

**AFFIDAVIT OF CANDIDATE**

**CITY OF MIAMI, FLORIDA**

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2019 SEP -9 PM 2: 34

OFFICE OF THE CITY CLERK  
CITY OF MIAMI

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE )  
CITY OF MIAMI )

Jim Fried (hereinafter "affiant"), being first duly sworn, deposes and says:

- 1. My name is Jim Fried.
- 2. For those candidates seeking the office of Mayor, please check the appropriate subsection (a) below. Those candidates seeking the office of Commissioner please check and fill in the blank in subsection (b) below:

    (a) I am offering myself as a candidate for the office of Mayor of the City of Miami, Florida. If elected, I fully understand that I must maintain an actual and real residence within the City of Miami for the duration of my term of office.

(b) I am offering myself as a candidate for the office of Commissioner in District Number 2 of the City of Miami, Florida. If elected, I fully understand that I must maintain an actual and real residence within the district for the duration of my term of office.

- 3. I have resided in the City of Miami for a minimum of one year before qualifying if applying for Mayor, and one year in the district if applying for the Commission, and I am a registered voter and a duly qualified elector of the City of Miami, Florida, presently registered to vote in Precinct No. 538.

I presently reside at the following address (must include zip code):

555 NE 34 Street, #2601, Miami FL 33137-4059

which is my legal address, and I have resided continually at said address from the N/A day of 12 for over 25 years 2003 to the present.

- 4. Immediately prior to residing at the above-stated address, I have resided at the hereinbelow listed addresses for the cited periods of time (list hereinbelow all addresses at which you have resided for the past five years, as well as the length of time at each address):

<u>Prior Addresses</u>	<u>For the Period</u>
<u>N/A</u>	<u>N/A</u>
<u>N/A</u>	<u>N/A</u>

- 5. In addition to the residence that I have listed as my present address, I also reside at the following listed addresses on a temporary basis as a secondary domicile or domiciles:

N/A

- 6. Affiant's spouse resides at the following address (must include city, state and zip code):

555 NE 34 Street, #2601, Miami FL 33137-4059

7. Affiant's minor children reside at the following address (must include city, state and zip code):

N/A

8. At the present time, affiant (is) ~~(is not)~~ registered to vote in any city, county or state other than as stipulated in subparagraph 3 above.

9. Name and business address of affiant's employer:

Self

Self

10. Affiant's occupation: Real Estate Broker

Affiant's business telephone number(s): 305-573-7070

11. Affiant has been employed in the above-cited capacity for the following period of time:

~~15+~~ January, 2000 -> Present

(Note: In the event the occupation of affiant has been for a period of less than one year, or the employment period with the same employer has been for a period of less than one year, affiant shall give the name(s) and address(es) of his/her employer(s) and occupation(s) for the period of one year prior to the date of this affidavit).

N/A

N/A

12. Affiant represents that he/she (is) ~~(is not)~~ currently holding another elective or appointive office – whether city, county or municipal – the term of which or any part thereof runs concurrently with that of the office he/she seeks, and that he/she has resigned from any office from which he/she is required to resign pursuant to F.S. 99.012 and/or the City of Miami Charter.

13. Affiant represents that, as of this date, he/she (is) ~~(is not)~~ seeking to qualify for public office which is currently held by an officer who has authority to appoint, employ, promote, or otherwise supervise him/her and who has qualified as a candidate for reelection to that office.

**Note: If affiant is an employee of the City of Miami, affiant shall take a leave of absence, without pay from his/her employment during the period in which affiant has become a candidate for elective public office. This subsection does not apply to the Commissioners and Mayor, City Manager, City Attorney, City Clerk, and Independent Auditor General. Such leave of absence shall be effective upon whichever occurs first:**

(a) Such employee receives contributions or makes expenditures, or gives her or his consent for any other person to receive contributions or make expenditures, with a view to bringing about his or her nomination or election to public office; or

(b) At the time such employee appoints a campaign treasurer and designates a primary depository; or

(c) At the time such employee files qualification papers and subscribes to a candidate's oath as required by law.

