

Seminole County Statistics

With a business climate that has fostered quality development, Seminole County is home to a plethora of equally dynamic corporations and headquarters such as American Automobile Association (AAA), Mitsubishi Hitachi Power Systems, Scholastic Book Fairs and Sears Home Improvement Products, as well as the emergence of many high tech companies, including CuraScript, NCR, Faro Technologies, Deloitte Consulting and Convergys. Ongoing expansion at the Orlando Sanford International Airport (SFB), coupled with the state's largest foreign trade zone designation, has helped SFB become the third most active international airport in Florida and the 12th most active in the United States. Seminole County has prepared for growth with everything from a new expressway to pre-approved development sites, specialized job training and infrastructure incentives. The county's public-school system is rated among the highest in the state, and the median household effective buying income is the highest in the region.

DEMOGRAPHICS

Population

2000	2010	2014 ¹	2020 ²	2030 ²
365,199	422,718	437,086	465,128	508,329

Source: U.S. Census Bureau; University of Florida, Bureau of Economic and Business Research - April 1, 2014 estimates¹; projection²

Population by City

City	Population
Altamonte Springs	42,719
Casselberry	27,527
Lake Mary	15,037
Longwood	13,781
Oviedo	36,251
Sanford	55,509
Winter Springs	34,627
Unincorporated areas	211,635

Source: University of Florida, Bureau of Economic & Business Research - April 1, 2014 estimates

Income

Median Household	Per Capita
\$57,538	\$30,940

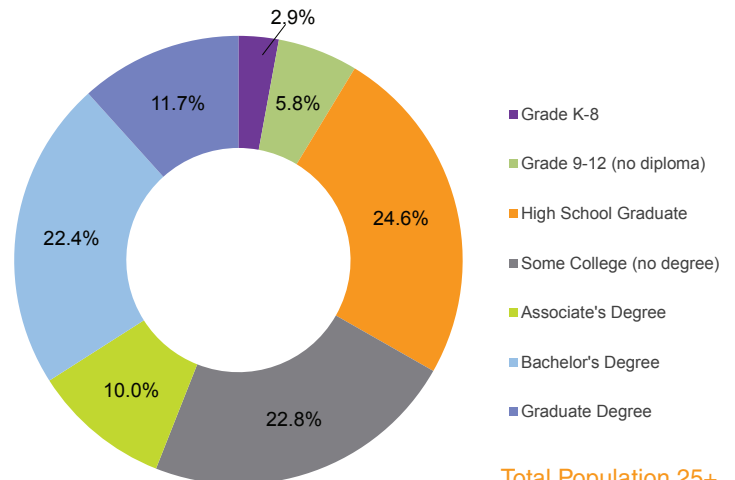
Source: ESRI - 2014 estimates

Age Distribution

Age Range	Population
0-17	96,557
18-24	43,025
25-54	180,595
55-64	54,258
65 and over	56,639
Median Age	38

Source: University of Florida, Bureau of Economic & Business Research - April 1, 2014 estimates

