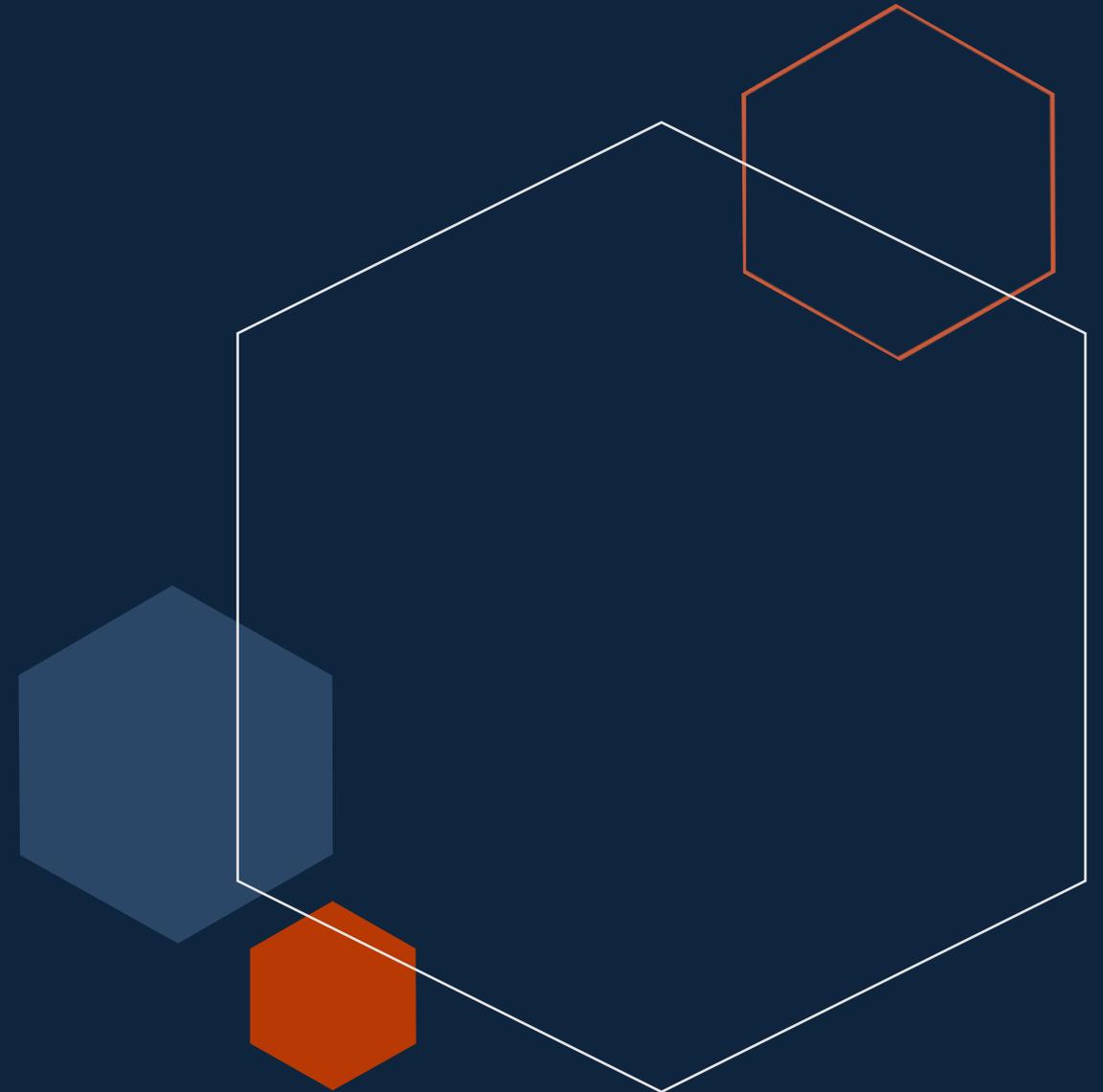


Opportunity Zones (OZ)

