

CENTURY 21

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Montgomery Street in Pawtucket, RI, is located within a **Qualified Opportunity Zone (QOZ)**. Specifically, multiple properties on Montgomery Street, such as 69 Montgomery Street, are explicitly described as being situated in a high-demand investment corridor within these designated zones.

City of Pawtucket (.gov)

Opportunity Zone Designations in Pawtucket

Pawtucket has four certified Opportunity Zone census tracts: **151, 152, 161, and 167**. These zones were nominated to encourage long-term private investment in economically distressed communities through federal tax incentives.

- **Downtown Gateway Project:** The City of Pawtucket has designated the entire Downtown Gateway site as an Opportunity Zone to enhance investment.
- **Conant Thread District:** This area, located near the Pawtucket-Central Falls commuter rail stop, is a major focus for transit-oriented development within the city's opportunity zones.
- **Duration:** The current "OZ 1.0" designations, including those in Pawtucket, remain in effect **through December 31, 2028**.

- U.S. Department of Housing and Urban Development (HUD) (.gov) +4

Investment Benefits

Investors who reinvest eligible capital gains into Qualified Opportunity Funds (QOFs) for properties on Montgomery Street may qualify for:

1. **Temporary Deferral:** Deferral of taxes on prior capital gains **until December 31, 2026**.
2. **Basis Step-up:** Reduction of the deferred gain by up to 15% depending on the holding period.
3. **Tax-Free Appreciation:** Permanent exclusion of taxable income on new gains from the QOF investment if held for at least 10 years.