



CALIFORNIA

CITY OF

LOMA LINDA

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.

LOMA LINDA CROSSROADS OF OPPORTUNITY

MAJOR EMPLOYERS

Loma Linda University
Loma Linda Healthcare
Loma Linda Medical Center
Veteran Health Administration

MAJOR INDUSTRIES

Health Care
Educational Services
Retail Trade
Food Services

Loma Linda ("Beautiful Hill"), originally known as "Mound City," has a history of being a health-conscious community. Loma Linda has been a national center of health and wellness research for decades. The tradition of promoting food health has continued over the years. Loma Linda is home to the world famous Loma Linda University and Medical Center. The Loma Linda University Medical Center and Children's Hospital contain the largest neonatal intensive care unit in California.



GENERAL CITY DEMOGRAPHICS

23.9K

POPULATION

0.428% GROWTH

3.8

AVERAGE HOUSEHOLD SIZE

18.7%

POVERTY RATE

\$333,200

MEDIAN PROPERTY VALUE

14.3% GROWTH

\$52,310

MEDIAN HOUSEHOLD INCOME

1.79% GROWTH

Source: datausa.io

MORE ABOUT LOMA LINDA

DID YOU KNOW....

IN 1993, LOMA LINDA BECAME THE FIRST "SMOKE-FREE" CITY IN SAN BERNARDINO COUNTY



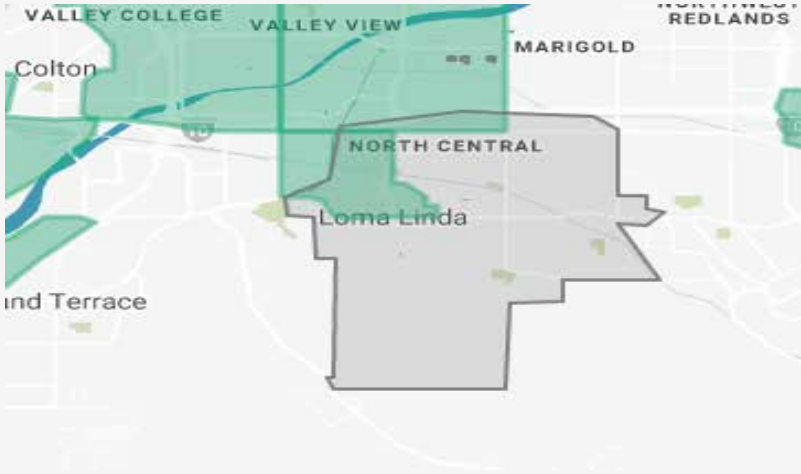
Loma Linda is located approximately 60 miles east of Los Angeles in San Bernardino County. While it is near the highly-developed job market of Los Angeles and Orange counties, it does provide a small town setting for your home, work or recreation. Adjacent to California's Interstate 10 freeway, Loma Linda is freeway close to beaches, mountains and desert resorts.



OPPORTUNITY ZONES

OZ MAP & DEMOGRAPHICS

- OPPORTUNITY ZONE
- LOMA LINDA CITY
- SAN BERNARDINO COUNTY



OPPORTUNITY ZONE CENSUS TRACT 2019 DATA

4.7K

POPULATION

\$20,376

PER CAPITA INCOME

29YR

MEDIAN AGE

\$34,677

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/LOMALINDA-CA](https://oppsites.com/cities/loomalinda-ca)

COMMERCIAL LAND

0281-091-23 E REDLANDS BLVD

Type: Land

Price: \$ 249,000

Sale Type: Owner User

Price/SF: \$17.86

Size: 13,939 SF

Zoning: EVC/GC



MULTIFAMILY

11067-11073 SAN JUAN ST

Type: Apartments

Price: \$ 1,800,000

CAP: 5.54%

Built in: 1940

Size: 4,050 SF GBA | 8 units

Sale Type: Investment



LOMA LINDA CITY OFFICIALS

PHIL DUPPER
MAYOR

T JARB THAIPEJR
CITY MANAGER

RON DAILEY
MAYOR PRO TEMP

BHAVIN JINDAL
CITY COUNCIL MEMBER

JOHN LENART
CITY COUNCIL MEMBER

RHODES RIGSBY
CITY COUNCIL MEMBER

T JARB THAIPEJR
ECONOMIC DEVELOPMENT
JTHAIPEJR@LOMALINDA-CA.GOV

BOARD OF SUPERVISORS

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FIFTH DISTRICT SUPERVISOR

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CHIEF EXECUTIVE OFFICER



Economic Development

SEIZE YOUR OPPORTUNITY!