SAMPLE PROJECT
SUPPLEMENTAL SCHEDULE OF OPPORTUNITY ZONE INVESTMENT

Investment in QOF	$ 5,000,000	
Capital Gain Portion	$ 5,000,000	100.0%
STCG or LTCG?	LTCG	
Investment Date	Jun-27	

	OZ INVESTORS	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	Sale	
a	**Projected Distributions from Fund**	**$ -**	**$ -**	**$ 300,000**	**$ 350,000**	**$ 400,000**	**$ 450,000**	**$ 500,000**	**$ 515,000**	**$ 530,450**	**$ 546,364**	**$ 562,754**	**$ 10,000,000**	**assuming investment doubles in value**
	Annual Cash Return:				*7.0%*	*8.0%*	*9.0%*	*10.0%*	*10.3%*	*10.6%*	*10.9%*	*11.3%*	*200.0%*	
	Cumulative Cash-on-Cash:				*-47.1%*	*-33.6%*	*-23.9%*	*-16.7%*	*-11.6%*	*-7.8%*	*-4.9%*	*-2.6%*	*11.9%*	
	Projected Income (Loss) from Fund	$ -	$ (16,026)	$ (64,103)	$ (64,103)	$ (64,103)	$ (64,103)	$ (64,103)	$ (64,103)	$ (64,103)	$ (64,103)	$ (64,103)	$ 5,340,465	
	Adjustment for Loss Carryover	$ -	$ 16,026	$ 64,103	$ 64,103	$ 64,103	$ (208,333)	$ -	$ -	$ -	$ -	$ -	$ -	
	Income (Loss) Allocation	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (272,436)**	**$ (64,103)**	**$ (64,103)**	**$ (64,103)**	**$ (64,103)**	**$ (64,103)**	**$ 5,340,465**	
													25%	
b	40% Tax Benefit (Cost)	-	-	-	-	-	108,974	25,641	25,641	25,641	25,641	25,641	(1,568,470)	**with capital account writeoff**
c	25% OZ Benefit (Cost) *	$ 1,250,000	$ -	$ (75,000)	$ (87,500)	$ (100,000)	$ (888,750)	$ -	$ -	$ -	$ -	$ -	$ 1,568,470	
	Annual After-Tax Benefit	**$ 1,250,000**	**$ -**	**$ 225,000**	**$ 262,500**	**$ 300,000**	**$ (329,776)**	**$ 525,641**	**$ 540,641**	**$ 556,091**	**$ 572,005**	**$ 588,395**	**$ 10,000,000**	

IRR: 13.7%

* OZ Benefit (Cost) includes, as applicable:
- benefit of original gain deferral
- cost of inclusion events (i.e. recognition of gain associated with distributions in excess of basis)
- cost of deferred gain after five years
- step-up associated with 10-year investment

	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	Sale	
Starting Basis	$ -	$ -	$ (16,026)	$ (80,128)	$ (144,231)	$ (208,333)	$ 3,227,564	$ 2,663,462	$ 2,084,359	$ 1,489,806	$ 879,340	$ 252,483	
Investment	$ 5,000,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Deferred Gain	$ (5,000,000)	$ -	$ 300,000	$ 350,000	$ 400,000	$ 3,555,000	$ -	$ -	$ -	$ -	$ -	$ -	
Step Up	$ -	$ -	$ -	$ -	$ -	$ 395,000	$ -	$ -	$ -	$ -	$ -	$ -	**year 10 step-up is reflected above**
Distributions	$ -	$ -	$ (300,000)	$ (350,000)	$ (400,000)	$ (450,000)	$ (500,000)	$ (515,000)	$ (530,450)	$ (546,364)	$ (562,754)	$ (10,000,000)	
Income (Loss)	$ -	$ (16,026)	$ (64,103)	$ (64,103)	$ (64,103)	$ (64,103)	$ (64,103)	$ (64,103)	$ (64,103)	$ (64,103)	$ (64,103)	$ 5,340,465	
Ending Basis	**$ -**	**$ (16,026)**	**$ (80,128)**	**$ (144,231)**	**$ (208,333)**	**$ 3,227,564**	**$ 2,663,462**	**$ 2,084,359**	**$ 1,489,806**	**$ 879,340**	**$ 252,483**	**$ (4,407,051)**	