Educational Attainment



Total Population 25+
295,864

Source: ESRI - 2014 estimates

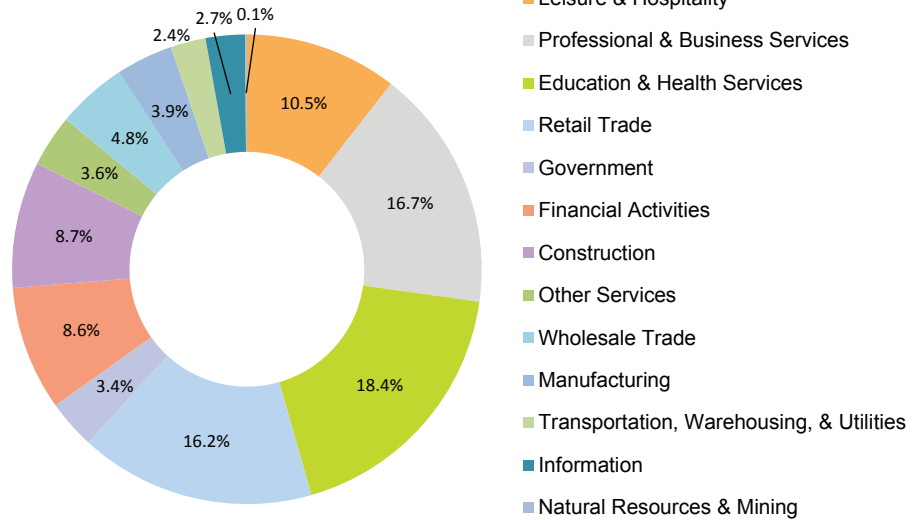
WORKFORCE

Labor*

Labor Force	240,745
Unemployment Rate	
Seminole County	4.8%
Orlando MSA	5.1%
Florida	5.5%
United States	5.5%

**Note: Data is compiled monthly, not seasonally adjusted
Source: Florida Department of Economic Opportunity, Local Area Unemployment Statistics (LAUS) Program - released June 2015*

Employment by Industry



Source: Florida Department of Economic Opportunity, Quarterly Census of Employment of Wages (QCEW) -4th Quarter 2014

INDUSTRY

Leading Employers

Company	Number of Employees
Seminole County Public Schools	7,687
Orlando Sanford International Airport (SFB)	3,500
AT&T Mobility	3,063
CNA Insurance Companies	2,756
Chase Card Services	2,000
Convergys	1,800
Seminole State College of Florida	1,746
Seminole County Government	1,446
South Seminole Hospital	1,040
Central Florida Regional Hospital	1,009
Deloitte Consulting LLP	1,000
Verizon Corporate Resources Group LLP	900
Sears Home Improvement Services	810
Symantec	800
Pershing	800
Fiserv	730
American Automobile Association (AAA)	689
The Hartford Financial Services Group	650
Benada Aluminum Products LLC	600
City of Sanford	500

Recent Announcements

Company	Industry
AITC, Inc.	Business Services
Axiom Healthcare Pharmacy	Life Sciences & Healthcare
Deloitte Consulting LLP	Business Services
Earnest Products	Advanced Manufacturing
Florida Marketing Products Inc.	Business Services
Fusion eSolutions	Business Services
Genesis 10	Business Services
Hernon Manufacturing	Advanced Manufacturing
Paylocity	Business Services
Pershing LLC	Business Services
Primal Innovations	Aviation, Aerospace & Defense
Proactive Technologies	Aviation, Aerospace & Defense
Ram Sales LLC	Advanced Manufacturing
Signature Systems LLC	Advanced Manufacturing
Verizon Corporate Resources Group LLC	Business Services
XOS Digital Inc.	Film & Digital Media
Wheeled Coach Industries, Inc.	Advanced Manufacturing

Source: Orlando EDC Project Announcements

Source: Direct Company Contact; Orlando Sentinel; Orlando Business Journal - December 2014

Orlando. You don't know the half of it.

COMMERCIAL REAL ESTATE

Industrial Market Summary*

Total Inventory	23.19 million sq. ft.
Under construction	0 sq. ft.
Vacancy rate	11.1%
Average asking rate	\$5.61/sq. ft.
Net Absorption (YTD)	96,393 sq. ft.

Source: CoStar - 2nd quarter 2015

Note: only includes industrial & flex properties with more than 10,000 sq. ft.

Office Market Summary*

Total Inventory	16.37 million sq. ft.
Under construction	0 sq. ft.
Vacancy rate	14.6%
Average asking rate	\$18.12/sq. ft.
Net Absorption (YTD)	67,997 sq. ft.

Source: CoStar - 2nd quarter 2015

Note: only includes office properties with more than 5,000 sq. ft.

INFRASTRUCTURE

Air

With over two million passengers annually, **Orlando Sanford International (SFB)** is ranked among the 100 busiest airports in the United States. International service is available through Icelandair and SST Air. Foreign Trade Zone (FTZ) #250 in Seminole County is the largest in the state. Its geographic boundaries encompass SFB, the Port of Sanford, Sanford Central Park and various other industrial parks and sites throughout the county. The FTZ offers duty and tariff exemptions on imported materials used in the manufacturing of products for export, thereby reducing overall manufacturing costs.

