

**SANCTUARY INVESTMENT GROUP LLC**

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Charleston, South Carolina

**Defer. Reduce. Eliminate.**  
**Capital gains**

Dear Accredited Investor,

I would like to introduce you to Sanctuary Opportunity Funds and the launch of our flagship fund, Charleston O Fund LP. The federal Tax Cuts and Jobs Act of 2017 established the Opportunity Zone program designed to spur economic development and job creation in distressed communities through significant tax benefits to investors. The proposed regulations clarify that all capital gains qualify for deferral, reduction and possible elimination of potential tax liabilities if invested in a Qualified Opportunity Fund within 180 days of recognizing the capital gain.

The Charleston O Fund LP will focus on middle market commercial and residential opportunity zone investments in the Charleston, S.C. area. Charleston has been voted the number 1 city in the world and for 6 straight years the number 1 city in the US by Travel + Leisure. It is now home to major corporations like Blackbaud, Boeing, Volvo and Mercedes. Downtown Charleston is home to College of Charleston and Medical University of South Carolina making both rental property and business investments more stable. Thriving tourism, industrial growth and top notch higher education institutions make the low country of Charleston one of the best real estate investments in the country.

This is a new and unique tax advantaged real estate investment opportunity that does not come along often. It offers the investor significant tax savings, the chance to diversify their traditional stock and bond portfolios, and the ability to grow their wealth tax free for future generations. If you would like additional information please contact me directly to schedule a call.

Sincerely yours,

John J Coppola

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