

PURDUE
RESEARCH FOUNDATION



OPPORTUNITY ZONES

PLACEMAKING AT PURDUE UNIVERSITY

**Discovery Park**
D I S T R I C T



Discovery Park D I S T R I C T

The **2017 Tax Cut and Jobs Act**, a bold community development program was established targeting investment in “Opportunity Zones” across the United States. To stimulate private investment, Congress passed legislation allowing favorable capital gains tax incentives to investors in Qualified Opportunity Zone Funds. Governors from all 50 states have now designated 8,700 Opportunity Zones across the country. **Nevertheless, not all opportunity zones are created equally.**

Just 30 university towns across the U.S. have designated Opportunity Zones.



Purdue University in West Lafayette, IN is one of these select few with not one, but two Opportunity Zones.

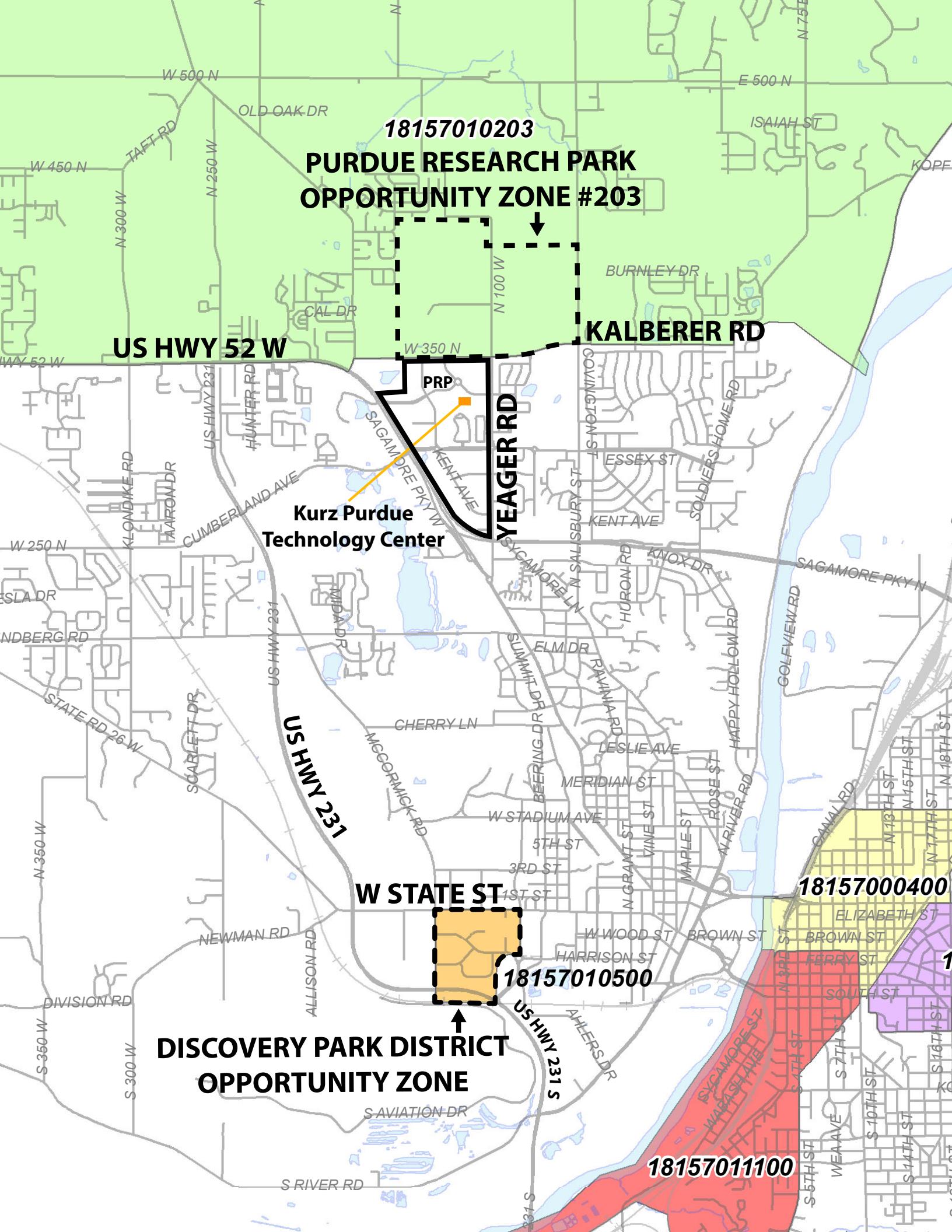
The first Opportunity Zone is a 128-acre site nestled in Discovery Park District. The District is designed to accommodate mixed-use office, laboratory, retail, commercial, residential and research expansion. Purdue and the City of West Lafayette have invested more than **\$1 billion in research facilities and redevelopment in and around Purdue, and in 2017 Purdue Research Foundation launched this \$1 billion+ development project.**

