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121 W Wacker, Suite 1000 P 800 628 8008
Chicago, IL 60601 F 312 337 7380

www.origininvestments.com



Origin Investments' Newly Launched Opportunity Zone Fund Lines Up \$105 Million in 17 Hours

With three QOZ properties under contract, investors commit thanks to Origin's outstanding track record

CHICAGO (November 19, 2018) – Private equity real estate firm Origin Investments launched a Qualified Opportunity Zone (QOZ) fund on Nov. 14 and amassed \$105 million in commitments from 425 investors in 17 hours. While other firms are raising blind capital for QOZ funds, Origin has three multifamily opportunity zone projects under contract—one in Denver and two in Charlotte, cities that make the top 10 markets to watch in Urban Land Institute's [2019 Emerging Trends in Real Estate](#) report.

QOZs, which were established in 2017's Tax Cuts and Jobs Act to incentivize long-term investment in economically distressed areas, allow investors to [defer, significantly reduce or potentially eliminate capital gains taxes](#). In creating QOZs, the U.S. government hopes to motivate Americans to invest some of the [\\$6.1 trillion in unrealized capital gains](#) they are holding in exchange for tax advantages. U.S. Secretary of the Treasury Steven Mnuchin has suggested that as much as [\\$100 billion could flow into opportunity zones](#).

"But the QOZ tax benefit doesn't change the fundamentals of sound real estate investing. These projects need to pass the same scrutiny as developments in non-QOZ areas, and be able to produce viable, risk-adjusted returns," Origin cofounder Michael Episcopo said. "All opportunities should be evaluated on their strength as stand-alone investments and the ability of the manager to perform."

Finding qualified investments that can provide a solid return is another challenge.

"Even though the U.S. has over 8,700 QOZs, 90% of them aren't ready for redevelopment capital today. That makes it difficult for fund managers to find or develop viable projects," Episcopo added.

Origin will hold a free webinar covering the basics of QOZ investing and Origin's QOZ fund on [Tuesday, November 20 at 10 A.M. CST](#). Those who can't attend should still [register to receive the webinar recording](#) via email.

Origin places great importance on making sure all investments deliver superior results, and has rigorous standards in place regarding [underwriting](#), due diligence and [fund management](#). The firm currently owns and manages multifamily projects in Atlanta, Chicago, Dallas, Denver, Houston, Austin, Charlotte and Raleigh-Durham, and is developing multifamily projects in Denver, Atlanta and Austin.

About Origin Investments

Origin Investments is transforming the way individuals invest in real estate. A Chicago-based real estate investment firm, Origin acquires, operates and develops office and multi-family properties in eight fast-growing U.S. markets. The firm invests side-by-side with investors, adheres to a disciplined investment philosophy and uses technology to make it easy to manage investments. [Origin's investment platform](#) is available to accredited investors who want to invest alongside an experienced manager that has almost \$1 billion in AUM. The firm recently raised \$150 million for Origin Fund III, and has invested in 10 properties valued in excess of \$320 million to date.