



## Important 2018 Year-End Considerations

### Examples of the QOF Timeline for 90 percent asset test:

*Calendar year taxpayer* – These are examples of 90 percent test dates for calendar year taxpayers who have recognized capital gains and have invested them into a QOF. Individuals investing in a QOF must meet a test that 90 percent of assets have been invested in a QO Property, with test dates being six months after investing in the fund and at the end of the tax year. For late-year investments post-June, the test period may be greatly abbreviated, as illustrated below. The Thompson Hine QOZ Team can help with these issues when structuring your QOF and also can provide assistance to those who may face a penalty. Contact any of our QOZ Team members for assistance.

2018											
JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
							QOF set up and capital gains invested				Test date
											Funds set up after June 30 will have one test date, Dec. 31

2018											
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2018											
JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
				QOF set up and capital gains invested					Test date		Test date
									90 percent of assets must be in QOZP based on average of QOZP held on test dates		

2019											
JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
QOF set up and capital gains invested											
					Test date	90 percent of assets must be in QOZP based on average of QOZP held on test dates					Test date