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14. Affiant's campaign headquarters address and telephone number:

555 NE 34 Street, #2601, Miami FL 33137-4059

Affiant's campaign treasurer's name:

Self

Affiant's campaign treasurer's address:

555 NE 34 Street, #2601, Miami FL 33137-4059

Telephone numbers: (work) 305-573-7070

(home) —

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15. Affiant represents that, if elected, he/she shall serve in the elective office to which he/she seeks election.

16. Following is the exact way in which affiant would like to have his/her name printed on the official ballot: Jim Fried

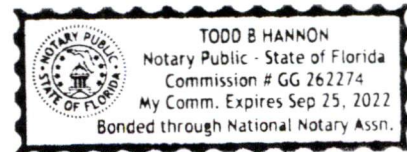
SIGNED THIS 9<sup>th</sup> DAY OF September 2019.

[Signature]  
AFFIANT

BEFORE ME, the undersigned authority, personally appeared James L. Fried, who, after first being duly sworn, deposes and states that he executed the foregoing to the best of his knowledge and belief.

[Signature]  
CITY CLERK  
CITY OF MIAMI, FLORIDA

(SEAL)



Did take an oath  
 Produced identification

Type of identification produced: FL Driver's License

# AFFIDAVIT OF NICKNAME

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

BEFORE ME, the undersigned, personally appeared:

JAMES FRIED

(write legal name of candidate)

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who being first duly sworn or placed under affirmation says:

1. My legal name is: JAMES FRIED.  
I am over the age of eighteen (18) and the contents of this affidavit are true and correct.

2. I am a candidate for the office of: MIAMI COMMISSION DISTRICT 2.

3. My nickname is: JIM FRIED.

I am generally known by this nickname or have used it as part of my legal name. I have not created the nickname to mislead voters. I plan to designate this nickname on my candidate oath as the same name I wish to have printed on the ballot when I submit the candidate oath form during the qualifying period for the above office.

4. Attached are documents that show that my nickname is one by which I am generally known or one that I have used as a part of my legal name. [List the title of any documents or affidavits from other persons reflecting that the candidate is generally known by the nickname or that it has been used as part of the candidate's legal name.]

A. PROFESSIONAL WEBSITE

B. TWITTER

C. LINKEDIN

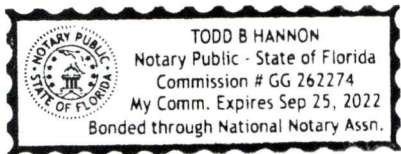
JAMES L. FRIED

Printed /Typed Name of Affiant

[Signature]

Signature of Affiant

Sworn to me this 9<sup>th</sup> day of September 2019.



[Signature]

Notary Public

Todd B. Hannon

Printed Name

September 25, 2022

My Commission Expires

Personally known

or Produced Identification

Type of Identification Produced: FL Driver's License

## ABOUT JIM FRIED

**Jim Fried has been a real estate business person since 1980 and has had his own radio show since 2009.**



Mr. Fried specializes in capitalizing commercial real estate transactions, unearthing urban land opportunities and is also a private lender.

He has been active in the real estate industry for many years as a financial intermediary, broker and investor. He has experience with many property types including, but not limited to: apartments, condominiums, retail centers, office buildings, industrial parks and health care – with a special focus on memory care.

Jim has closed over \$3BB in real estate transactions during his career in markets across the eastern US.

Jim uses his communication skills to inform and entertain on his weekly radio show – Fried on Business – heard each week on 880 AM in Miami. Of course, the show discusses real estate, but he also tackles issues such as branding, sports business, philanthropy, entrepreneurship, public private partnerships as well as health and wellness.

He is also a mentor to many up and coming people in the real estate industry through his membership on the Board of The University of Florida's Bergstrom Center for Real Estate Studies.

Mr. Fried is a winner of the Miami-Dade Public School Alumni Achievement Award.