Situated on the west side of the Purdue University campus, the District already has three major facilities under construction:

Aspire at Discovery Park, an \$86 million, 835-bed apartment complex. Balfour Beatty and Walsh Investors are the primary investors in this four-story, three-building, 387,000-square-foot complex located along the recent \$120 million redevelopment of State Street which runs through the Purdue campus.

Convergence, 151,000-square-foot, five-story mixed-use building will serve as the **“Front Door”** to Discovery Park District’s preeminent environment for educational, economic, cultural and community activities.

SEL Purdue, a 100,000-square-foot research and manufacturing facility for the Pullman, WA.-based electric power leader Schweitzer Engineering Laboratories. The facility will generate more than 300 high-tech jobs and a second ‘sister’ facility is already in the plans.



The second Opportunity Zone is located in the Purdue Research Park of West Lafayette

The Purdue Research Park is the largest university-affiliated business incubation complex in the U.S. Located just five miles north of Purdue University, the Park is home to over 230 high-tech companies. Of the 725-acre park, 322 acres of **shovel-ready** land shown north of Kalberer Road in the below graphic is designated an Opportunity Zone.

Benefits of Opportunity Zone Location and Investments

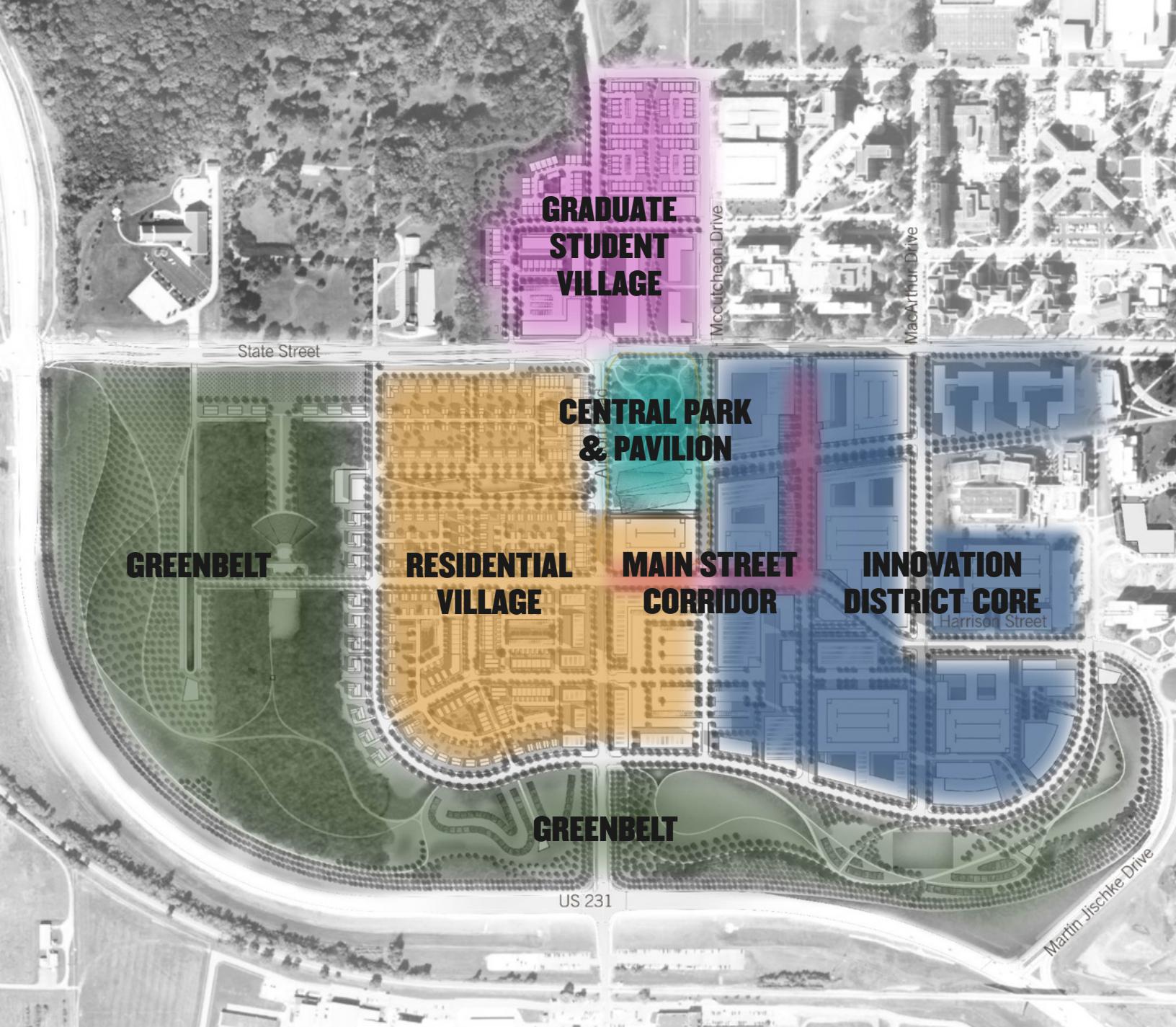
- » Locating startups to take advantage of the benefits of residing in a Qualified Opportunity Zone
- » Investment opportunities through Qualified Opportunity Zone Funds in real estate development
- » Investment opportunities through Qualified Opportunity Zone Funds in operating businesses located within the Opportunity Zone
- » Funding opportunities through Qualified Opportunity Zone Funds for eligible startups operating within an Opportunity Zone
- » Funding opportunities through Qualified Opportunity Zone Funds for eligible existing companies operating within an Opportunity Zone
- » For the Qualified Opportunity Zone Fund investor:
 - Deferral of taxable gains on invested dollars*
 - Step-up in basis for gains re-invested in Qualified Opportunity Zone Funds*
