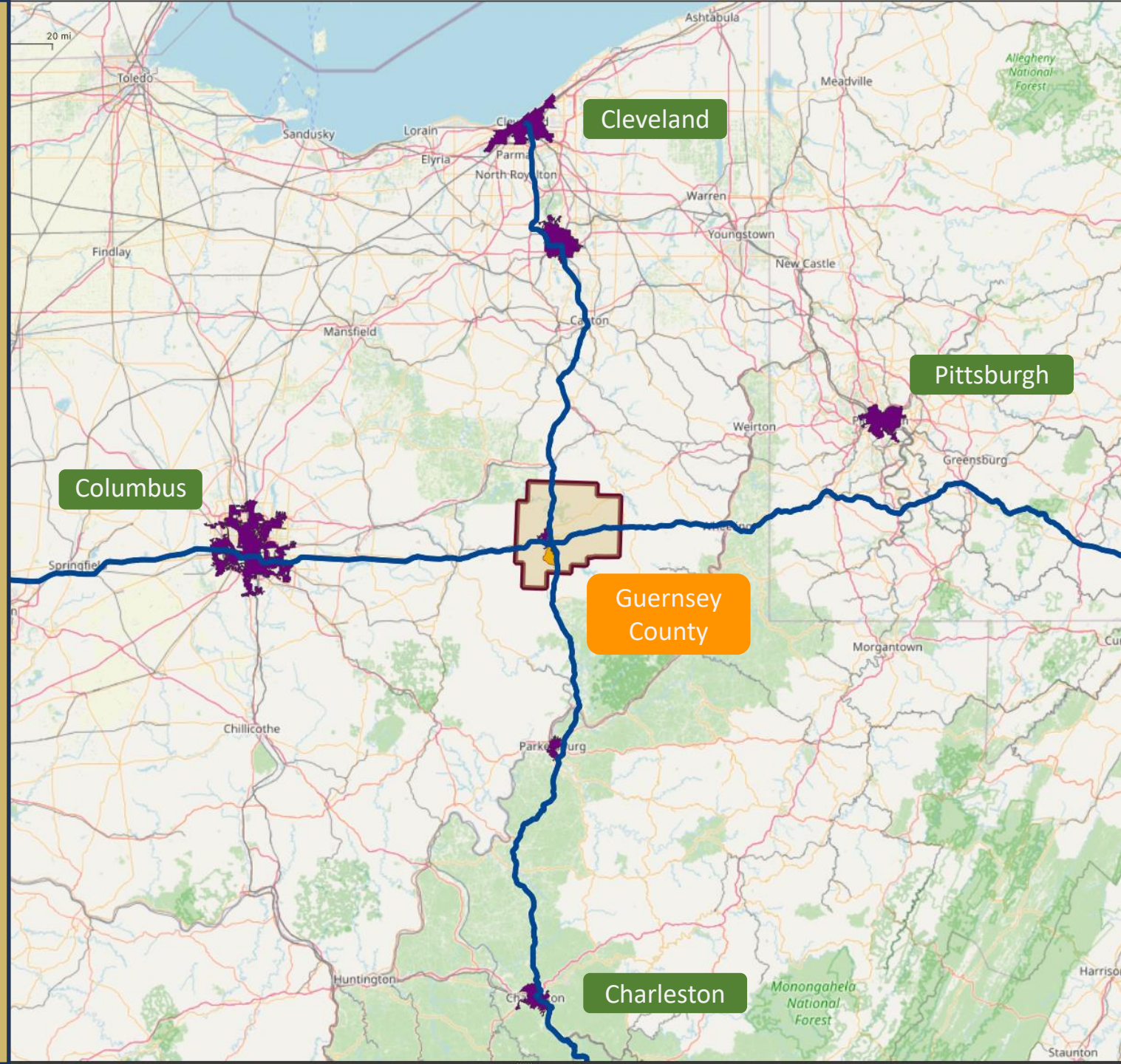


Guernsey County, OH

Eastern Ohio's
Crossroads

Byesville
Opportunity Zone
Prospectus



The Byesville Opportunity Zone

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The Byesville Opportunity Zone is located at the intersection of two major interstate highways, I-70 and I-77 in Guernsey County, OH. The Village of Byesville lies completely within the Zone, which is within 2 hours' drive, of locations with a total population of more than 10,000,000 people and more than 840,000 businesses with over 3.7 million employees. The new Intel semiconductor fabrication facility is can be reached in less than an hour via I-70.

