

Qualified Opportunity Zone Fund CPA Intake Sheet

While the benefits of 26 U.S. Code § 1400Z–2 can be immense for those investors with larger capital gains, the code is complex and still evolving. As such, including your CPA in the conversation early is critical and no investment should be undertaken without their involvement. As this is very new and changing, many competent CPA’s may not have a knowledge base. If so, you should undertake to find a CPA that has spent time on this yet still involve your CPA that knows your personal situation.

Disclaimer: Please review all PPM and offering documents for terms, risks, etc. This is not a solicitation to sell, this is only intended for you to confirm qualification and timing with your tax counsel. Nest Opportunity Fund, Ltd. and its affiliated entities will not confirm or deny anyone’s qualification with the QOZ program in any way. This is intended for use with your qualified tax counsel only.

Resources:

<https://www.irs.gov/newsroom/opportunity-zones-frequently-asked-questions>

<https://www.law.cornell.edu/uscode/text/26/1400Z-2>

Name: _____

Date: _____

CPA/Tax Advisors Name & phone number:

Do we have permission to share information with your Tax Advisor? Yes No

Does your tax advisor have permission to speak and share information with us? Yes No

Total Amount of Capital Gain & Capital Gain type:

Capital Gain	
Section 1231 capital gain (netted)	
Section 1250 Unrecaptured capital gain	
Other	
Total	



Section 1231 Capital Gain Amount:

Q. Can I defer section 1231 capital gain net income for a taxable year under the opportunity zone rules? (IRS FAQ)

A. Yes. If a taxpayer's section 1231 gains for any taxable year exceed the section 1231 losses for that year, the net gain is long-term capital gain. A taxpayer can elect to defer some or all of this capital gain under section 1400Z-2 by making an investment of a corresponding amount in a Qualified Opportunity Fund (QOF) during the 180-day period that begins on the last day of the taxpayer's taxable year.

When is your year end to net 1231 gains? _____

Do you anticipate capital losses that you can use to offset these capital gains (and not be forced to write off only \$3k/year going forward)?

Yes No

Will you have add'l cash to pay cap gains in 2026? (15% basis added reduces by 15%)

Yes No

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