



## The Investment “Opportunity” in Opportunity Zones: A Guide to Understanding.

Greenville, SC, September 9, 2019/--South Carolina Opportunity Fund -- The Investment “Opportunity” in Opportunity Zones: A Guide to Understanding.

### **Introduction**

What is an opportunity zone and how can it benefit you as an investor?

Opportunity zones are a fairly new program that has the intent of developing communities. It was enacted by Congress through the *Tax Cuts and Jobs Act of 2017*.

In this period of economic boom times, this act aims to encourage long-term investment in low-income rural and urban communities and regions located throughout the nation. The hope is, that through investment and stability, the local areas will be enriched through greater economic outcomes, bringing in more citizens and thereby increasing real estate property.

It is one thing to have an economic plan, it is another to have an incentive and that is where this act really shines. Opportunity Zones not only offer a chance for investors to be a part of the next “boom town”, but it will also pay them for that luxury through tax incentives that will encourage those investors to double down, or reinvest their paper gains into their already successful properties. With constant reinvestment, zones can see increased prosperity and become more attractive to possible business interested, real estate development and residential and commercial building. All these events lead to a stronger, more stable and productive community, thereby ending the cycle of poverty all the while making the investor a healthy, lower taxed profit.

For these reasons and more, you should be looking towards Opportunity zones for your next real estate investment.

[www.scopportunityfund.com](http://www.scopportunityfund.com)

This document contains general information only and SCOF is not, by means of this document, rendering accounting, business, financial, investment, legal, tax, or other professional advice or services. This document is not a substitute for such professional advice or services, nor should it be used as a basis for any decision or action that may affect your business. Before making any decision or taking any action that may affect your business, you should consult a qualified professional advisor. SCOF shall not be responsible for any loss sustained by any person who relies on this document.



The Investment “Opportunity” in Opportunity Zones: A Guide to Understanding.

### **So, What & Where are the Opportunity Zones?**

Simply stated, opportunity zones are state-designated, economically distressed regions and communities where investors are sought and therefore, are offered preferential tax incentives that are listed in the Tax Cuts and Jobs Act.

Where are they located in South Carolina?

To find out where these incredible investment opportunities are located, you can always consult with your real estate professional. The map below gives a general overview of where these investment opportunities are located.

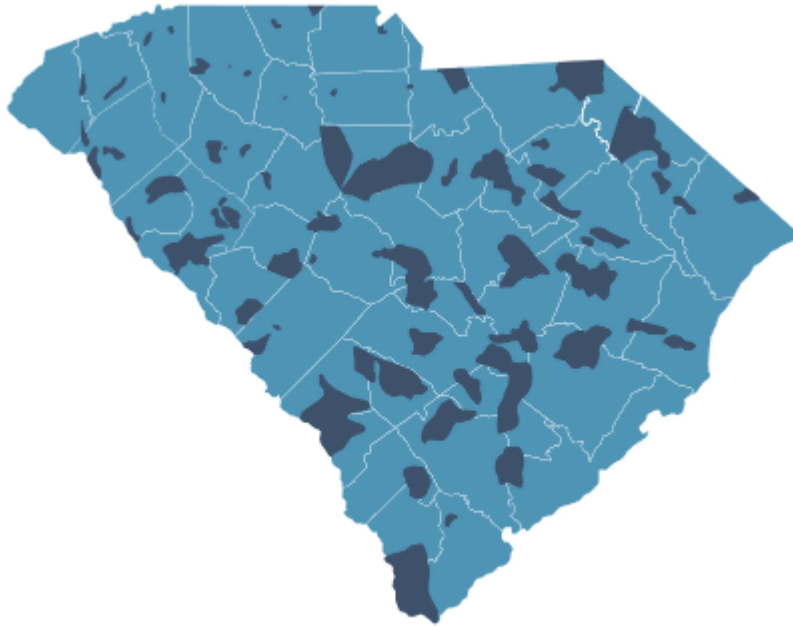
## **Opportunity Zones in South Carolina**

[www.scopportunityfund.com](http://www.scopportunityfund.com)

This document contains general information only and SCOF is not, by means of this document, rendering accounting, business, financial, investment, legal, tax, or other professional advice or services. This document is not a substitute for such professional advice or services, nor should it be used as a basis for any decision or action that may affect your business. Before making any decision or taking any action that may affect your business, you should consult a qualified professional advisor. SCOF shall not be responsible for any loss sustained by any person who relies on this document.



## The Investment “Opportunity” in Opportunity Zones: A Guide to Understanding.



### Who Can Invest?

Any business or individual investor that has earned capital gains through the sale of property, stock or other ownership vehicles is eligible to invest in Opportunity Zones and take advantage of the Tax Cuts and Jobs Act.

### Why Should You Invest?

Congratulations on your recent sale; you are now on the clock to reinvest those proceeds or you will owe 20% or more in taxes.

