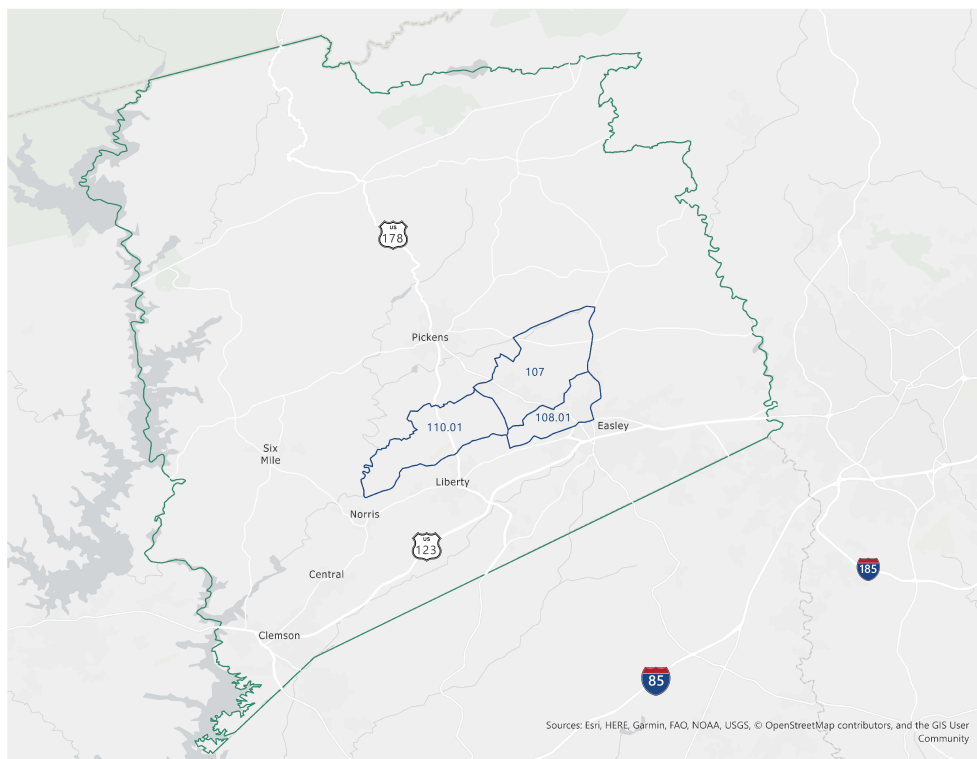


The Opportunity Zones incentive is a community development program designed to encourage long-term private investments in low-income communities. This program provides a federal tax incentive for taxpayers who reinvest unrealized capital gains into "Opportunity Funds," which are specialized vehicles dedicated to investing in areas designated as "Opportunity Zones." In Pickens County, three (3) census tracts have been selected as Opportunity Zones.



## Key Facts

- Opportunity Zones is a tax incentive or an investment tool (not a tax credit) to connect investors and local communities to engage in local strategies of growth
- The tax incentive allows investors to diminish their tax liability for 5 /7/10 years
- Any gains from the investment become tax free after 10 years
- The main goal of the Zones is to tie capital markets and investors to underserved communities
- Reinvested capital gains qualify, not new money
- How can funds be used? Housing (will probably be the most popular), mixed use, technology, direct or indirect investment into businesses, etc.
- An Opportunity Fund would need to be setup as a vehicle for the investing into a business/project/community/etc.

## Eligible Census Tracts

1. **Liberty:** Includes mostly residential opportunities with some commercial and manufacturing.  
*Tract 45077011001*
2. **Arial:** Opportunities may include residential, office, mixed-use, and commercial development.  
*Tract 45077010700*
3. **West Easley:** Key commercial corridors & historic downtown Easley. Possible commercial, residential, and mixed-use opportunities.  
*Tract 45077010801*

## Resources

SC Opportunity Zones: <http://scoportunityzone.com/>  
 IRS Frequently Asked Questions: <https://www.irs.gov/newsroom/opportunity-zones-frequently-asked-questions>  
 South Carolina Dept. of Commerce: <http://scoportunityzone.com/>  
 U.S. Treasury: <https://home.treasury.gov/news/press-releases/sm530>  
 Senator Tim Scott: <https://www.scott.senate.gov/>