

Why Invest in Opportunity Zones?



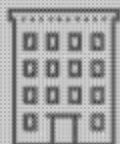
Tax Benefits

- **Tax Deferral of Capital Gains until 2026** - gain can come from almost any investment – stocks, bonds, real estate, art, business sale
- **Tax Reduction** – rollover gain reduced by 10% or 15% if investment in the QOZ is held for at least 5 or 7 years, respectively
- **Tax Forgiveness** - if held for >10 years, no tax on capital gain on the new investment
- Applies to federal capital gains tax and most states capital gain tax



Impact

- Potential to become the largest economic development and investment program in the last 30-40 years
- Concentration of capital in specific Opp Zone locations has the potential to transform these communities over time and lift asset values



Alternatives

- Real estate investment should stand on its own merits without the tax benefits
- Investment in real estate development can enhance the risk/return profile of an investment portfolio and provide attractive returns typically less correlated to other asset classes
- Inflation-protected alternative to highly valued stock market at late stage of the economic cycle

* Recipients are urged to consult their own accountant for tax advice.