

Tax Incentives

The Property lies within an Opportunity Zone, a federally designated zone to receive special tax benefits for commercial real estate investment.

Essentially a taxpayer must sell an asset and generate a capital gain. The taxpayer then puts the capital gain into a Qualified Opportunity Zone fund (Can create a qualified OZ fund by filing a form 8896 with the IRS).

The benefit ultimately is delay and reduction of taxes owed to the government. If held for 10 years, that taxpayer can pay zero capital gains tax

on the new investment in the fund. If you hold your investment in some of these opportunity zone fund, you essentially pay no tax on your returns from the opportunity zone investment.