NEEDLES
CITY OF
COUNTY OF SAN BERNARDINO
CALIFORNIA
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.
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.

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Needles, founded in 1883, is one of the oldest living communities on the Colorado River, rich in history and promise for the future. The fabric of its past is intricately woven of influences of the river, the railroad, Old Trails Highway (later Route 66), the Mojave Indian Tribe, and pre-history — evidence of which abounds on the land.

**GENERAL CITY DEMOGRAPHICS**

- **Population**: 5.2K
- **Average Household Size**: 2.5
- **Poverty Rate**: 20.6%
- **Median Property Value**: $99,841
- **Median Household Income**: $39,856

**Source**: Environics Analytics
Needles was named after "The Needles", a group of pinnacles, mountain peaks in the Mohave Mountains on the Arizona side of the river to the south of the city. The large Mohave Native American community shares the nearby Fort Mojave Indian Reservation and the town. Needles is a gateway to the Mojave National Preserve.

DID YOU KNOW....
In the comic strip Peanuts, Snoopy's brother Spike lives in the desert outside Needles. Peanuts creator Charles Schulz lived in Needles as a boy.
OPPORTUNITY ZONE CENSUS TRACT 2019 DATA

4.2K POPULATION
$20,215 PER CAPITA INCOME

38YR MEDIAN AGE
$37,428 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/NEEDLES-CA

OFFICE BUILDING

1300 BAILEY AVE
Type: Office
Sale Type: Owner User
Size: 7,695 SF Avail.
Price: $620,000
Price/SF: $80.57
Built in: 1992

COMMERCIAL LAND

1401 J ST
Type: Land
Sale Type: Investment
Size: 42,688 SF
Price: $85,000
Price/SF: $1.99
Walk Score: Car-Dependent
# Currently Available Deals

<table>
<thead>
<tr>
<th>Type</th>
<th>Property Name</th>
<th>Type</th>
<th>Sale Type</th>
<th>Size</th>
<th>Price</th>
<th>Price/SF</th>
<th>Walk Score</th>
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</thead>
<tbody>
<tr>
<td>Multi-Family Residential</td>
<td>304 W Broadway St - Palms Apartments</td>
<td>Apartments</td>
<td>Investment</td>
<td>16 Units</td>
<td>5,114 SF GBA</td>
<td>$799,000</td>
<td>10.5%</td>
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<tr>
<td>Commercial Land</td>
<td>Bailey Ave</td>
<td>Commercial</td>
<td>Investment</td>
<td>271,379 SF</td>
<td>$329,940</td>
<td>$1.22</td>
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<td>Commercial Land</td>
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<td>Land</td>
<td>Investment</td>
<td>1,742,400</td>
<td>$450,000</td>
<td>$0.26</td>
<td>Car-Dependent</td>
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</tbody>
</table>
NEEDLES CITY OFFICIALS

JEFF WILLIAMS
MAYOR

EDWARD T. PAGET, M.D.
VICE MAYOR

RICK DANIELS
CITY MANAGER

TONA BELT
CITY COUNCIL MEMBER

TIM TERRAL
CITY COUNCIL MEMBER

ZACHERY LONGACRE
CITY COUNCIL MEMBER

KIRSTEN MERRITT
CITY COUNCIL MEMBER

ELLEN CAMPBELL
CITY COUNCIL MEMBER

PATRICK MARTINEZ
DEVELOPMENT SERVICES DIRECTOR
PMARTINEZ@CITYOFNEEDLES.COM

EDWARD T. PAGET, M.D.
ZACHERY LONGACRE
KIRSTEN MERRITT
ELLEN CAMPBELL

BOARD OF SUPERVISORS

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FOURTH DISTRICT SUPERVISOR

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FIFTH DISTRICT SUPERVISOR

LEONARD X. HERNANDEZ
CHIEF EXECUTIVE OFFICER

SEIZE YOUR OPPORTUNITY!

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