

# COATESVILLE, PA OPPORTUNITY ZONE

CHESTER COUNTY'S ONLY  
OPPORTUNITY ZONE



## ABOUT THE PROGRAM

Established by the 2017 Federal Tax Cuts and Jobs Act, the Opportunity Zone program is the most significant federal community development program in a generation. **Unlike other incentive programs, this is a market-driven approach to encourage private equity investment in low-income communities.** Investors roll over capital gains from other investments into Qualified Opportunity Funds (QOFs), which invest in real estate and/or business equity within Qualified Opportunity Zones (QOZs). Investors in QOFs can **defer and eliminate capital gains taxes.** See reverse side for more details.

## ELIGIBLE INVESTMENTS

### Real Estate

Equity interests in real estate development projects—whether commercial, industrial or residential— and business property and equipment.

### Partnership Interest

in existing or start-up businesses that operate within a Qualified Opportunity Zone

### Stock Ownership

Equity interests in a business that derives at least 50% of its income from activity within a Qualified Opportunity Zone.

## WHY CHOOSE COATESVILLE?

The City's "Green Tape" policy facilitates **quick and easy approvals.**

**Conveniently located** halfway between Philadelphia and Lancaster in the scenic Brandywine Valley.

Take advantage of **Chester County's lowest square footage rates** for commercial real estate.

**Leverage other incentives,** such as the City's new LERTA district and NMTC.

Served by **Amtrak's Keystone Service** and soon-to-be SEPTA regional rail service.

[www.2ndCenturyAlliance.org](http://www.2ndCenturyAlliance.org)

See reverse side for more information >>>



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## BENEFITS FOR INVESTORS

- 1 Investors in QOFs receive significant tax relief
- 2 Support the revitalization and local economy of a city close to home!
- 3 Easily self-certify as a QOF to take advantage of tax benefits

*Roll over capital gains from another investment into a Qualified Opportunity Fund for these tax benefits:*

- Defer taxes on rolled over capital gains
- Tax liability reduction of up to 15%
- QOF investment returns are tax-free

*\* Consult your accountant and/or tax attorney for specifics of the program and how it can benefit you.*

## BENEFITS FOR DEVELOPERS

- 1 Attract equity investment to your project
- 2 Easily self-certify as a QOF to take advantage of tax benefits
- 3 Fast and easy approvals and minimal fees
- 4 Get in on the ground floor of Coatesville's public/private revitalization initiative that's already underway

## BENEFITS FOR BUSINESSES AND COMMERCIAL/INDUSTRIAL TENANTS

- 1 Attract investment in your business through tax incentives
- 2 Take advantage of some of the lowest real estate costs in Chester County
- 3 Untapped market area for goods, services and able workforce

## CONTACTS:

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