

# TAILORED SOLUTIONS QUALIFIED OPPORTUNITY ZONE FUND SERVICES

## INTRODUCTION & KEY CHALLENGES

### WHAT ARE QUALIFIED OPPORTUNITY ZONES?

Currently, there are about 8,700 qualified opportunity zones (QOZs) in the US, which are low-income census tracts certified by the U.S. Department of the Treasury.

They require a minimum of 90 percent of the fund's assets to be invested in new real estate development or substantial rehabilitation projects in these communities.

### THE CHALLENGE

For fund managers with limited real estate experience, adhering to these guidelines can be daunting.

As the U.S. Treasury continues to issue complex regulations surrounding these funds, the need for administration support—someone who can follow the rules so fund management can concentrate on what it does best—becomes clear.

## WHAT DOES OUR SOLUTION ENTAIL?

Our solution covers each step of the Qualified Opportunity Zone Fund's lifecycle and includes:



### FUND ADMINISTRATION SERVICES

- Fund accounting and administration (NAV calculations)
- Investment processing
- Investor KYC AML
- Investor services
- Compliance support
- Liaison with external partners (audit, legal)
- Support during fund capital raise
- Client branded web portal for delivery of documents and information
- Middle office support



### CORPORATE SERVICES

- Implementation of structures
- Domiciliation services
- Director's mandate
- Accounting and reporting
- Corporate secretarial
- Restructuring
- Tax compliance
- Property company services
- Liaison with external partners (audit, legal)
- Transfer pricing
- Secondments

# FULL SCOPE

- Review QOZ Fund formation documents and structure by our operational experts;
- On-boarding of QOZ Funds by our implementation project managers;
- Administrative support during your capital raise including PPM and LPA distribution via our customizable web portal;
- AML and KYC and subscription management for each investor in the QOZ Fund;
- Track each investment's tax deferral period and subsequent capital expenditures;
- Perform all capital calls and distributions;
- Cash management for all QOZ Fund payments;
- Reconcile QOZ Fund bank accounts;
- Perform monthly closes with the QOZ manager to ensure accuracy of information;
- Prepare quarterly QOZ Fund financial package for investors including balance sheet, income statement and investor capital statements;
- Liaise with auditors and tax professionals to assist in the annual audit, preparation of K1s, etc.;
- Perform asset tests for underlying QOZ properties or businesses or liaise with tax preparers to provide necessary information;
- Calculate management fees, waterfalls and investor allocations;
- Post all QOZ Fund information on our investor portal customized with client logo.

## WHY CHOOSE ALTER DOMUS?

We understand that when choosing a third-party administrator, you have many options. By partnering with Alter Domus, you can expect to boost your investors' confidence, minimize your risk, and enhance your overall control.

### BOOST INVESTOR CONFIDENCE

With both SSAE and SOC I Type II certifications, partnering with Alter Domus gives your investors peace of mind. Our proprietary technology solutions like our CorPro investor portal provides extensive reports from property-level to fund-level.

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### MINIMIZE RISK

Our vast experience administering real estate funds and adherence to the highest levels of operational excellence and reporting in the industry help managers to mitigate operational risks. Rely on us to adhere to the complex requirements.

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### ENHANCE CONTROL

Leverage Alter Domus' vast experience in administering highly complex funds with unique tax structures and accounting requirements. You'll enhance your overall control while freeing up more time to focus on your true business.

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Many leading international asset managers, lenders and asset owners choose Alter Domus as their partner for growth. Whether a stand-alone fund with limited investments, or a large multi-billion-dollar fund with complex investment streams across multiple jurisdictions, we understand your world. Vertical integration allows us to build dedicated teams to provide support and bespoke solutions across your entire value chain. By tapping into a talent pool of some 2,500 employees across more than 40 offices and desks, our expertise and cutting-edge technology combine to put you ahead of the game.

With an established professional focus on the private equity, infrastructure, real estate, and debt and capital markets sectors, we offer fund administration, corporate services, depositary services, transfer pricing, domiciliation and management company services. Our specific experience in the debt and capital markets sector allows us to provide specialist solutions such as loan administration, agency services, trade settlement and CLO manager services.

[www.alterdomus.com](http://www.alterdomus.com)

\*YOUR PARTNER FOR GROWTH

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