

## REDLANDS

COUNTY OF SAN BERNARDINO

OPPORTUNITY ZONE INVESTMENT PROSPECTUS







San Bernardino County is committed to supporting sustainable growth driven by collaboration. This investment prospectus will showcase the crossroads of opportunity that capitalize on the diversity of our residents, our geography and our economy. It is our vision to see a vibrant economy within our region which continues to attract investors who are looking to be catalysts of change.

With 57 qualified Opportunity Zones throughout the region, the reinvestment of capital gains is one method for investors to spur economic development and job creation in our communities.

Our sprawling County stretches 20,160 square miles with access to more than 23 million people.

At the heart of Southern California, San Bernardino County is one of the world's most dynamic and diverse economies, and continues to be recognized as the fastest growing region in the nation. With regional population expected to nearly double in the next 30 years, access to 6.5 million workers and a population younger than the national average, it's no wonder why Fortune 500 firms and innovative startups call San Bernardino County home.

TRANSFORM. INNOVATE. GROW.

## KEY ELEMENTS & TAX BENEFITS

#### INVESTMENT TIMELINE:

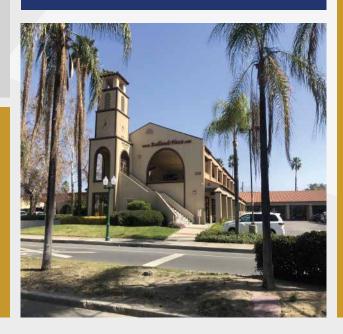
SIX MONTHS TO INVEST AND 31 MONTHS TO REACH SUBSTANTIAL IMPROVEMENT

#### INVESTMENT INTO A **QUALIFIED OPPORTUNITY** FUND (QOF)

A temporary deferral of inclusion in taxable income for capital gains reinvested into an Opportunity Fund.

#### PERMANENT TAX EXCLUSION OF 10% TAXABLE GAIN FOR INVESTMENTS **HELD FIVE YEARS**

A step up in basis for capital gains reinvested into an Opportunity Fund and held for a minimum of five years before 2026.





#### PERMANENT TAX EXCLUSION OF **100% OF TAXABLE GAIN**

A permanent exclusion from taxable income of capital gains from the sale or exchange of an investment in a qualified opportunity zone fund, if the investment is held for at least 10 years. This exclusion applies to the gains accrued from an investment in an opportunity fund, and not the original gains invested into an opportunity fund.

# **EDLANDS OPPORTUNITY ZONES**

## REDLANDS CROSSROADS OF OPPORTUNITY

**MAJOR EMPLOYERS** 

ESRI RedlandsUnified School District Redlands Community Hospital US Postal Service

**MAJOR INDUSTRIES** 

Health Care Educational Services Retail Trade Technical Services The early 20th century arrival of the Pacific Electric Railroad to the area brought a higher degree of prosperity to the city, which started becoming known also as a vacation destination. Much of the city's history is still in view today in downtown Redlands, whose State Street is largely comprised of beautiful historic buildings and locally-owned boutiques and shops.



GENERAL CITY
DEMOGRAPHICS

72.2K

2.7

AVERAGE HOUSEHOLD SIZE

112%

POVERTY RATE

\$427,651

MEDIAN PROPERTY VALUE

\$74,993
MEDIAN HOUSEHOLD IN COME

## MORE **ABOUT REDLANDS**

#### DID YOU KNOW....

FOR MUCH OF ITS HISTORY REDLANDS WAS THE "WASHINGTON NAVEL ORANGE WORLD" WITH THE CITRUS INDUSTRY AS THE MAIN FOCUS OF ITS ECONOMY.

> Redlands was known in 1900 Beautiful Homes." Founded in 1881 and incorporated in 1888, Redlands is a a "small town" feel.









## OZ MAP & DEMOGRAPHICS

- **OPPORTUNITY ZONE**
- **REDLANDS CITY**
- SAN BERNARDINO COUNTY



OPPORTUNITY ZONE CENSUS TRACT 2019 DATA

**POPULATION** 

**MEDIAN AGE** 

7.8K \$15,893

PER CAPITA INCOME

\$43,209

MEDIAN HOUSEHOLD INCOME

Source: Esri forecast data for 2019 based on U.S. Census Bureau, Census 2010 Summary File 1.





## **DLANDS OPPORTUNITY ZONES**

## CURRENTLY AVAILABLE DEALS

PLEASE CONTACT YOUR REAL ESTATE BROKER OR FINANCIAL ADVISOR FOR AVAILABLE DEALS. IN ADDITION, PLEASE JOIN THE CONVERSATION AT NO COST ON OUR SPONSORED DIGITAL PLATFORM

CURRENT DEALS, AVAILABLE RFPS, AND FURTHER BUSINESS INVESTMENT OPPORTUNITIES MAY BE FOUND ON OUR DEDICATED PLATFORM AT:

HTTPS://OPPSITES.COM/CITIES/REDLANDS-CA

#### OFFICE

#### 837 ORANGE ST

Type: Office

Sale Type: Owner User

Size: 6,904 SF

Price: \$ 470,000

Price/SF: 273.89

Built in: 1967



#### RETAIL

#### 833 W COLTON AVE

Type: Freestanding Retail

Sale Type: Owner User

Size: 2,300 SF GLA

Price: \$698,000

Price/SF: \$303.48

Built in: 1963



## CURRENTLY AVAILABLE DEALS

#### SPECIALTY BUILDING

#### **601 LAWTON ST**

Type: Lodge/ Meeting Hall Sale Type: Owner User Size: 6,600 SF GLA Price: \$1,500,000

Built in: 1950

Leased: 3%



### COMMERCIAL LAND

#### 900 NEW YORK ST

Type: Land
Sale Type: Investment

Size: 811,501

Price: \$20,288,070 Price/SF: \$25.00

Walk Score: Car-Dependent (46)



### COMMERCIAL LAND

#### **39 W COLTON AVE**

Type: Land Price: \$329,000
Zoning: COM Price/SF: \$24.26

Size: 13,560 SF Walk Score: Walker's Paradise (93)



## REDLANDS CITY OFFICIALS

PAUL BARICH

**MAYOR** 

FDDIF TFJFDA

**MAYOR PRO TEM** 

CHARLES M. DUGGAN, JR.

**CITY MANAGER** 

PAUL W. FOSTER

CITY COUNCIL MEMBER

DENISE DAVIS

CITY COUNCIL MEMBER

JENNA GUZMAN-I OWERY

CITY COUNCIL MEMBER

CRUZ ESPARZA

**ECONOMIC DEVELOPMENT MANAGER** 

CESPARZA@CITYOFREDLANDS.ORG

BRIAN DESATNIK

**DEVELOPMENT SERVICES DIRECTOR** 

BDESATNIK@CITYOFREDLANDS.ORG

#### **BOARD OF SUPERVISORS**

COL. PAUL COOK (RET.) JANICE RUTHERFORD

**DAWN ROWE** 

**CURT HAGMAN** 

JOE BACA, JR.

**LEONARD X. HERNANDEZ** 



**Economic Development** 

SEIZE YOUR OPPORTUNITY!