



CALIFORNIA

CITY OF

SAN BERNARDINO

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.

SAN BERNARDINO CROSSROADS OF OPPORTUNITY

MAJOR EMPLOYERS

BNSF Railway Company
Cal State University, San Bernardino
SB Community Hospital
SB County Superintendent
of Schools

MAJOR INDUSTRIES

Retail Trade
Health Care
Warehousing
Educational Services

Today, the City of San Bernardino serves as the county seat and is the largest city in the County of San Bernardino. The job of the City of San Bernardino is to create, maintain, and grow economic value in the community.

San Bernardino is, now more than ever, a city of opportunity. As the City rests in the heart of inland Southern California it offers affordable housing, a pathways-focused public education system, an innovative Cal-State university, low-cost of doing business, a large labor force, and a multifaceted transportation hub.



GENERAL CITY DEMOGRAPHICS

212.2K

POPULATION

0.313% GROWTH

3.4

AVERAGE HOUSEHOLD SIZE

30.6%

POVERTY RATE

\$202,100

MEDIAN PROPERTY VALUE

14.3% GROWTH

\$41,027

MEDIAN HOUSEHOLD INCOME

6.69% GROWTH

Source: datausa.io

MORE ABOUT SAN BERNARDINO

DID YOU KNOW....

SAN BERNARDINO IS THE 17TH-LARGEST CITY IN CALIFORNIA AND THE 100TH-LARGEST CITY IN THE UNITED STATES.

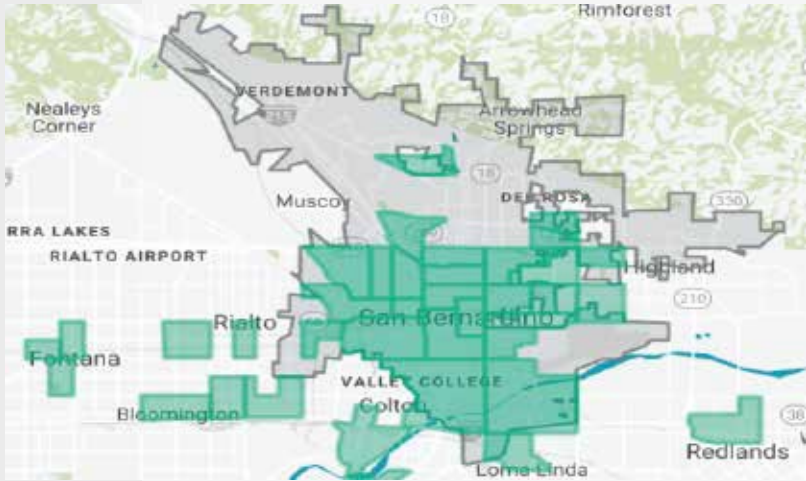


The City of San Bernardino is a community rich in history and cultural diversity. Influences of Native Americans, Mexican settlers, Spanish missionaries and Mormon emigrants can still be seen throughout the City today.



OZ MAP & DEMOGRAPHICS

- OPPORTUNITY ZONE
- SAN BERNARDINO CITY
- SAN BERNARDINO COUNTY



OPPORTUNITY ZONE CENSUS TRACT 2019 DATA

133.8K POPULATION **\$12,636** PER CAPITA INCOME

28YR MEDIAN AGE **\$35,226** 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/SANBERNARDINO-CA](https://oppsites.com/cities/sanbernardino-ca)

RETAIL SPACE

424 ORANGE SHOW RD

Type: Freestanding Retail
Sale Type: Owner User
Size: 30,000 SF GLA

Price: \$3,600,000
Built in: 1968
Leased: 100%



MULTI-FAMILY

220 E BASE LINE ST

Type: Apartments
CAP: 7.03%
Size: 15,742 SF GBA | 22 Units

Price: \$3,200,000 | \$145,454/Unit
Built in: 1987
Percent Vacant: 4.6%



CURRENTLY AVAILABLE DEALS

COMMERCIAL LAND

1510 W BASE LINE ST

Type: Land

Sale Type: investment

Size: 117,264

Price: \$1,200,000

Price/SF: \$10.23

Redevelopment Project



INDUSTRIAL LAND

738 E NORMAN RD

Type: Land

Sale Type: Investment

Size: 50,529 SF

Price: \$1,515,870

Price/SF: \$30.00

Walk Score: Car-Dependent (14)



OFFICE SPACE

2050 MASSACHUSETTS AVE

Type: Office

Sale Type: Investment

Size: 33,793 SF RBA

Price: \$5,500,000

Built in: 1991

Leased: 100%



SAN BERNARDINO CITY OFFICIALS

JOHN VALDIVIA
MAYOR

SANDRA IBARRA
MAYOR PRO TEM

DAMON L. ALEXANDER
CITY COUNCIL MEMBER

KIMBERLY CALVIN
CITY COUNCIL MEMBER

THEODORE SANCHEZ
CITY COUNCIL MEMBER

JUAN FIGEUROA
CITY COUNCIL MEMBER

FRED SHORETT
CITY COUNCIL MEMBER

BEN REYNOSO
CITY COUNCIL MEMBER

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BOARD OF SUPERVISORS

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CHIEF EXECUTIVE OFFICER



Economic Development

SEIZE YOUR OPPORTUNITY!