Contact Jim via email at [jim@friedonbusiness.com](mailto:jim@friedonbusiness.com).

[Click Here to download media kit.](#)

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For the best Twitter experience, please use Microsoft Edge, or install the Twitter app from Microsoft Store.

Home Moments Search Twitter Have an account? Log in

Have an account?

Phone, email, or username

Password

Remember me · Forgot password?

Log in

New to Twitter?

Sign up



Tweets	Following	Followers	Likes	Lists
24.6K	3,462	3,669	4,602	13

Follow

### Jim Fried For Miami - City Commission District 2

@jimfried

Candidate for City of #Miami Commission, District 2 Host of @friedonbusiness on @880thebiz Real estate & mortgage broker, positive thinker, Vivian's rock.

- Miami
- jimfriedformiami.com
- View broadcasts
- Joined April 2009



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Jim Fried

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### Jim Fried

Miami Commission Candidate in the City of Miami  
Miami/Fort Lauderdale Area · 500+ connections

Join to Connect

### Miami



University of Florida - Warrington  
College Of Business



Fried On Business

### About

I have spent over 35 years as a real estate business person. I have closed over \$3BB in commercial real estate transactions. I am one of the top mortgage brokers and investment sales brokers in Miami. My one person firm was ranked in the Top 25 real estate firms in South Florida by transaction volume in 2018 by the South Florida Business Journal.

I use my vast network of contacts to help my clients execute their plans.

I specialize in the origination and placement of real estate debt and equity, "private loans" and "hard money" loans. I am also focused on originating and placing residential jumbo and super jumbo mortgages for wealthy owners and investors (\$500,000 and greater). I have significant relationships in the family office niche.

I was just named one of the family Office Real Estate Global Advisors by Family Capital Magazine.

Most recently , my transaction focus has been on urban land sales and other real estate investment sales. I have closed more land sales for apartment buildings in South Florida in the last two cycles than anyone

else. I also have a strong expertise in creating joint ventures.

My urban focused practice had led me to doing some representation in the Medical Cannabis field. Joint venture capital and tenant representation has been my focus in this area to this point.

I am a very creative at real estate deal structuring. I am always looking for new ways to get deals done.

You will love my radio show -check it out at [www.FriedOnBusiness.com](http://www.FriedOnBusiness.com) - on 880AM in Miami Thursdays from 6-7 PM. To listen live cut and paste this link into your wen browser: [bit.ly/jimlive](http://bit.ly/jimlive) .

Give me a call - I would love to help you achieve your goals. cell: 305-773-6300 - When you call me ---it's all about YOU!

<https://youtu.be/gNvCaLu-ak8>

### Articles by Jim



**Please consider voting for my niece for AG Commissioner in Florida**

By Jim Fried  
November 5, 2018



**Florida Cabinet, Medical Marijuana and the Intersection of Politics and Health**

By Jim Fried  
July 16, 2018



**Vivian Making Great Progress!**

By Jim Fried  
July 9, 2018

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### Activity



# FORM 1

# STATEMENT OF FINANCIAL INTERESTS

# 2018

Please print or type your name, mailing address, agency name, and position below:

FOR OFFICE USE ONLY:

LAST NAME -- FIRST NAME -- MIDDLE NAME :

Fried, Jim

MAILING ADDRESS :

555 NE 34th Street

#2601

CITY :

Miami FL 33137

ZIP :

COUNTY :

Miami-Dade

NAME OF AGENCY :

City of Miami

NAME OF OFFICE OR POSITION HELD OR SOUGHT :

Commissioner District 2

You are not limited to the space on the lines on this form. Attach additional sheets, if necessary.