Major manufacturing companies are already located within the zone including Colgate-Palmolive and Kerry Foods, and there are more than 300 acres zoned for industrial use. The Zone also includes a state of the art 1,850 MW gas-fired power station, and a water filtration plant with a capacity of 3 million gallons per day.

The Opportunity zone also includes retail and commercial space immediately adjacent to the interstate intersection with major national brands including Walmart, restaurant chains including Starbucks, Buffalo Wings, and Subway, and more than 900 acres of land zoned for commercial use.

In addition to excellent road connections, the Zone is an hour's drive from John Glenn Columbus International Airport and an hour and a half Pittsburgh International Airports. Access to Great Lakes and Atlantic marine transport is also available through Cleveland, only two hours north on I-77.

The Village of Byesville is developing a 28,000 sq. ft. Center for Business and Innovation which will include a business incubator and a STEM education center. A major new PK-12 school complex is also under construction in the Zone by the Rolling Hills School District

The City of Cambridge adjoins the Opportunity zone, with additional retail and major national hotel brands also immediately accessible off the interstates, and Guernsey County has recreational resources including the 17,000-acre Salt For State Park.

Given the post-pandemic shift to hybrid and remote working coupled with the direct access from the zone to an excellent road transport network there is the opportunity to create housing and associated retail to attract workers to this low-cost location.

Transportation

Road

- Direct access to East-West and North-South Interstate highways

Air

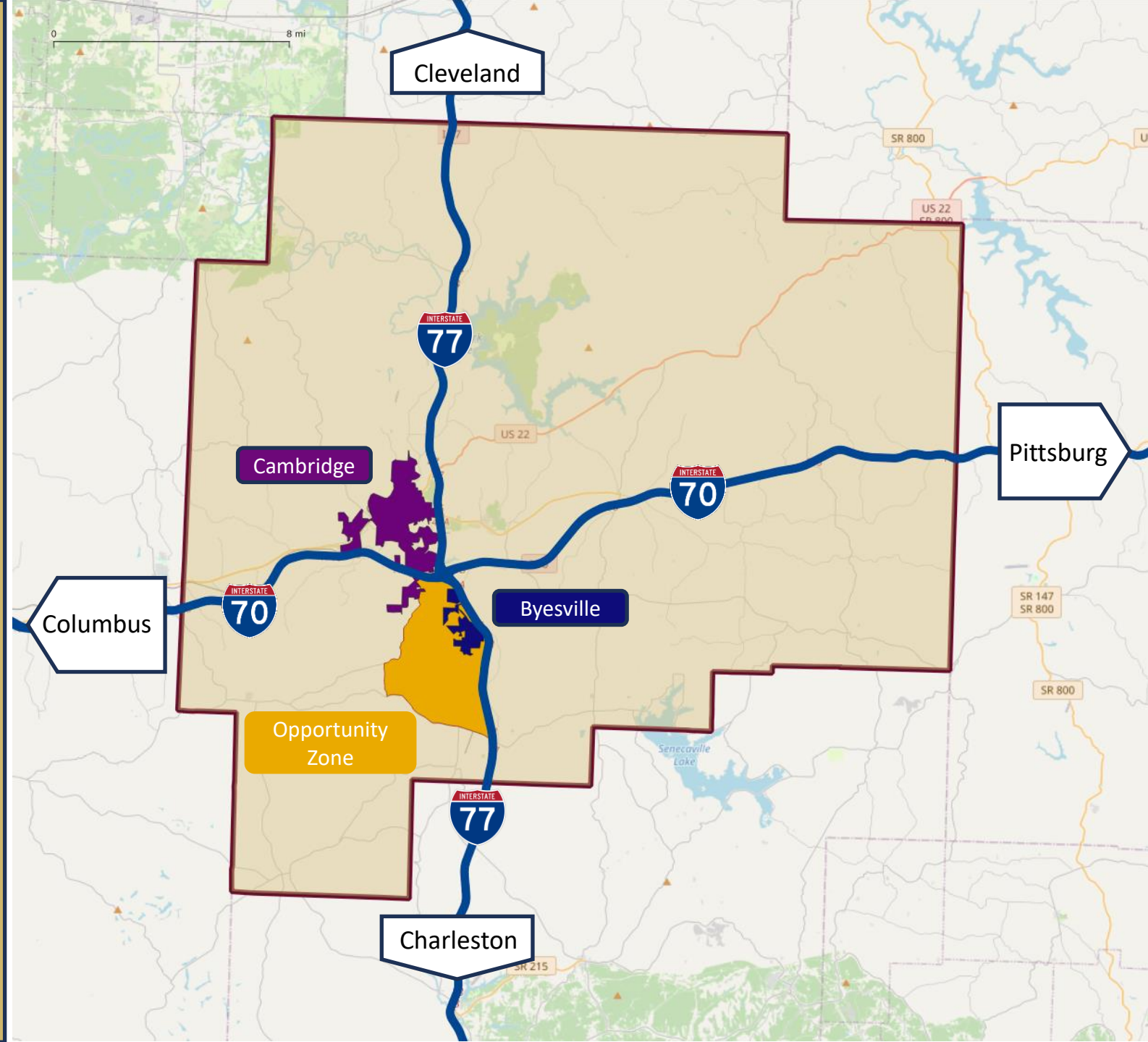
- Access to 3 international airports
- General aviation airport in the OZ

