

OPPORTUNITY ZONE

INVESTMENT OVERVIEW



- Located in South Florida between Fort Lauderdale and Miami
- Est. Population 39,500
- Due to the large number of tourists who eventually retire in the city, Hallandale Beach has one of the fastest-growing populations in Broward and Miami-Dade counties
- Entertainment venues include Gulfstream Park Racing and Casino (horse racing and casino) and The Big Easy Casino, the home of the annual Greyhound World Classic
- Has a sizable financial district, with offices for a number of banks and brokerage houses, as well as many upscale restaurants

For more information
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WHY INVEST IN THE CITY OF HALLANDALE BEACH OPPORTUNITY ZONE FUND?

An Opportunity Fund is an investment vehicle created as part of the Tax Cuts and Jobs Act of 2017 to incentivize investments in targeted communities called Opportunity Zones. State and Federal governments have identified The City of Hallandale Beach as an Opportunity Zone targeted for economic development. As such, the City of Hallandale Beach Opportunity Zone Fund, or “OZ Fund” was established.

WHAT IS THE CITY OF HALLANDALE BEACH OPPORTUNITY ZONE FUND?

Investing in the OZ Fund will allow investors to defer federal taxes on any recent capital gains until December 31, 2028, reducing tax payments by up to 15%, and pay as little as zero tax on potential profits from the OZ Fund if the investment is held for 10 years. To receive the most favorable tax benefits on their investment, investors are incentivized to hold stakes in the OZ Fund over the long term, with the program providing the most potential upside to those who remain in the OZ Fund for 10 years or longer.

HOW DOES INVESTING IN THE CITY OF HALLANDALE BEACH OPPORTUNITY ZONE FUND WORK?

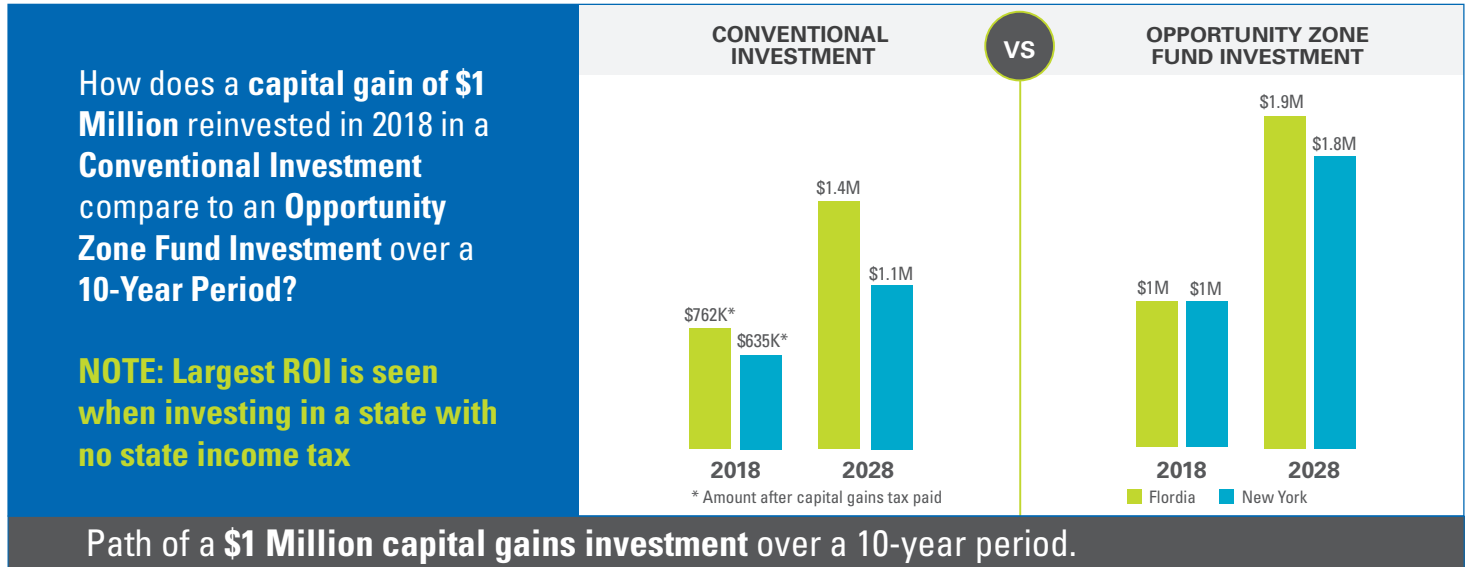
An investor who activates a capital gain by selling an asset (eg. stocks or real estate) can receive special tax benefits if that gain is rolled into the OZ Fund within 180 days of the initial transaction. Investors who live in states with higher taxation will receive the greatest benefit from the program. There are three primary advantages to rolling over a capital gain into the OZ fund:

1. Defer the payment of your capital gains until Dec 31, 2028
2. Reduce the taxes you owe by up to 15% after 7 years
3. Pay zero tax on gains earned from the OZ Fund



EXAMPLE OF CONVENTIONAL INVESTMENT VS OZ INVESTMENT

The following infographic provides a visual comparison of the return on investment (ROI) for a \$1 Million OZ Fund versus a \$1 Million Conventional Portfolio Investment over a 10-year period. The example also takes into consideration the differences in profit between an investor from a state with high income taxes (represented by New York), and one without state income tax, (represented by Florida, one of seven states without state income tax).



Path of a \$1 Million capital gains investment over a 10-year period.

