

FOR SALE | ACQUA APARTMENTS

To be sold on completion as an Original Use Asset prior to lease-up.
100-Unit **Qualified Opportunity Zone** Apartment Complex

Price to be determined by market: Call for offers due June 10, 2019



DUE TO POPULAR DEMAND, WE WILL BE PROVIDING ADDITIONAL OPERATING INFORMATION FOR SHORT TERM RENTAL ON TUESDAY, MAY 28, 2019 AND EXTENDING THE CALL FOR OFFERS DATE TO JUNE 10, 2019

Investment Highlights:

- **Acqua** allows you to step into the shoes of a **Qualified Opportunity Zone Fund or Business** at certificate of occupancy for full tax benefits.
- **Acqua** is currently under construction, and will be **delivered at completion** in July 2019.
- **Acqua** qualifies as an **"Original Use Asset"** under US Treasury Department regulations regarding Qualified Opportunity Zone Investments with no additional improvements required.
- **Acqua** allows for an **immediate Opportunity Zone business plan** and cash flows without having to acquire, permit, and develop from the ground up. **No construction cost risk.**
- **Acqua** offers extraordinary tax savings from capital gain deferral, bonus depreciation, and capital gains forgiveness **resulting in over 400 basis points to before tax expected returns** over 10-year hold.
- **Acqua** is a **"Core +" 100-unit market rate apartment asset** with the ability to have added revenue through short-term, managed rentals.
- **Acqua** can offer a savvy, well-capitalized investor **first year returns from tax savings of approximately \$4,600,000.**
- **Acqua** is located in one of the **Nation's Top 10 Opportunity Zone markets**, offering exceptional growth potential and long-term value.
- **Acqua** is **well located** within a short walk from the Central Business District, Oregon Health & Sciences University, Portland State University, the South Waterfront, Portland Aerial Tram, the MAX Light Rail Line and the Portland Streetcar.



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Call for Offering
Memorandum!

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The Acqua Apartments offer a unique opportunity to acquire a sizeable Qualified Opportunity Zone property, on or before Certificate of Occupancy, allowing the buyer substantial tax savings through stepped-up cost basis, accelerated and bonus depreciation, and the potential for no capital gains tax after a ten-year hold.

Specifications

Gross Bldg SF	64,868
Net Rentable Area	46,206
Site Area	20,059
# of Units	100
Avg. Unit Size	463 SF
Year Built	2019
Location	Southwest Portland Qualified Opportunity Zone



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