[www.scopportunityfund.com](http://www.scopportunityfund.com)

This document contains general information only and SCOF is not, by means of this document, rendering accounting, business, financial, investment, legal, tax, or other professional advice or services. This document is not a substitute for such professional advice or services, nor should it be used as a basis for any decision or action that may affect your business. Before making any decision or taking any action that may affect your business, you should consult a qualified professional advisor. SCOF shall not be responsible for any loss sustained by any person who relies on this document.



## The Investment “Opportunity” in Opportunity Zones: A Guide to Understanding.

Why not put those proceeds to work for you instead of giving them away?

Because of the Tax Cuts and Jobs Act of 2017, you, as an investor, can defer the payment of those capital gains taxes for up to 10 years and instead, invest those funds into Opportunity Zones. If you don’t want to invest directly yourself, financial planners are offering opportunity zones.

You will not only benefit yourself and your investment portfolio, but you will also be making a social and green, or environmental contribution as well.

By investing in opportunity zones, you will stimulate the local economy, of a zone that sorely needs it. Through this investment and economic uptick, you will make a difference in the social needs of the economy. More tax dollars, more funds for schools, infrastructure, medical needs and charitable causes. The social gains are enormous. You are doing your part for a needy community while putting more money in your portfolio. Win-win.

Finally, from an environmental standpoint, you also are doing a whole lot of good. Urban and rural blight can often become dumping grounds for a whole host of toxic materials and items that are incongruent for nature. By pumping up the local community, or opportunity zone, you will bring commercial and residential business to the local area. Growing communities look unfavorably on poor environmental practices. Cleanups will be a necessity, thereby creating a

[www.scopportunityfund.com](http://www.scopportunityfund.com)

This document contains general information only and SCOF is not, by means of this document, rendering accounting, business, financial, investment, legal, tax, or other professional advice or services. This document is not a substitute for such professional advice or services, nor should it be used as a basis for any decision or action that may affect your business. Before making any decision or taking any action that may affect your business, you should consult a qualified professional advisor. SCOF shall not be responsible for any loss sustained by any person who relies on this document.



## The Investment “Opportunity” in Opportunity Zones: A Guide to Understanding.

greener and more stable ecosystem, which eventually benefits the entire world. Again, a no-brainer win-win situation for the investor.



### Why Haven't I heard of this Investment Opportunity Before?

That is a very good question. This is a very recent opportunity, as the Tax Cuts and Jobs Act came into law in December of 2017 and didn't take effect until April 18<sup>th</sup> of 2018. It has now been around for about a year and a half as of this publication. More and more investors are starting to take note and the time to invest is now rather than later.

### **Social Good is Nice, but Show me the Numbers**

[www.scopportunityfund.com](http://www.scopportunityfund.com)

This document contains general information only and SCOF is not, by means of this document, rendering accounting, business, financial, investment, legal, tax, or other professional advice or services. This document is not a substitute for such professional advice or services, nor should it be used as a basis for any decision or action that may affect your business. Before making any decision or taking any action that may affect your business, you should consult a qualified professional advisor. SCOF shall not be responsible for any loss sustained by any person who relies on this document.



## The Investment “Opportunity” in Opportunity Zones: A Guide to Understanding.

Yes, through Opportunity Zones, you can do a lot of good for the people, the economy and the environment of a given opportunity zone, but as an investor, you truly want to know what is in it for you.

### Tax Benefits of Investing in Opportunity Zones

Why should I choose to invest in Opportunity Zones; can't I make a good profit investing in Stocks? That is a good question. For now, yes, both the real estate market and the stock market are doing well, but are you getting tax breaks and incentives for stock purchases? No. But you can get incredible tax incentives for choose to invest in opportunity zones and the longer you stay invested in opportunity zones, the more incentive and tax savings you will gain. See the following chart, that shows the breakdown between stock investment and opportunity zone investment.

#### *Investing in an Opportunity Fund (O-Fund) vs. a Standard Stock Portfolio Scenario: A Capital Gain of \$100 is Reinvested in 2018*