CHECK ONLY IF  CANDIDATE OR  NEW EMPLOYEE OR APPOINTEE

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\*\*\*\* **BOTH PARTS OF THIS SECTION MUST BE COMPLETED** \*\*\*\*

**DISCLOSURE PERIOD:**

THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR THE PRECEDING TAX YEAR, WHETHER BASED ON A CALENDAR YEAR OR ON A FISCAL YEAR. PLEASE STATE BELOW WHETHER THIS STATEMENT IS FOR THE PRECEDING TAX YEAR ENDING EITHER (must check one):

DECEMBER 31, 2018 OR  SPECIFY TAX YEAR IF OTHER THAN THE CALENDAR YEAR: \_\_\_\_\_

**MANNER OF CALCULATING REPORTABLE INTERESTS:**

FILERS HAVE THE OPTION OF USING REPORTING THRESHOLDS THAT ARE ABSOLUTE DOLLAR VALUES, WHICH REQUIRES FEWER CALCULATIONS, OR USING COMPARATIVE THRESHOLDS, WHICH ARE USUALLY BASED ON PERCENTAGE VALUES (see instructions for further details). CHECK THE ONE YOU ARE USING (must check one):

COMPARATIVE (PERCENTAGE) THRESHOLDS OR  DOLLAR VALUE THRESHOLDS

**PART A -- PRIMARY SOURCES OF INCOME** [Major sources of income to the reporting person - See instructions]  
(If you have nothing to report, write "none" or "n/a")

NAME OF SOURCE OF INCOME	SOURCE'S ADDRESS	DESCRIPTION OF THE SOURCE'S PRINCIPAL BUSINESS ACTIVITY
Sandstone Realty Advisors	555 NE 34th Street #2601 Miami FL 33137	Investment Advisor

**PART B -- SECONDARY SOURCES OF INCOME**  
[Major customers, clients, and other sources of income to businesses owned by the reporting person - See instructions]  
(If you have nothing to report, write "none" or "n/a")

NAME OF BUSINESS ENTITY	NAME OF MAJOR SOURCES OF BUSINESS' INCOME	ADDRESS OF SOURCE	PRINCIPAL BUSINESS ACTIVITY OF SOURCE
Fried on Business	Advertising Revenue	5757 Blue Lagoon Drive #450 Miami FL 33126-7052	Broadcasting

**PART C -- REAL PROPERTY** [Land, buildings owned by the reporting person - See instructions]  
(If you have nothing to report, write "none" or "n/a")

N/A
N/A
N/A

**FILING INSTRUCTIONS** for when and where to file this form are located at the bottom of page 2.

**INSTRUCTIONS** on who must file this form and how to fill it out begin on page 3.

**PART D — INTANGIBLE PERSONAL PROPERTY** [Stocks, bonds, certificates of deposit, etc. - See instructions]  
 (If you have nothing to report, write "none" or "n/a")

TYPE OF INTANGIBLE	BUSINESS ENTITY TO WHICH THE PROPERTY RELATES
Money Market Account	Sandstone Realty Advisors
Individual IRA	Jim Fried

**PART E — LIABILITIES** [Major debts - See instructions]  
 (If you have nothing to report, write "none" or "n/a")

NAME OF CREDITOR	ADDRESS OF CREDITOR
N/A	N/A
N/A	n/A

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**PART F — INTERESTS IN SPECIFIED BUSINESSES** [Ownership or positions in certain types of businesses - See instructions]  
 (If you have nothing to report, write "none" or "n/a")

NAME OF BUSINESS ENTITY	BUSINESS ENTITY # 1	BUSINESS ENTITY # 2
	Jay Realty Venture #1	N/A
ADDRESS OF BUSINESS ENTITY	2665 S Bayshore Dr., Plaza, Miami	N/A
PRINCIPAL BUSINESS ACTIVITY	Commercial Rental Property	N/A
POSITION HELD WITH ENTITY	Limited Partner	N/A
DO I OWN MORE THAN A 5% INTEREST IN THE BUSINESS	<5%	N/A
NATURE OF MY OWNERSHIP INTEREST	Passive Investment	N/A

**PART G — TRAINING**  
 For elected municipal officers required to complete annual ethics training pursuant to section 112.3142, F.S.