Rail

- Trans-shipment capability in the OZ

Sea

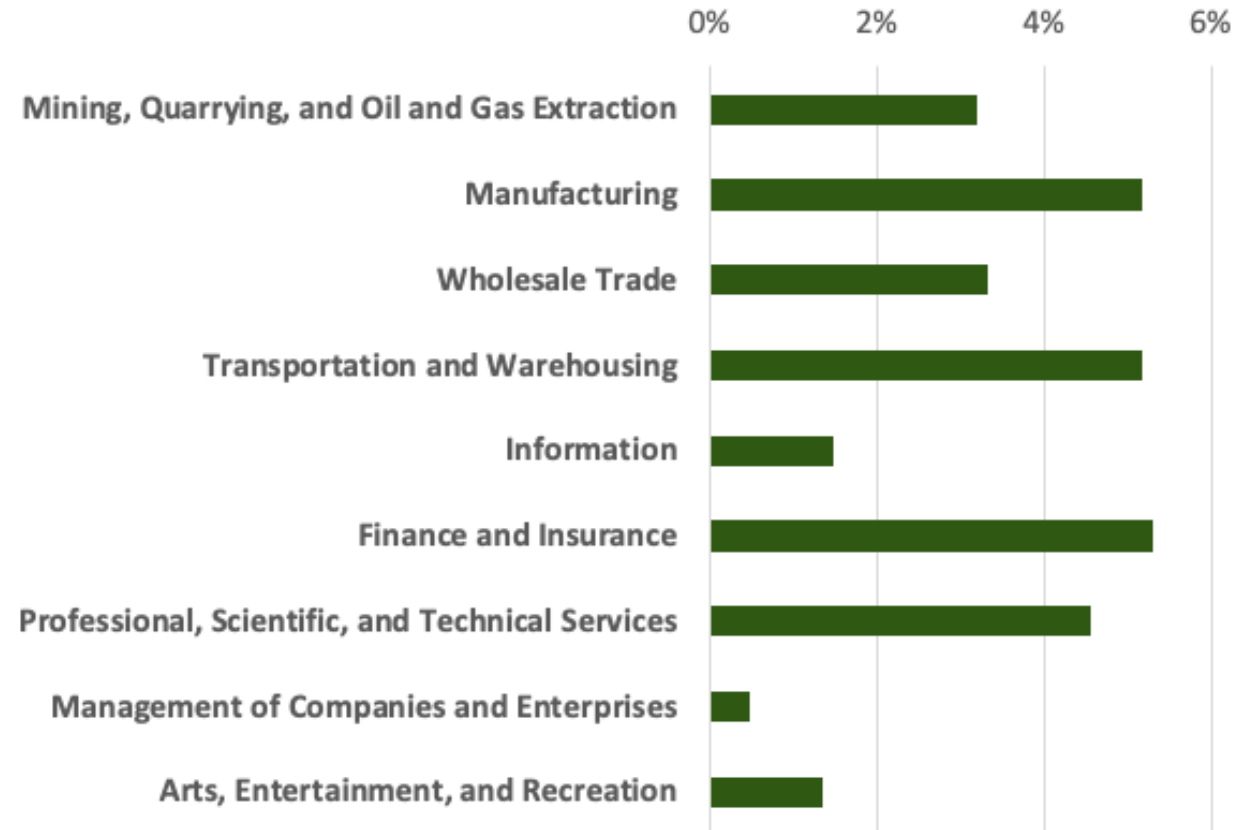
- Access to the Great Lakes and the Atlantic Ocean through Cleveland



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Guernsey County has a broad industry base, including major companies such as Colgate-Palmolive and Kerry Foods located within the Opportunity Zone.