Kyle Wiese

3/17/26



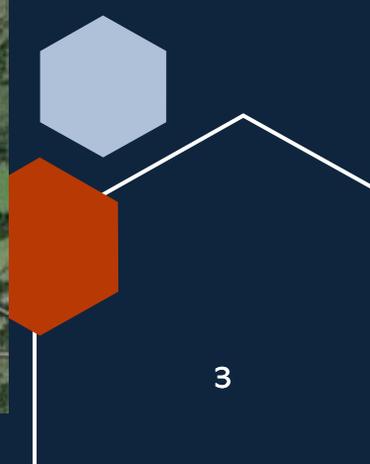
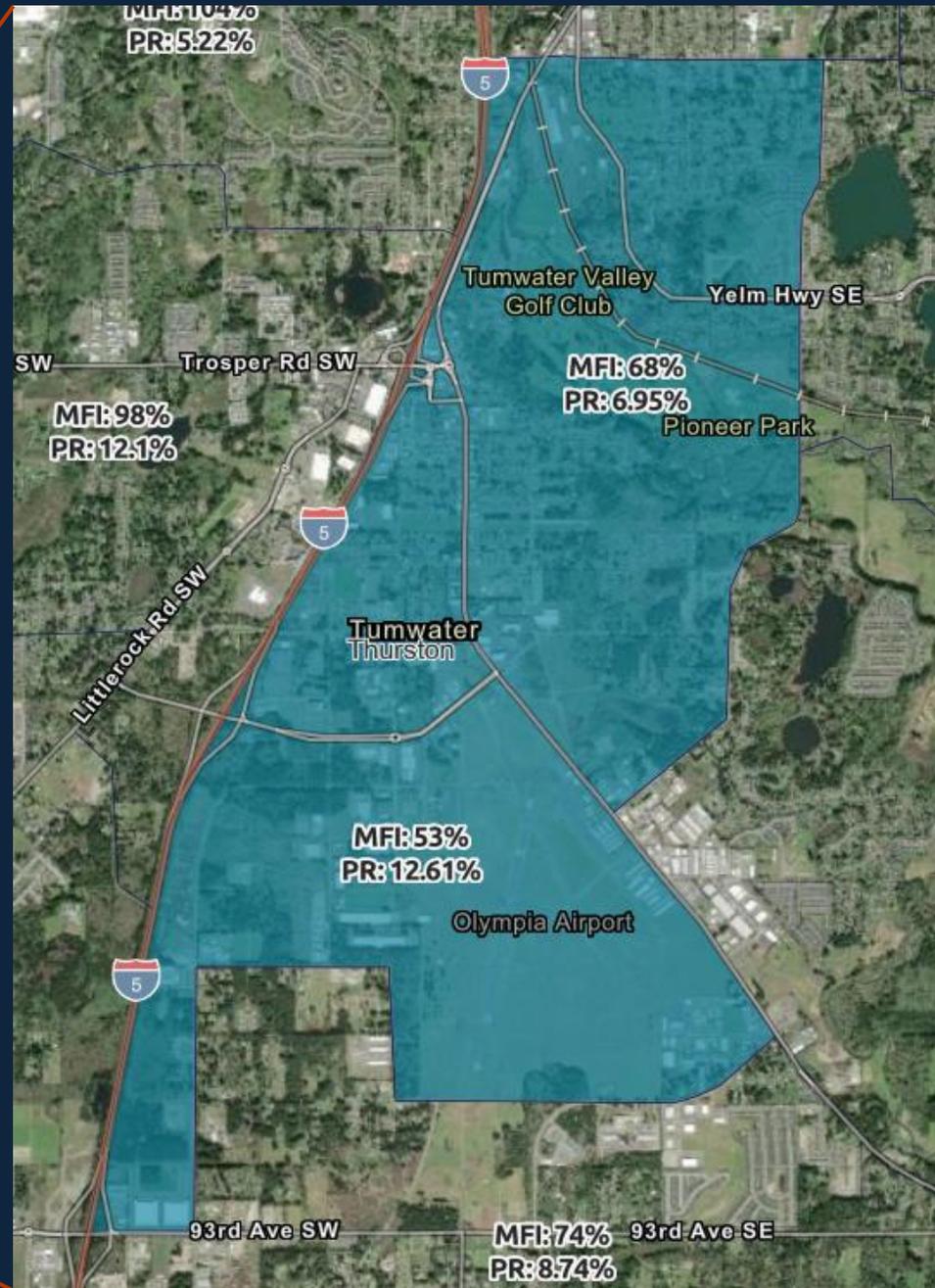
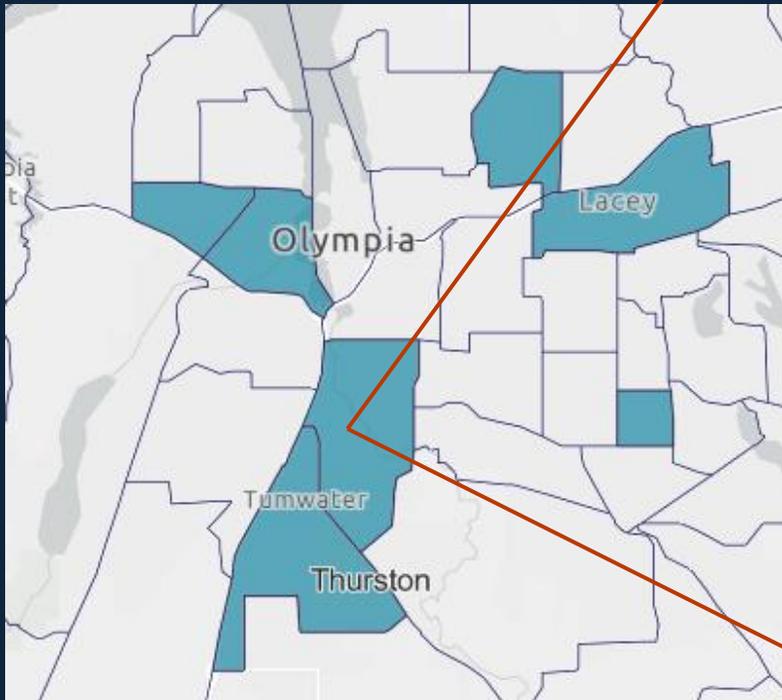


