

Opportunity Zones: Take Action Now

Take Advantage of the Opportunity

Created by the Tax Cuts and Jobs Act, the Opportunity Zones program offers significant tax incentives to encourage investment in certain designated low-income communities. If you have the ability to generate significant capital gains (e.g. through stock liquidation or the sale of real estate or business assets), and you want to invest some or all of that gain in a real estate project or other qualifying business, then you should look into the Opportunity Zones program. If you're considering a development project in an Opportunity Zone, you should explore if these tax incentives can be used to attract low-cost capital or to facilitate investment through management of an Opportunity Zones fund. Our attorneys and government relations professionals have the inside track on this new law and can help you to take advantage of its generous tax incentives.

Potential Tax Incentives Include:

- Deferral of invested capital gains
- Permanent exclusion of up to 15% of initial invested capital gains (depending on how long investment is held)
- Permanent exclusion of all post-acquisition appreciation on initially invested capital gain amounts (if investment is held for at least 10 years)

Types of Clients Who Should Consider This Opportunity

- Real estate developers and project managers
- Municipalities with Opportunity Zone property located within municipal bounds
- Private equity funds
- Banks
- Wealth management firms
- Family offices and foundations
- High-net-worth individuals
- Passive investors
- Fund managers
- Energy and utility companies
- Healthcare organizations

How We Can Help

We are currently working with many of our clients to explore ways in which they can benefit from the Opportunity Zones program. We can help you understand if and how you can take advantage of these new tax incentives by:

- Explaining how the program works
- Exploring the specific ways you can utilize the program to meet your business and financial objectives
- Updating you on regulatory developments

If we determine together that there are ways for you to leverage the Opportunity Zones tax incentives, we can:

- Provide in-depth tax, real estate, corporate and financing advice
- Structure Qualified Opportunity Zones funds
- Draft Private Placement Memorandum (PPM)
- Handle project acquisition transactions
- Connect you with Opportunity Zones funds (including our other clients) for potential funding and other partnership opportunities

INTERESTED? LET'S TALK

Our Opportunity Zones Team

Tax

Real Estate

Corporate

Government Relations

Commercial and Public Finance

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Learn more at **BIPC.com**