

2022 Form 6 - Full and Public Disclosure of Financial Interests

Filed with COE: 08/20/2023

General Information

Name: Mr Harry Michael Cohen

Address: 601 E Kennedy Blvd 2nd, Tampa, FL 33602

PID 204096

County: Hillsborough

AGENCY INFORMATION

Organization	Suborganization	Title
Hillsborough County	Elected Constitutional Officer	Commissioner
Hillsborough County Aviation Authority	Board Members	Board Member
Hillsborough County Aviation Authority	Tampa International Airport	Commissioner
Tampa Bay Regional Planning Council	Council Members	Council Member
Tampa Bay Water	Board of Directors	Commissioner

Net Worth

My Net Worth as of December 31, 2022 was \$ 4,374,637.69.

Assets

Household goods and personal effects may be reported in a lump sum if their aggregate value exceeds \$1,000. This category includes any of the following, if not held for investment purposes: jewelry; collections of stamps, guns, and numismatic items; art objects; household equipment and furnishings; clothing; other household items; and vehicles for personal use, whether owned or leased.

The aggregate value of my household goods and personal effect is \$ 200,000.00.

ASSETS INDIVIDUALLY VALUED AT OVER \$1,000:

Description of Asset	Value of Asset
Residence, 3104 W Fair Oaks Ave, Tampa, FL 33611	\$ 1,300,000.00
Real Property (20% interest), Case Property Group, LLC, 3102 W Fair Oaks Ave, Tampa, FL 33611	\$ 75,000.00
Investments in Securities, Real Property, and Real Estate Development Projects (44% interest), GNC Investment Group, LLC, 3435 Bayshore Blvd., #600, Tampa, FL 33629	\$ 2,919,666.00
FRS Pension Plan (value if converted to investment plan)	\$ 356,980.00
Retirement Account, Nationwide Mutual Fund (BlackRock Life Path Index 2035K)	\$ 3,430.34
Checking Account, Bank of Tampa, P.O. Box 1, Tampa, FL 33601	\$ 15,263.81
See Attached	

Liabilities

LIABILITIES IN EXCESS OF \$1,000:

Name of Creditor	Address of Creditor	Amount of Liability
Nationstar Mortgage, LLC, P.O. Box 619098, Dallas, TX 75261	P.O. Box 619098, Dallas, TX 75261	\$ 360,527.64
Bank of Tampa	P.O. Box 1, Tampa, FL 33601	\$ 100,000.00
Ford Motor Credit (Lease)	1501 N. Plano Rd., Suite 100, Richardson, TX 75081	\$ 5,174.82

JOINT AND SEVERAL LIABILITIES NOT REPORTED ABOVE:

Name of Creditor	Address of Creditor	Amount of Liability
N/A		

Income

Identify each separate source and amount of income which exceeded \$1,000 during the year, including secondary sources of income.

☐ I elect to file a copy of my 2022 federal income tax return and all W2s, schedules, and attachments.

PRIMARY SOURCES OF INCOME:

Name of Source of Income Exceeding \$1,000	Address of Source of Income	Amount
Hillsborough County Board of County Commissioners	601 East Kennedy Blvd., Tampa, FL 33602	\$ 113,608.00
Co-Pas Family Trust	3435 Bayshore Blvd., #600, Tampa, FL 33629	\$ 144,000.00

SECONDARY SOURCES OF INCOME (Major customers, clients, etc. of businesses owned by reporting person):

Business Entity	Major Sources of Business Income	Address	Principal Business Activity of Source
N/A			

Interests in Specified Businesses**Business Entity # 1**

N/A

Training

- ☒ I certify that I have completed the required training under Section 112.3142, F.S.
- ☐ Required training under Section 112.3142, F.S., not applicable to filer for this form year.

Signature of Reporting Official or Candidate

Under the penalties of perjury, I declare that I have read the foregoing Form 6 and that the facts stated in it are true.

Harry Cohen

Digitally signed: **08/20/2023**

Filed with COE: **08/20/2023**

GNC INVESTMENT GROUP, LLC
STATEMENT OF ASSETS AND LIABILITIES
December 31, 2022

ASSETS

Marketable Securities / Charles Schwab

\$140,400

LMP Automotive Holdings

Real Estate Investments:

ABC Howard Group, LLC	\$604,057	30.0000%	\$181,217	Office Condominium: 215 N. Howard Ave, Suite 102, Tampa, FL 33606
ABC Habana Group, LLC	\$4,915,080	20.1202%	\$988,924	Medical Office Bldg: 4700 N. Habana Ave, Tampa FL 33614
C+C Associates #1, LLC	\$2,858,159	49.9000%	\$1,426,221	Professional Office Bldg: 7400 Arapahoe Rd, Centennial, CO 80112
Hunt Road Holdings, LLC	\$1,795,248	5.0000%	\$89,762	Professional Office Bldg: 4243 Hunt Road, Cincinnati, OH 45242
Memorial Realty Group, LLC	\$5,412,166	7.7500%	\$419,443	Residential Apartments: 4911 Webb Road, Tampa, FL 33615
NC Realty Group, LLC	\$4,616,518	47.5000%	\$2,192,846	Commercial Warehouse: 2550 Empire Drive, Winston-Salem, NC 27103
Saguaro Realty Group, LLC	\$3,346,509	5.0000%	\$167,325	Commercial Warehouse: 6348 Saguaro Court, Indianapolis, IN 46268
Duff Road Equities, LLC	\$3,749,499	5.0000%	\$187,475	Commercial Warehouse: 4860 Duff Drive, West Chester, OH

Real Estate Development Projects:

Jade Realty Partners, LLC	\$3,500,000	42.7500%	\$1,496,250	
50% The Jade Partnership, LLC				Residential Apartments: Corner Cass St & Willow Ave, Tampa FL 33606
Riverview Realty Group, LLC		16.5000%	\$306,900	
50% The Carmen Partnership, LLC				Residential Apartments: Big Ben Road, Riverview, FL
Kelly Park Realty Partners, LLC		16.6670%	\$212,190	
50% KPI Partnership, LLC				Residential Apartments: Kelly Park Road, Apopka, FL
Niche Realty Partners, LLC		16.6670%	\$349,161	
50% The Opal Partnership, LLC				Residential Apartments: Carmen Street, Tampa FL 33606

TOTAL ASSETS

\$8,017,715

LIABILITIES

Notes Payable:

Gary N. Cohen	\$1,320,802
Bayshore Associates, Inc.	\$61,308

\$1,382,110

EXCESS OF ASSETS OVER LIABILITIES

\$6,635,605

Harry Cohen, Managing Member

44.0%

\$2,919,666

GNC Investment Group, LLC
3435 Bayshore Boulevard #600
Tampa, FL 33629