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.

**WWW.LOMALINDA-CA.GOV**

**WWW.SELECTSBCOUNTY.COM**
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.
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.
OZ MAP & DEMOGRAPHICS

OPPORTUNITY ZONE CENSUS TRACT 2019 DATA

4.7K POPULATION
$20,376 PER CAPITA INCOME
29YR MEDIAN AGE
$34,677 MEDIAN HOUSEHOLD INCOME

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

COMMERCIAL LAND

0281-091-23 E REDLANDS BLVD
Type: Land
Sale Type: Owner User
Size: 13,939 SF
Price: $ 249,000
Price/SF: $17.86
Zoning: EVC/GC

MULTIFAMILY

11067-11073 SAN JUAN ST
Type: Apartments
CAP: 5.54%
Size: 4,050 SF GBA | 8 units
Price: $ 1,800,000
Built in: 1940
Sale Type: Investment