



CYRUS
OPPORTUNITY ZONE FUND

CYRUS vs 1031 Exchange

UNDERSTANDING THE DIFFERENCE BETWEEN THESE TWO
CAPITAL GAIN TAX SHELTER INVESTMENT OPTIONS

CYRUS vs. 1031 Exchange

UNDERSTANDING THE DIFFERENCE
BETWEEN THESE TWO CAPITAL GAIN TAX
SHELTER INVESTMENT OPTIONS



CYRUS
OPPORTUNITY ZONE FUND

Cyrus OZ Fund

Extends beyond real estate, it can also be tangible property in a trade or business, as well as personal property

Only net capital gain must be reinvested

180 days to contribute capital from sale of the property
(additional time available under certain circumstances)

Must invest in a Qualified Opportunity Zone

Owner of new property must be Qualified Opportunity Fund
(any entity that is a corporation or partnership for tax purposes)

Capital Gains tax deferred until 12/31/2026. Taxes due are further reduced by 10% if the QOF is held for 5 years and 15% if held for 7 years. No taxes are due on the appreciation of the QOF investment if held for 10 years.



ASSET TYPE



REQUIRED REINVESTMENT



TIMING



GEOGRAPHICAL LIMITATIONS



OWNERSHIP



TAX DEFERRAL

1031 Exchange

Real property only

Entire proceeds from sale
(i.e. net equity plus debt replacement)

45 days to designate a replacement property and 180 days to close on the exchange

Anywhere in the U.S.

Owner of the new property must be same as the owner of the sold property

Indefinite, provided the taxpayer holds the property or reinvests in qualifying property in a subsequent 1031 exchange

Get in Touch With Us

WANT TO TALK WITH SOMEONE ON OUR TEAM ABOUT HOW TO
MAKE CYRUS PART OF YOUR INVESTMENT PORTFOLIO?

CONTACT US TODAY!



Calculate Your Investment Opportunity

Reach out to us for a 30-minute
complimentary consultation to better
understand how this opportunity could
impact your investment portfolio

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