I CERTIFY THAT I HAVE COMPLETED THE REQUIRED TRAINING.

IF ANY OF PARTS A THROUGH G ARE CONTINUED ON A SEPARATE SHEET, PLEASE CHECK HERE

**SIGNATURE OF FILER:**

Signature: \_\_\_\_\_  
 Date Signed: 9/9/19

**CPA or ATTORNEY SIGNATURE ONLY**

If a certified public accountant licensed under Chapter 473, or attorney in good standing with the Florida Bar prepared this form for you, he or she must complete the following statement:

I, \_\_\_\_\_, prepared the CE Form 1 in accordance with Section 112.3145, Florida Statutes, and the instructions to the form. Upon my reasonable knowledge and belief, the disclosure herein is true and correct.

CPA/Attorney Signature: \_\_\_\_\_  
 Date Signed: \_\_\_\_\_

**FILING INSTRUCTIONS:**

If you were mailed the form by the Commission on Ethics or a County Supervisor of Elections for your annual disclosure filing, return the form to that location. To determine what category your position falls under, see page 3 of instructions.

**Local officers/employees** file with the Supervisor of Elections of the county in which they permanently reside. (If you do not permanently reside in Florida, file with the Supervisor of the county where your agency has its headquarters.) Form 1 filers who file with the Supervisor of Elections may file by mail or email. Contact your Supervisor of Elections for the mailing address or email address to use. Do not email your form to the Commission on Ethics, it will be returned.

**State officers or specified state employees** who file with the Commission on Ethics may file by mail or email. To file by mail, send the completed form to P.O. Drawer 15709, Tallahassee, FL 32317-5709; physical address: 325 John Knox Rd, Bldg E, Ste 200, Tallahassee, FL 32303. To file with the Commission by email, scan your completed form and any attachments as a pdf (do not use any other format) and send it to CEForm1@leg.state.fl.us. Do not file by both mail and email. Choose only one filing method. Form 6s will not be accepted via email.

**Candidates** file this form together with their filing papers.

**MULTIPLE FILING UNNECESSARY:** A candidate who files a Form 1 with a qualifying officer is not required to file with the Commission or Supervisor of Elections.

**WHEN TO FILE: Initially,** each local officer/employee, state officer, and specified state employee must file **within 30 days** of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

**Candidates** must file at the same time they file their qualifying papers.

**Thereafter,** file by July 1 following each calendar year in which they hold their positions.

**Finally,** file a final disclosure form (Form 1F) within 60 days of leaving office or employment. Filing a CE Form 1F (Final Statement of Financial Interests) does not relieve the filer of filing a CE Form 1 if the filer was in his or her position on December 31, 2018.

CANDIDATE OA' -  
NONPARTISAN OFFICE

(Do not use this form if a Judicial or School Board Candidate)

Check box **only** if you are seeking to qualify as a write-in candidate:

Write-in candidate

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OFFICE USE ONLY

Candidate Oath

(Section 99.021(1)(a), Florida Statutes)

I, Jim Fried

(Print name above as you wish it to appear on the ballot. If your last name consists of two or more names but has no hyphen, check box . (See page 2 - Compound Last Names). No change can be made after the end of qualifying. Although a write-in candidate's name is not printed on the ballot, the name must be printed above for oath purposes.)

am a candidate for the nonpartisan office of Miami Commissioner, 2  
(Office) (District #)

N/A, N/A; I am a qualified elector of Miami-Dade County, Florida;  
(Circuit #) (Group or Seat #)

I am qualified under the Constitution and the Laws of Florida to hold the office to which I desire to be nominated or elected; I have qualified for no other public office in the state, the term of which office or any part thereof runs concurrent with the office I seek; and I have resigned from any office from which I am required to resign pursuant to Section 99.012, Florida Statutes; and I will support the Constitution of the United States and the Constitution of the State of Florida.

