

# Investing in Real Estate Before December Take Advantage of USA Tax benefits!



## What is Opportunity Zone?

- \* The Opportunity Zones concept was originally introduced in the Investing in Opportunity Act (IIOA), and enacted in 2017 as part of the Tax Cuts and Jobs Act.
- \* It offers special treatment on capital gains in a way that's designed to drive long-term investment in a diverse range of low-income communities throughout the United States.
- \* Various tax incentives are provided to encourage investment through privately- or publicly-managed (or in some cases joint public-private) Opportunity Funds.

## Opportunity Zone Characteristics

- \* 35 million people live in Opportunity Zones (11% of the total population of US and territories)
- \* Over three-quarters of Opportunity Zones are within metropolitan areas
- \* Opportunity Zones are nearly evenly split between high density (urban) zip codes and low density (rural) ones, with the remaining 22 percent in medium density (suburban) communities.
- \* 294 Opportunity Zones contain Native American Lands – proportional to their share of all eligible low-income communities

## Practical – How it works

Suppose you just made a \$500,000 profit in the stock market. You invest these capital gains in an opportunity fund which, in turn, invests in property in a Zone.

The statute permits you to Delay the capital gains tax on your \$500,000 until the end of 2026. You could also exclude (Reduce) 15 percent of that gain from any tax if you hold the fund investment for 7 years. And you can completely exclude (Zero) the gain on any further appreciation of your investment if you hold the fund for 10 years

## **The Big Picture**

### THE GRANDE PROPERTY OPPORTUNITY

#### **FUND :**

- \* Provides instruction as to the nature of investments, such as return requirements.
- \* Funds can be structured to invest in multiple assets, or as a single-asset special purpose vehicle.
- \* There are no requirements regarding the number of Opportunity Zones a single fund can invest in

Grande Property Team members can provide many other tax benefits and enhanced investor return strategies for you to consider

**For more information- email "[inquiry@grande.property](mailto:inquiry@grande.property)" or call USA [1-212-220-6734](tel:1-212-220-6734)**

#### **Grande Property**

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