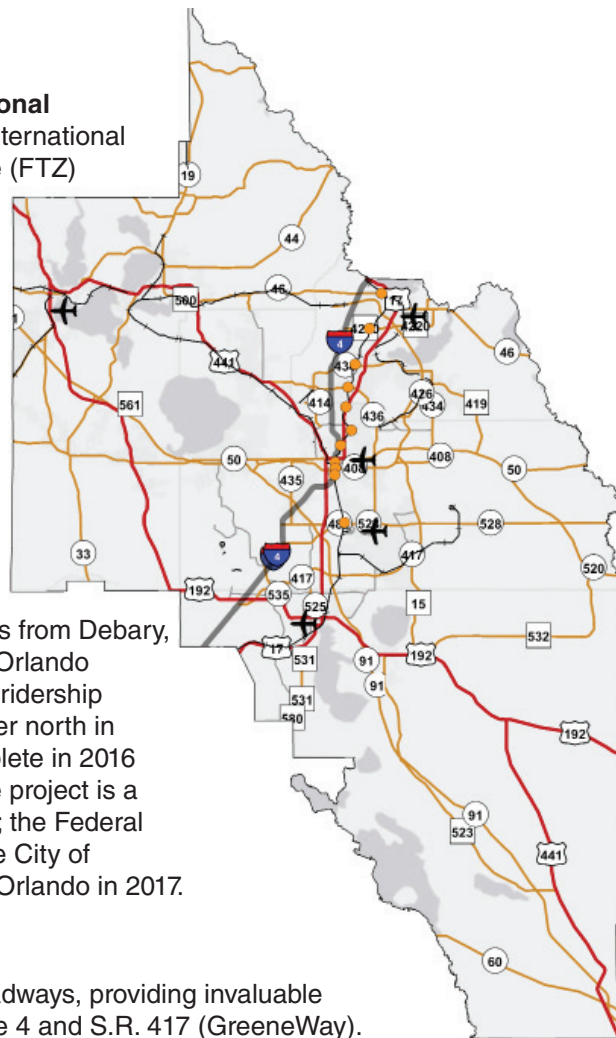
SFB is also home to the 395-acre Sanford Airport Commerce Park and incubator, and the Airport Enterprise Center, consisting of 13,500 square feet. The commerce park offers rail service and is easily accessed by major roadways including the Central Florida GreeneWay.

Rail

Orlando's first commuter rail transit system, **SunRail**, stretches 31 miles from Debarry, the north end of the Orlando region, to south Orange County near the Orlando International Airport (MCO). Service began in 2014 with a 9,000+ daily ridership rate in its first week. The second phase, which will extend the line further north in Volusia County and south into Osceola County, is expected to be complete in 2016 and will include five more stations that cover an additional 30 miles. The project is a result of collaboration among the Florida Department of Transportation; the Federal Government; Orange, Seminole, Volusia and Osceola counties; and the City of Orlando. Also forthcoming is the **All Aboard** train connecting Miami to Orlando in 2017.

Interstates/Roadways

The core to the Orlando region's unmatched infrastructure is strong roadways, providing invaluable connectivity to business. Seminole County's highways include Interstate 4 and S.R. 417 (GreeneWay).



LIVE & PLAY

Housing

	June 2014	June 2015	% Change
Median Sale Price	\$181,000	\$198,000	9.4%

Source: Orlando Regional Realtors Association - June 2015

Cost of Living Index (COLI)

	Composite Index	Grocery Items	Housing	Transportation
Orlando MSA	100	101.6	93.5	99.2

Source: The Council for Community & Economic Research (C2ER) - 2014 Annual Average

Orlando. You don't know the half of it.