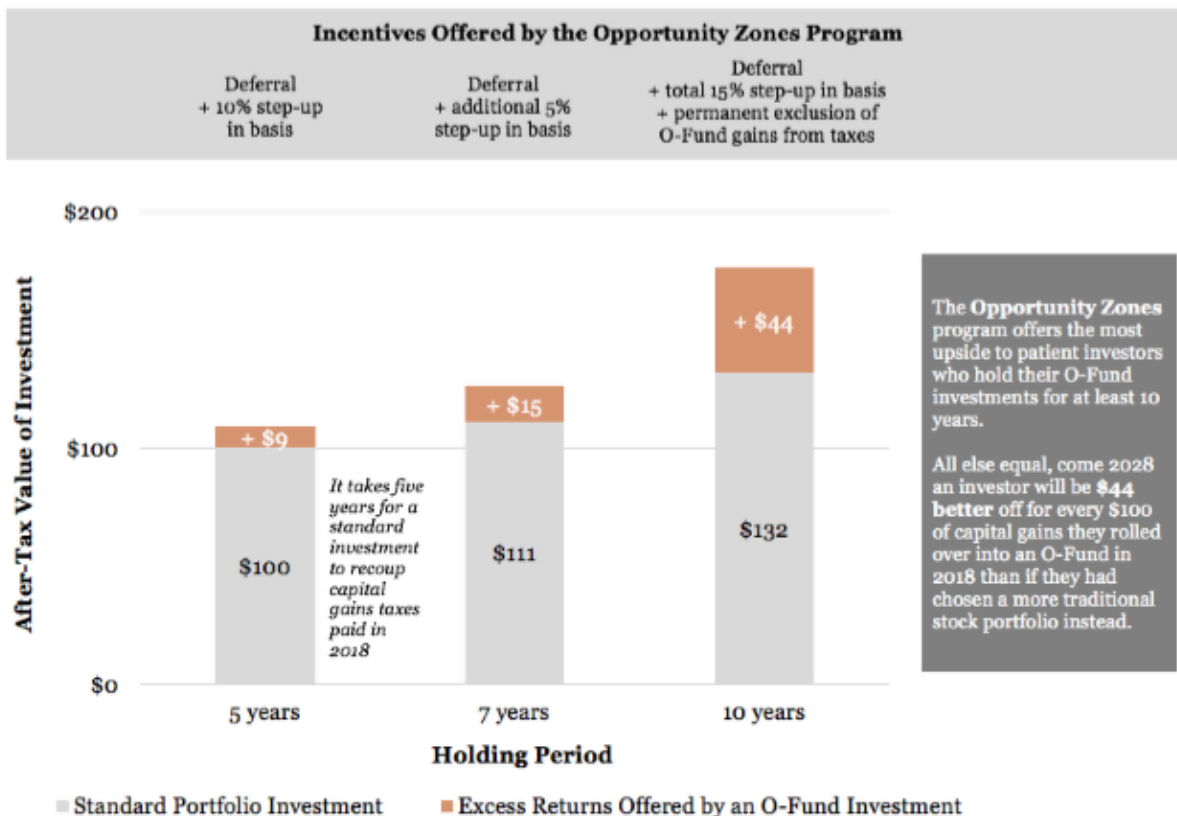
Holding Period	Appreciation Rate	Investment in a Stock Portfolio		Investment in an Opportunity Fund		Difference in After-Tax Annual Rate of Return
		Total Tax Liability	After-Tax Funds Available	Total Tax Liability	After-tax Funds Available	
5 years	7%	\$31	\$100	\$31	\$109	1.9%
7 years	7%	\$35	\$111	\$35	\$126	1.8%
10 years	7%	\$41	\$132	\$20	\$176	3.0%

[www.scoopportunityfund.com](http://www.scoopportunityfund.com)

This document contains general information only and SCOF is not, by means of this document, rendering accounting, business, financial, investment, legal, tax, or other professional advice or services. This document is not a substitute for such professional advice or services, nor should it be used as a basis for any decision or action that may affect your business. Before making any decision or taking any action that may affect your business, you should consult a qualified professional advisor. SCOF shall not be responsible for any loss sustained by any person who relies on this document.



## The Investment “Opportunity” in Opportunity Zones: A Guide to Understanding.



### Conclusion

For all these reasons, and many more, investing in an opportunity zone is a major investment opportunity. Often, it isn't the most brilliant investment strategy that makes the most money, but rather, it is the deal that has the most perks and tax incentives.

[www.scopportunityfund.com](http://www.scopportunityfund.com)

This document contains general information only and SCOF is not, by means of this document, rendering accounting, business, financial, investment, legal, tax, or other professional advice or services. This document is not a substitute for such professional advice or services, nor should it be used as a basis for any decision or action that may affect your business. Before making any decision or taking any action that may affect your business, you should consult a qualified professional advisor. SCOF shall not be responsible for any loss sustained by any person who relies on this document.



## The Investment “Opportunity” in Opportunity Zones: A Guide to Understanding.

There are very few investment vehicles out there in the market that can step up to the incentives that Opportunity Zones and the Tax Cuts and Jobs Act of 2017 provide.

Make the smart decision; seize the day. Contact South Carolina Opportunity Fund today and tell them you want to get into opportunity zones!

[www.scopportunityfund.com](http://www.scopportunityfund.com)

This document contains general information only and SCOF is not, by means of this document, rendering accounting, business, financial, investment, legal, tax, or other professional advice or services. This document is not a substitute for such professional advice or services, nor should it be used as a basis for any decision or action that may affect your business. Before making any decision or taking any action that may affect your business, you should consult a qualified professional advisor. SCOF shall not be responsible for any loss sustained by any person who relies on this document.