Agenda

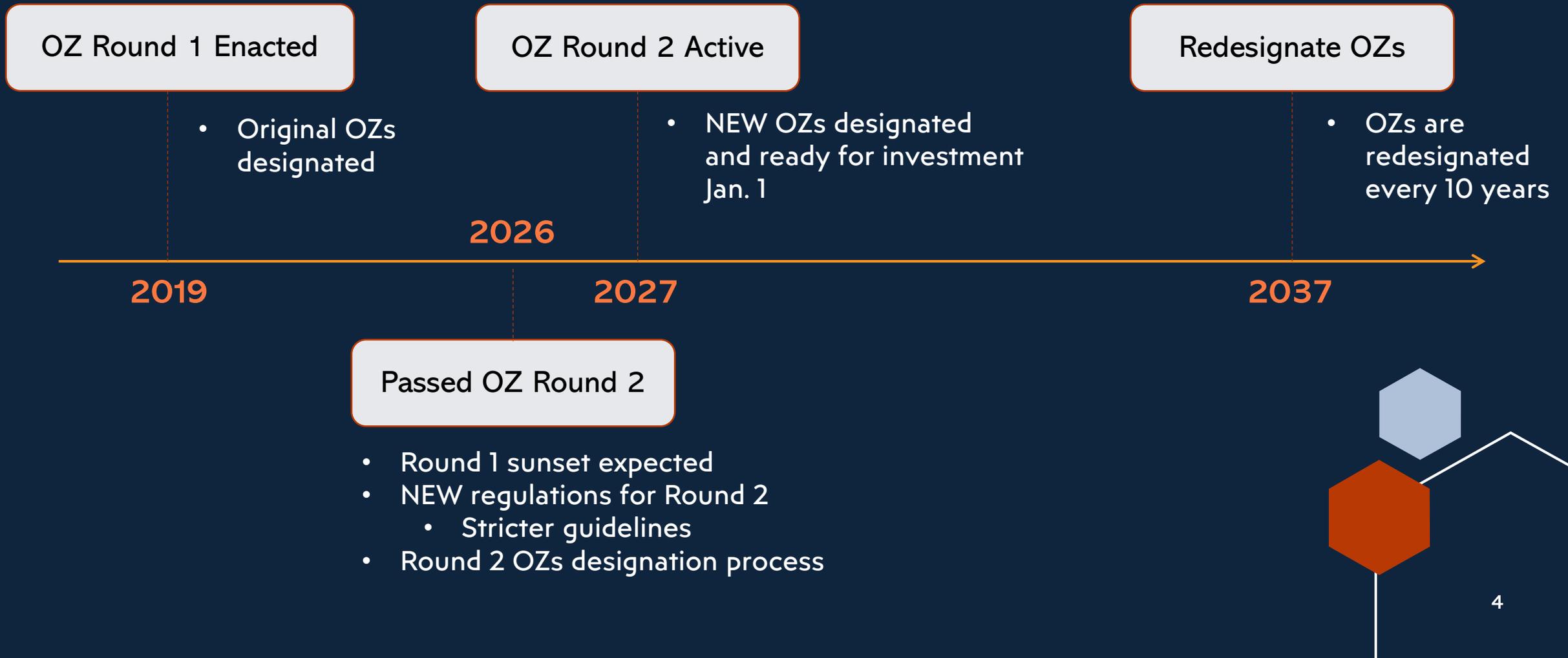
- Tumwater OZs
- OZ 101
- Example Project
- OZ Strategies