Major national hotel and retail brands are also present, benefiting from direct access to I-70.



Economic Context Major Manufacturing Employers

In the Opportunity Zone

Colgate-Palmolive:	Consumer Products
Packaging Materials Inc:	Packaging
Bi-Con Services, Inc.:	Industrial Construction
Detroit Diesel:	Diesel Engines
Kerry Group:	Food

In the County

Quanex Building Products:	Construction products
Telling Industries:	Construction products

[Image(s) / Company logos as a backdrop to the text]

Below Poverty Level	Ohio	OZ
Under 18 years of age	18.6%	25.4%
18 to 64 years	12.7%	17.7%

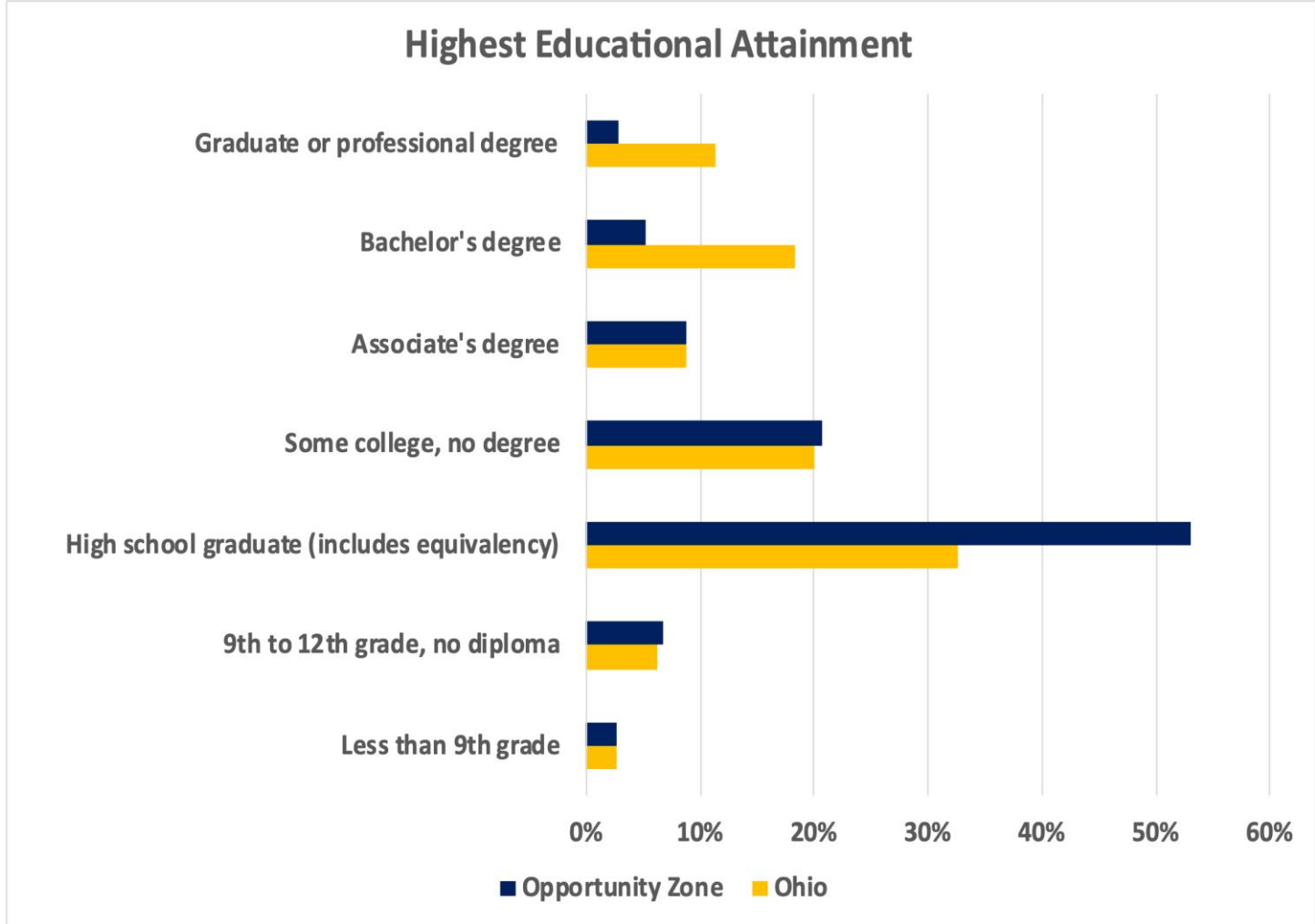
Income	Ohio	OZ
Median household income	\$61,938	\$43,180

