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## **Ranking QOZs: How State And Local Officials Can Make Their Opportunity Zones More Attractive To Developers.**

It goes without saying that not all opportunity zones are created equal or present the same investment opportunities.

As the Qualified Opportunity Zone tax program gains national attention from investors looking to deploy billions in capital gains into those areas, sources tell Bisnow the designated areas stand to benefit greatly from opportunity zone-friendly policies enacted at the federal, state and municipal level to further lure investment where it is most needed.

With more than \$6 trillion in unrealized capital gains eligible to be deployed in opportunity zones, interested investors who invest those capital gains into an Opportunity Zone fund within 180 days can defer taxes on those gains through 2026. Investors also are eligible to receive tax forgiveness on their opportunity zone investment capital gains if held for at least a decade.

“All OZs are not equal. There are some that are already well underway to being revitalized, and others where it is hard to believe 10 years is enough time for a turnaround,” RegentAtlantic Managing Partner and Chief Investment Officer Chris Cordaro said.

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