Tumwater Opportunity Zones

- Eligible Zones
 - *Tumwater 2 | Thurston 7*
- No “rural” designated zones



OZ 101 Timeline



OZ 101 Details

- Designed to spur economic development in designated areas
- **CAPITAL GAINS** tax incentive
 - 10% step up in basis for non-rural
 - 30% step up in basis for rural (non in Thurston County)
 - All accrued capital gains wiped out after 10 years



BUY 1 share of Bitcoin
in 2017 for \$10,000

=

\$10,000



SELL 1 Bitcoin for
\$100,000

=

\$90,000 capital gain



INVEST \$90,000 into
QOF asset

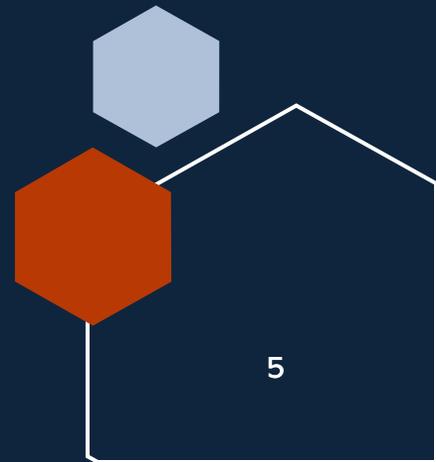
- 1.) Defer \$90,000 tax
- 2.) Owe taxes on \$81,000



SELL QOF holding
after 10y for \$500,000

=

**NO TAXES ON
\$410,000 GAIN**



5

Local Example

OZI Fund I (QOF)

- Local investors pooled together \$1,000,000 in realized capital gains
- Ground up multi-family development
 - 44 market rate apartments & retail

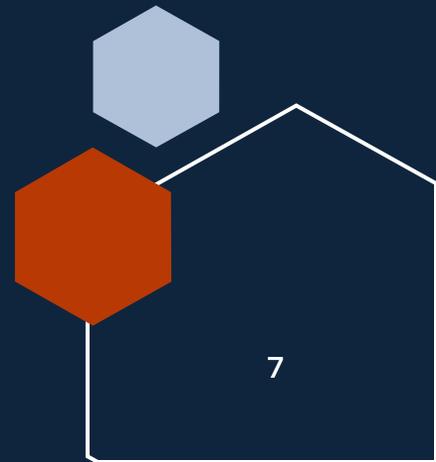
Other Projects

- 10+ in Thurston County
- \$200+ million in direct leveraged investment



Tumwater OZ Strategy

- Work with the Thurston EDC to submit your application(s)
 - Designation not guaranteed (only 25% of eligible WA tracts)
 - Letters of support from council and key partners are encouraged
- This is a 10 year strategy
 - Don't sit back after successful designation
 - Build upon current growth planning
 - Capitol Boulevard
 - Brewery Property





Thank you

Kyle Wiese

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