Homes	Ohio	OZ
Owner-occupied	66%	59%
Renter-occupied	34%	41%
Median value (owner occupied)	\$149,300	\$83,200

The residents of the Opportunity Zone are economically disadvantaged, with key indicators significantly below those for the State.

The new PK-12 school complex and the planned Business and Innovation Center will provide additional educational and skills development resources, and support for entrepreneurs who can create more local employment.

The highly successful Project Phoenix public-private partnership has revitalized retail space in the Village of Byesville and has created the opportunity for more retail development, with customers being attracted from other locations.

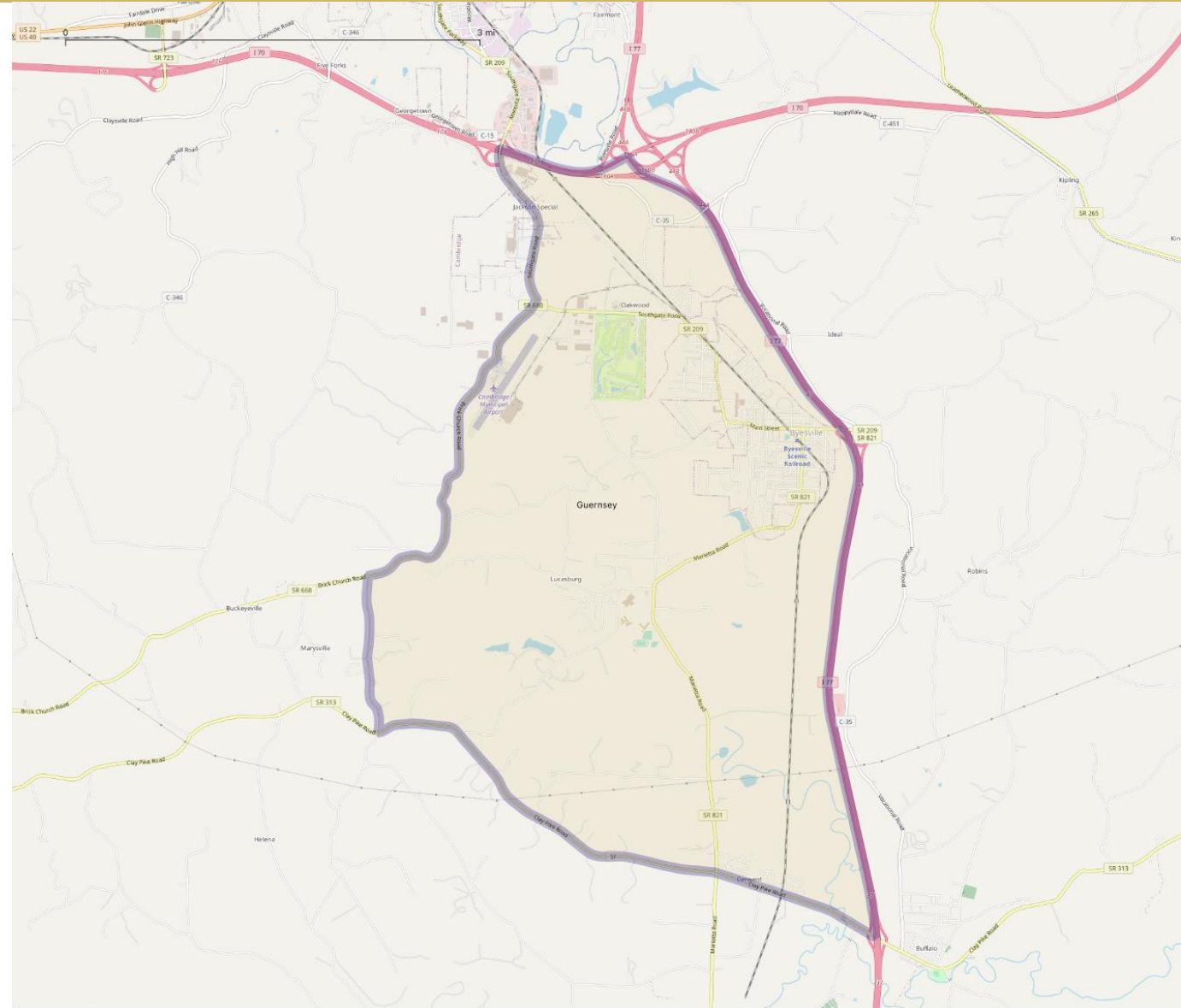


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The percentage of the resident population with Bachelors or higher degrees is the area

Opportunity Zone

- 13 Square Miles
- Includes the Village of Byesville