TAXES & INCENTIVES

County Incentives

Seminole County Jobs Growth Incentive Fund (JGI) gives a cash award for up to \$2,000/new job created for legitimate business expenses such as impact and permit fees, relocation costs, equipment purchases and construction, new jobs meeting certain criteria (for new companies: a minimum of 25 new jobs at 115 percent of the county's avg. wage; for existing companies: wages must meet 80 percent of the county's avg. wage).

Seminole County Impact Fee Deferral Program allows deferral of impact fees (except school impact fees) from the date of issuance of building permit to issuance of a certificate of occupancy (CO) or time of power, whichever comes first.

Seminole County SEED Program (i.e. Florida's Brownfield Redevelopment Bonus Refund) provides a tax refund equal to 20 percent of the average annual wage of the new jobs created in a designated brownfield area up to a maximum of \$2,500 per new job created, for a minimum of 10 new full-time permanent jobs. Refunds are based upon taxes paid by the business, including corporate income, sales, ad valorem, intangible personal property, and certain other taxes. No more than 25 percent of the total refund approved may be paid in any single fiscal year. The Brownfield Redevelopment Bonus may be awarded in addition to the Qualified Target Industry (QTI) Tax Refund provided under s. 288.106, Florida Statutes. Cities with SEED Districts: Casselberry, Lake Mary, Oviedo, Sanford and Winter Springs.

State Incentives

Workforce Training Incentives

Quick Response Training Program (QRT) is a customized, employer-driven training program designed to assist new and existing Florida businesses acquire the necessary training for expansion. Companies may use in-house training, outside vendor training programs or a local educational entity to provide training; reimbursable training expenses include instructors'/trainers' wages, curriculum development and textbooks/manuals.

Incumbent Worker Training Program (IWT) is a program available to all Florida businesses that have been in operation for at least one year prior to application and require skills upgrade training for existing employees. Priority is given to businesses in targeted industries and certain targeted economic zones.

Taxes/Finances

Tax	Rate
Personal Income Tax	None
Personal Property (millage rate)	15.5291-19.9135
Corporate Income Tax	5.5%
Sales Tax	7%

Source: Seminole County Property Appraiser & Tax Office - 2014

Infrastructure Incentives

Economic Development Transportation Fund or "Road Fund" is designed to alleviate transportation problems that adversely impact a specific company's location or expansion decision. The award is made to the local government on behalf of a specific business for public transportation improvements.

Targeted Industry Incentives

Qualified Target Industry Tax Refund (QTI) is available for companies that create high wage jobs in targeted high value-added industries. This incentive includes refunds on corporate income, sales, ad valorem, intangible personal property, insurance premium, and certain other taxes. Pre-approved applicants receive tax refunds of \$3,000 per net new Florida full-time equivalent job created, with additional monies available for meeting certain additional wage thresholds or locating in certain targeted economic zones. No more than 25 percent of the total refund approved may be taken in any single fiscal year.

Capital Investment Tax Credit (CITC) is an annual credit, provided for up to 20 years, against Florida corporate income tax. Eligible projects are those in designated high-impact portions creating a minimum of 100 jobs and investing at least \$25 million in eligible capital costs. Eligible capital costs include all expenses incurred in the acquisition, construction, installation and equipping of a project from the beginning of construction to the commencement of operations.

High Impact Performance Incentive Grant (HIPI) is a negotiated grant used to attract and grow major high impact facilities creating at least 50 new full-time equivalent jobs (25 if an R&D facility) and making a cumulative investment in the state of at least \$50 million (\$25 million if an R&D facility) in a three-year period.

ABOUT THE EDC

The Orlando Economic Development Commission (EDC) is a not-for-profit, public-private partnership that works to attract, retain and grow jobs for the region. The EDC serves Orange, Seminole, Lake and Osceola counties and the City of Orlando in Florida.

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Orlando EDC Contact

CASEY BARNES

Vice President, Business Development
casey.barnes@orlandoedc.com
C/ 407.587.6030

Seminole County Contact

PAMELA LYNCH

Program Manager, Business Development
plynch@seminolecountyfl.gov

