







REAL PROPERTY INVESTMENT GRANT QUALIFICATION

RPIGs are available for investments made to industrial, commercial, or mixed-use properties located within the boundaries of Enterprise Zones. Grants are available to Qualified Zone Investor in amounts up to 20% of the qualified real property investment, not to exceed \$200,000 per building or facility within a five-year period.

<p>Eligibility Properties</p> 	<ul style="list-style-type: none"> The property must be located within the boundaries of an Enterprise Zone. The <u>building</u> or <u>facility</u> must be commercial, industrial, or mixed-use. <ul style="list-style-type: none"> Mixed-use is defined as a building incorporating residential uses in which a minimum of 30% of the useable floor space is devoted to commercial, office, or industrial use.
<p>Eligible Investments & Thresholds</p> 	<ul style="list-style-type: none"> For the <u>rehabilitation</u> or <u>expansion</u> of an existing structure, the total amount of improvements must exceed \$100,000 in Qualified Real property Investments for the Qualified Zone Investor to be eligible. For <u>new construction</u> projects, the total amount of improvements must exceed \$500,000 in Qualified Real Property Investments for the Qualified Zone Investor to be eligible. Investments in Machinery & Tools and Business Personal Property are <u>not</u> considered Real Property and should not be included in RPIG calculations.
<p>Eligible Applicants</p> 	<ul style="list-style-type: none"> Applicant must be the entity that capitalizes the investment on their books or deducts the investment as a business expense under federal Treasury Regulations for tax purposes. The following entities are prohibited from receiving the RPIG: <ul style="list-style-type: none"> Units of local, state, or federal government (typically FEIN 546) Any entity that does not incur the cost of the investment
<p>Grant Term</p> 	<ul style="list-style-type: none"> Five-year periods beginning with the first qualification year in which a grant was awarded for the subject building or facility. After the conclusion of a five-consecutive-year period, the property begins another eligibility period and the grant cap is restored.
<p>Grant Cap</p> 	<ul style="list-style-type: none"> Grant awards are capped per building/ facility over a five-year term based on the cumulative level of investment starting with the qualification year in which a grant was first awarded. Grants may not exceed \$100,000 per building or facility in a five-consecutive-year period, where the total investment is less than \$5 million. Grants may not exceed \$200,000 per building or facility in a five-consecutive-year period, where the total investment is more than \$5 million.
<p>Grant Calculations</p> 	<ul style="list-style-type: none"> The dollar amount of an RPIG is determined by the amount spent on <u>qualified real property investments</u>. Grants are available in amounts up to <u>20%</u> of the qualified real property investment <u>OVER</u> the respective eligibility threshold, capped based on the limits indicated above. Real property investment expenditures funded by a federal, state, or local grant are not eligible for an RPIG and must be excluded from the RPIG application