- General aviation airport
- Rail trans-shipment capability
- Direct access to I-77 and I-70
- New PK-12 School under development
- 1,850 MW gas-fired Guernsey Power Station commissioned in 2022
- 3 million gallons per day water filtration facility
- Investments in education, STEM resources, and support for entrepreneurs



Existing Initiatives: Southeast Ohio Center for Business and Innovation

Commerce, Culture, Health, and Technology

Renovation of a 100-year-old school building to create a center for education, innovation, and entrepreneurship with 18,500 sq. ft. of leasable space

- Building transfer from Rolling Hills School District to the Village of Byesville agreed
- Business plan completed
- STEM hub, Fab Lab, Innovation Space
- Small Business Development Center
- Retail incubator space
- Educational Service Center
- Restaurant / Commercial kitchen



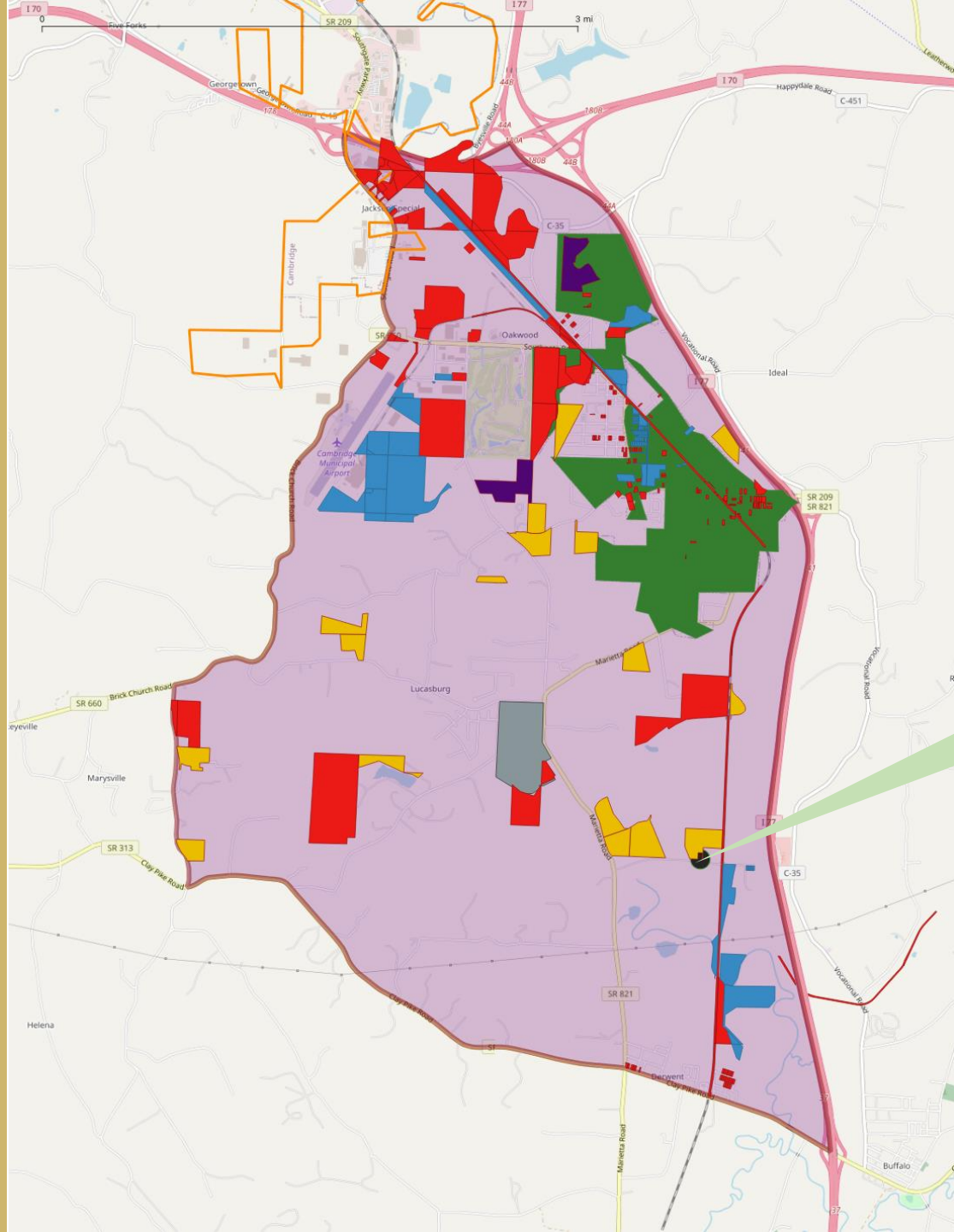
Existing Initiatives: Project Phoenix, Village of Byesville