Candidate's Florida Voter Registration Number (located on your voter information card): #109377295

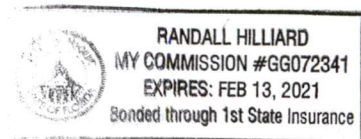
Phonetic spelling for audio ballot: Print name phonetically on the line below as you wish it to be pronounced on the audio ballot as may be used by persons with disabilities (see instructions on page 2 of this form): [Not applicable to write-in candidates.]  
(JUH) ju - (FIT) fit - (MAT) mat (FED) fed (REED) reed = gym freed

**X** [Signature] (305) 209-6764 JimFriedForMiami.Mian@gmail.com  
Signature of Candidate Telephone Number Email Address

555 NE 34th Street #2601 Miami FL 33137  
Address City State ZIP Code

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE  
[Signature]  
Signature of Notary Public  
Print, Type, or Stamp Commissioned Name of Notary Public below:

Sworn to (or affirmed) and subscribed before me this 5th  
day of September, 2019.  
Personally Known: X or Produced Identification: \_\_\_\_\_  
Type of Identification Produced: \_\_\_\_\_



LOYALTY OATH

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

I, Jim Fried  
First Name Middle Initial Last Name

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a citizen of the State of Florida and of the United States of America, ... and a candidate for public office ... do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida.

[Signature]  
Signature of Candidate

CITY OF MIAMI OATH OF CANDIDATE  
OFFICE OF MIAMI COMMISSIONER DISTRICT 2

Before me, an officer authorized to administer oaths, personally appeared  
Jim Fried

(PLEASE PRINT NAME)

who, being sworn, says he/she is a candidate for the office of Commissioner, District 2, for the City of Miami, Florida; that he/she is a qualified elector of the City of Miami, Florida; that he/she is qualified under the Constitution, the Laws of Florida, and City of Miami Charter to hold the office to which he/she desires to be elected; that he/she has taken the oath required by Section 99.021, Florida Statutes; that he/she has qualified for no other public office in the State, the term of which office or any part thereof runs concurrent with that of the office he/she seeks; and that he/she has resigned or taken a leave of absence from any office from which he/she is required to resign or take a leave of absence, pursuant to Section 99.012, Florida Statutes.

[Signature]  
Signature of Candidate

NE

555 34th Street #2601 Miami FL 33137  
Address City State ZIP Code

The Loyalty Oath and Oath of Candidate are sworn to (or affirmed) and subscribed before me this 5th day of September, 2019.

[Signature]  
Signature of Officer Administering Oath or Notary Public

\_\_\_\_\_  
Name of Notary Typed, Printed or Stamped

Personally Known: X OR Produced Identification: \_\_\_\_\_

Type of Identification Produced: \_\_\_\_\_



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City of Miami  
**OFFICIAL RECEIPT**

No. **500688**

\$ **682.00** Sales Tax \$ **—** Total \$ **682.00**

Date: **9 | 9 | 19**

**Six Hundred and Eighty two** — **xx/100** /100 Dollars

Received from: **James L. Fried DBA Campaign to Elect James Fried**

Address: **555 NE 34 Street #2601 Miami, FL 33137**

For: **Qualifying** Reference No: **Check # 1006**

This Receipt not VALID unless dated, filled in and signed by authorized employee of department or division designated hereon and until the City has collected the proceeds of any checks tendered as payment herein.

By: **Sandra Forges**  
Department: **City Clerk**  
Division: **Election**

C FN/TM 402 Rev. 03/03

Distribution: White - Customer; Canary - Finance; Pink - Issuing Department

**JAMES L FRIED**  
**DBA CAMPAIGN TO ELECT JAMES FRIED**  
555 NE 34TH ST APT 2601  
MIAMI, FL 33137-4059

**1006**  
63-751/631 10947

9/9/19 Date

Pay to the Order of CITY OF MIAMI \$ 682.00  
SIX HUNDRED EIGHTY TWO and No/100 Dollars

Wells Fargo Bank, N.A.  
Florida  
wellsfargo.com

For QUALIFYING FEE

Photo Safe Deposit®  
Details on back

MP