

CALIFORNIA

CITY OF GRAND TERRACE

COUNTY OF SAN BERNARDINO

**OPPORTUNITY ZONE
INVESTMENT PROSPECTUS**

PRODUCED IN PARTNERSHIP WITH



PRODUCED IN COLLABORATION WITH



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.

GRAND TERRACE CROSSROADS OF OPPORTUNITY

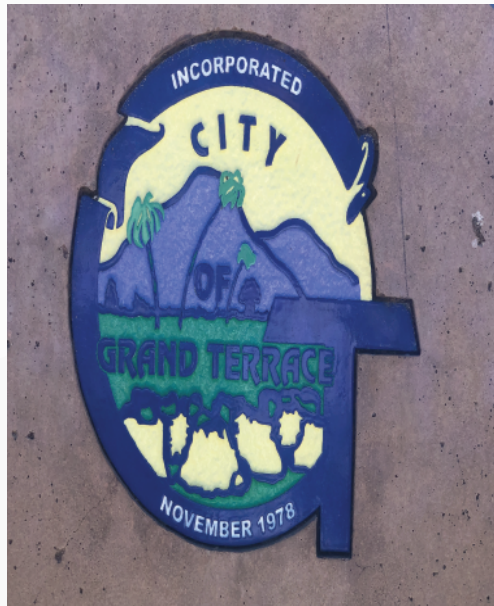
MAJOR EMPLOYERS

Keystone NPS LLC
Riverside-San Bernardino
County Indian Health, Inc.
Psg California LLC
Universal Health Services

MAJOR INDUSTRIES

Health Care
Educational Services
Retail Trade
Manufacturing

Grand Terrace, which is referred to as the 'Blue Mountain City' is located in San Bernardino County on the I-215 corridor and is strategically situated between the cities of Riverside and San Bernardino. Major improvements are nearly complete on I-215, which will dramatically enhance Grand Terrace's easy access to the Southern California freeway system.



GENERAL CITY DEMOGRAPHICS

12.4 K

POPULATION

0.371% GROWTH

2.7

AVERAGE HOUSEHOLD SIZE

8.9%

POVERTY RATE

\$368,000

MEDIAN PROPERTY VALUE

\$71,788

MEDIAN HOUSEHOLD INCOME

Source: datausa.io

MORE ABOUT GRAND TERRACE

DID YOU KNOW....

GRAND TERRACE IS KNOWN FOR ITS EXCEPTIONAL QUALITY OF LIFE AND WAS RANKED BY MONEY MAGAZINE AS ONE OF THE TOP 100 SMALL CITIES IN THE NATION (2007).

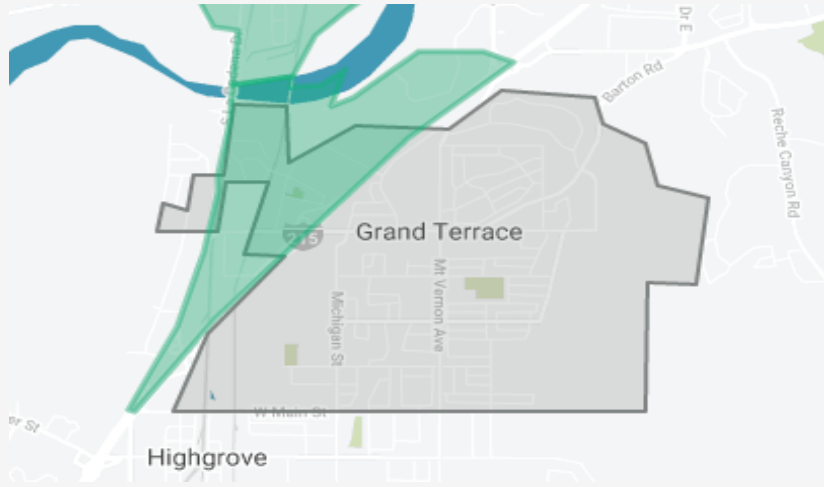


With plenty of irrigation water, Grand Terrace rapidly became an agricultural community featuring fine, quality citrus. However, the severe "freeze" of 1913 destroyed many groves. Walnuts, a hardier tree, were planted as replacements along with peaches as a quick-profit crop.



OZ MAP & DEMOGRAPHICS

- OPPORTUNITY ZONE
- GRAND TERRACE CITY
- SAN BERNARDINO COUNTY



OPPORTUNITY ZONE CENSUS TRACT 2019 DATA

3.4K

POPULATION

\$17,432

PER CAPITA INCOME

27.2 YR

MEDIAN AGE

\$35,243

MEDIAN HOUSEHOLD INCOME

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



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/GRANDTERRACE-CA](https://oppsites.com/cities/grandt Terrace-ca)

MULTI-FAMILY RESIDENTIAL

22113 GRAND TERRACE RD

Type: Mobile Home Park

CAP: 7.45%

Size: 21 Units | 1,289 SF GBA

Price: \$ 2,600,000

Price/Unit: \$123,809

Built in: 1959



COMMERCIAL LAND

22201 BARTON RD

Type: Commercial Land

Not in OZ

Size: 137,649 SF

Walk Score: Car-Dependent(46)

Stater Bros. Anchored Center

Type: Investment or Owner User



GRAND TERRACE CITY OFFICIALS

DARCY MCNABOE
MAYOR

G. HAROLD DUFFEY
CITY MANAGER

BILL HUSSEY
MAYOR PRO TEAM

JEFF ALLEN
CITY COUNCIL MEMBER

DOUG WILSON
CITY COUNCIL MEMBER

SYLVIA ROBLES
CITY COUNCIL MEMBER

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ECONOMIC DEVELOPMENT
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BOARD OF SUPERVISORS

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Economic Development

SEIZE YOUR OPPORTUNITY!