 - Exclusion of long-term gains*

Benefits of Discovery Park District and Purdue Research Park

- » Join the highly innovative entrepreneurial ecosystem commercializing Purdue technologies
- » Ready for real estate, startups and relocated or expanding companies investment **NOW**
- » Eligible existing companies and startups could receive funding through a Qualified Opportunity Zone Fund
- » Access to world class research capability and university resources
- » Access to highly-skilled faculty, research and student talent
- » Strong corporate collaboration networks and consortia
- » Designed to support corporate research, office and production
- » Vibrant live, work, play and learn environments
- » Convenient access to public transportation and airports



*under currently proposed IRS rules



Investment timing

Under Opportunity Zone guidelines, investment into a Qualified Opportunity Zone Fund or qualified project must occur within 180 days of the capital gains being realized and the investment must be appropriately tracked. The expansion of Discovery Park District and Purdue Research Park is underway with several important development and infrastructure projects ready to begin providing attractive options for Qualified Opportunity Zone Fund investment.



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In Summary:

Purdue Opportunity Zones provide extremely attractive development opportunities given their proximity to a world-class research university like Purdue. With ready access to talent (faculty and students), leading-edge research infrastructure (labs and research centers), a network of collaborators (companies and consortia), and unique assets and capabilities (airport, aviation and manufacturing districts), these Purdue Research Foundation properties will support projects that include traditional real estate development, but can also include investment in startups, business expansion and highly innovative research capabilities. Discovery Park District and Purdue Research Park are fully fleshed out plans with successful track records that make Purdue's Opportunity Zones the right location at the right time.



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