The Opportunity Zones program, enacted as part of the Tax Cuts and Jobs Act of 2017, is aimed at incentivizing investors with realized capital gains to reinvest those dollars in underserved communities across the U.S.

The tax incentives provide investors with an opportunity to defer recognition of gains on sales of assets, permanently reduce a portion of the deferred gain to be recognized, and permanently exempt any future gain with respect to reinvested proceeds. This occurs by reinvesting the gain in a Qualified Opportunity Fund ("QOF"), an investment vehicle specifically focused on making investments in Qualified Opportunity Zone ("QOZ") businesses and/or property, allowing for greater diversification than other tax deferral mechanisms.
Opportunity Zone Services

Cherry Bekaert has an established Opportunity Zones team with expert technical knowledge of key tax, accounting, transaction structuring and compliance issues. Our Opportunity Zone services provide you the tools you need to make the right investment decision.

**Cherry Bekaert is uniquely positioned to help Funds and project sponsors take advantage of the opportunity zones program by providing:**

- Fund organization and structuring for qualification under the rules
- Investment planning for qualified assets or trades or business of the Fund
- Asset testing and compliance for Qualified Opportunity Funds
- Income and asset testing and compliance for Qualified Opportunity Zone Businesses

As an individual investor, Cherry Bekaert can provide guidance in the investment fundamentals and assist with the following:

- Review of private placement memorandum or prospectus for funds for information and qualifications under the OZ program
- Advice and planning for eligible gains to rollover into OZ funds
- Provide projected tax returns (before and after) and net present value for comparison with other funds/projects
- Tax modeling to compare investment in OZ versus other deferral techniques such as 1031 exchange or other long-term investments

**Make the Right Investment**

Cherry Bekaert’s dedicated Opportunity Zone team can help you find and take advantage of all allowable benefits, affording you the extra cash to invest in future developments.

**Let us be your guide forward**