

UNDISCOVERED VENTURES

OPPORTUNITY ZONE INVESTMENT STRATEGIES

ABOUT UNDISCOVERED VENTURES



Undiscovered Ventures takes its name from the world-renowned book, Blue Ocean Strategy, which shows disruptive startups how to enter markets in such a way that operations are lean and sales are independent of pricing. We have taken this philosophy to create a methodology and process for supporting corporate and family office clients in their desire to access the innovation investment market.

Our program lets large, established companies innovate and compete more effectively by helping them identify, adopt, and integrate disruptive technologies. Our unique approach to due diligence, company launch, and technology integration radically improves the innovation success of our clients.

BUILD A DEDICATED INNOVATION HUB USING DEFERRED CAPITAL GAINS TAX LIABILITIES

Our unique approach to due diligence and portfolio management provides our innovation-investment clients with an efficient and effective way to deploy capital into cutting-edge technologies. Our clients see better results while having direct access to the latest, curated disruptive technologies.

By investing in Qualified Opportunity Zones (QOZ) using deferred capital gains, organizations can further enhance the risk-reward profile of this program. The Undiscovered Ventures QZF allows investors to use their capital gains to build innovation programs.

REAL ESTATE BACKED PROGRAM

- Venture Portfolio tied to a real estate investment property
- Nationwide footprint or local-target approach
- Single entity of co-mingled funds and properties available

FUND ONLY INVESTMENT OPTION

- Curated, proactively managed innovation fund
- Nationwide investment exposure - no real estate Purchase
- No Real Estate Purchase Necessary

DEDICATED INNOVATION INTEGRATION

- Demand-driven Innovation Portfolio
- Dedicated innovation hub occupied by integrated companies
- Managed portfolio of disruptive technologies

2026

Investors can defer taxes on capital gains until 2026

33

Targeted annual IRR of an integrated innovation program



Unlimited amount of capital gains can be reinvested into an opportunity fund

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OPPORTUNITY ZONE INVESTMENT INVESTMENT TIMELINE

QOZ investment allows for the reduction of deferred gains from the sale or exchange of prior investments, and if they are maintained for at least five years by the end of 2026 will qualify for a 10% reduction of deferred capital gains tax liability (for the original capital gain). If the gain has been invested in an opportunity fund for seven years by the end of 2026, the tax liability on the original gain is reduced by 15%.

Beyond the five- and seven-year periods, gains from investments in QOZs become tax free after an investment period of at least 10 years (this does not include the original gain reinvested in the QOZ and will apply to assets held until 2047).



180 DAYS

Capital must be placed in fund within 180 days



5 YEARS

Gains invested qualify for 10% reduction in amount of taxed gain



7 YEARS

Gains invested qualify for 15% reduction in amount of taxed gain



10 YEARS

Gains invested qualify for 100% reduction in amount of taxed gain

In order to invest in a QOZ, investors must utilize a specific investment vehicle: a Qualified Opportunity Fund (QOF). To qualify for tax deferral benefits, investors must place capital gains into a QOF within 180 days of realizing the gain. Importantly, there is not a limit to the amount of capital gains that can be reinvested through a QOF.

Opportunity Zones were created as part of the 2017 Tax Cuts and Jobs Act (a.k.a. tax reform). The idea behind these zones is to attract investment capital—specifically, capital gains—into “economically distressed” areas. In return for these investments, investors receive several tax benefits, which vary depending upon the time capital remains invested in a Qualified Opportunity Zone (QOZ). Opportunity fund can invest in an OZ business directly or through subsidiary.



Social



Acquisition



Venture



Integration

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