



If you're looking to defer Capital Gains Tax generated in the past 180 days, or anticipate selling any appreciated asset moving forward & are looking to defer all of the Capital Gains Tax, I have very good news for you.

The Tax Cut & Jobs Act of 2017 that President Trump signed into law created under Section 1400Z, a provision in the Tax Code that will allow any investor to defer Capital Gains Tax on the sale of *any* appreciated asset until December 31, 2026.

Opportunity Zones are a new community development program established and passed into law by Congress on December 22, 2017 to encourage long-term investments in certain government designated communities nationwide.

The newly created Internal Revenue Code (IRC) Section 1400Z allows any investor to defer Capital Gains Tax on the sale of *any* appreciated asset until December 31, 2026.

An Introduction into Opportunity Zones-

In a nutshell the Act allows for a taxpayer to sell *any* property or highly appreciated asset, like the sale of stocks, bonds, mutual funds, investment or residential real estate, or a business and invest any portion of that capital gain into a **Qualified Opportunity Fund** (only an amount equal to the capital gain gets reinvested into the Opportunity Fund freeing up the balance of the sale proceeds).

The 3 Key Tax Benefits are;

- #1 The taxpayer *postpones* the federal taxes on their original capital gain until the end of 2026.
- #2 Taxpayer can reduce the taxable portion of the original capital gains by as much as 15 percent, after seven years.
- #3 Taxpayer that invest in OZ Funds can eliminate taxes on all capital gains on the eventual sale of the Opportunity Fund itself, if they hold that investment for 10 years.

Remember: Only the Capital Gain portion needs to be reinvested in the Opportunity Fund. The balance of the sale proceeds is not taxed, and the investor can do whatever he/she pleases with those proceeds.

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PS- Contact me directly for answers to Opportunity Fund Questions & to check on availability of Opportunity Zone Investments.