- Public-private partnership
- 13 buildings renovated
- More than \$1 million in equity added to the downtown area
- 98% occupancy of retail space



Opportunity Zone

Development Opportunities



Vacant land

Commercial

Industrial

Residential – 10-19 acres

Residential – 20-30 acres

Rolling Hills Schools

Village of Byesville

Guernsey
Power
Station

Organization

Governance

- Guernsey County
- Cambridge City
- Village of Byesville

Economic Development

- CIC
- OMEGA
- SBA Small Business Development Center

Other Key Stakeholders

- Caithness Energy
- Rolling Hills School District
- Muskingham Valley Health Centers
- Guernsey County Library

[Map as a backdrop to the text]

Guernsey County is divided into 19 townships, which include eight villages

The village of Byesville is located within Jackson Township immediately adjacent to Cambridge Township which is home to the county seat, Cambridge City. The Village is entirely within the Opportunity Zone which comprises Ohio Census Tract 9779, which spans parts of both Jackson Township and Valley Township to the South.

Projects relating to the Opportunity Zone are led by the Village of Byesville, with the support of the Ohio-Mid-Eastern Governments Association (OMEGA), Guernsey County, the City of Cambridge, and the Guernsey County Community Improvement Corporation. The office of the Governor of Ohio is also supporting the initiative.

Key stakeholders include Caithness Energy which owns and operates the new power station located within the zone, Muskingham Valley Health Centers which is planning to establish a local presence, the Rolling Hills School District which is developing a new PK-12 school campus which will be fully operational for the 2024-2025 school year, and Guernsey County Library which will participate in the Center for Business and Innovation.

Incentives

OZ

- OZ Tax Credit Program

County

- Sales tax: 5.75%

State

- Sales tax: 1.5%
- Business property tax: 0%
- Gross receipts tax: 0.26% (over \$6 million)
- Retail sales and use tax: 5.75%

The Opportunity Zone Tax Credit Program

A private investor reinvests capital gains into a Qualified Opportunity Fund



And in return, receives:

1. Temporary Tax Deferral

An investor may defer recognition of income associated with any capital gains reinvested into an Opportunity Fund, up to a total of \$1 million, until December 31, 2026.

2. Basis Step-Up

The value of a private investor's original investment is increased by ten percent (10%) of the amount of the unrecognized capital gain if an Opportunity Zone Fund investment is held for a minimum of five (5) years, and fifteen percent (15%) if the investment is held for a minimum of seven (7) years, reducing the amount of the re-invested capital gain that is subject to tax.

3. Permanent Exclusion

Private investors are granted a permanent exclusion of any future capital gain income realized upon the sale or exchange of an investment in an Opportunity Fund if the investment is held for at least ten (10) years, allowing all of the gain accrued after the initial investment.

Contacts

Guernsey County

guernseycounty.org

City of Cambridge

cambridgeoh.org/economic-community-development

Village of Byesville

byesvilleoh.gov

Ohio Mid-Eastern Governments Association

omegadistrict.org

Cambridge-Guernsey County Community Development Corp.

guernseycountycdc.com

Cambridge-Guernsey County Community Improvement Corp.

cgccic.org

Cambridge Area Chamber of Commerce

cambridgeohiochamber.com

SBA Small Business Development Center

Email: voorhiec@ohio.edu