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.
The early 20th century arrival of the Pacific Electric Railroad to the area brought a higher degree of prosperity to the city, which started becoming known also as a vacation destination. Much of the city’s history is still in view today in downtown Redlands, whose State Street is largely comprised of beautiful historic buildings and locally-owned boutiques and shops.
DID YOU KNOW....
FOR MUCH OF ITS HISTORY REDLANDS WAS THE “WASHINGTON NAVEl ORANGE GROWING CAPITAL OF THE WORLD” WITH THE CITRUS INDUSTRY AS THE MAIN FOCUS OF ITS ECONOMY.

Redlands was known in 1900 as “The City of Millionaires” and later as “The City of Beautiful Homes.” Founded in 1881 and incorporated in 1888, Redlands is a quintessential “big town” with a “small town” feel.
OZ MAP & DEMOGRAPHICS

OPPORTUNITY ZONE CENSUS TRACT 2019 DATA

7.8K  
POPULATION

$15,893  
PER CAPITA INCOME

29YR  
MEDIAN AGE

$43,209  
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/REDLANDS-CA

OFFICE

837 ORANGE ST
Type: Office
Sale Type: Owner User
Size: 6,904 SF
Price: $470,000
Price/SF: 273.89
Built in: 1967

RETAIL

833 W COLTON AVE
Type: Freestanding Retail
Sale Type: Owner User
Size: 2,300 SF GLA
Price: $698,000
Price/SF: $303.48
Built in: 1963
## CURRENTLY AVAILABLE DEALS

### SPECIALTY BUILDING

<table>
<thead>
<tr>
<th>Address</th>
<th>Type</th>
<th>Sale Type</th>
<th>Size (SF GLA)</th>
<th>Price</th>
<th>Built in:</th>
<th>Leased:</th>
</tr>
</thead>
<tbody>
<tr>
<td>601 Lawton St</td>
<td>Lodge/ Meeting Hall</td>
<td>Owner User</td>
<td>6,600</td>
<td>$1,500,000</td>
<td>1950</td>
<td>3%</td>
</tr>
</tbody>
</table>

### COMMERCIAL LAND

<table>
<thead>
<tr>
<th>Address</th>
<th>Type</th>
<th>Sale Type</th>
<th>Size (SF)</th>
<th>Price</th>
<th>Price/SF:</th>
<th>Walk Score:</th>
</tr>
</thead>
<tbody>
<tr>
<td>900 New York St</td>
<td>Land</td>
<td>Investment</td>
<td>811,501</td>
<td>$20,288,070</td>
<td>$25.00</td>
<td>Car-Dependent (46)</td>
</tr>
<tr>
<td>39 W Colton Ave</td>
<td>Land</td>
<td></td>
<td>13,560</td>
<td>$329,000</td>
<td>$24.26</td>
<td>Walker’s Paradise (93)</td>
</tr>
</tbody>
</table>
# Redlands City Officials

- **Chairman**
  - Curt Hagman
  - Fourth District Supervisor
- **Vice Chair**
  - Josie Gonzales
  - Fifth District Supervisor
- **First District Supervisor**
  - Robert A. Lovingood
- **Second District Supervisor**
  - Janice Rutherford
- **Third District Supervisor**
  - Dawn Rowe
- **Chief Executive Officer**
  - Gary McBride

- **Mayor**
  - Paul Barich
- **Mayor Pro Tem**
  - Eddie Tejeda
- **City Manager**
  - Charles M. Duggan, Jr.
- **City Council Member**
  - Denise Davis
  - Jenna Guzman-Lowery
- **Economic Development Manager**
  - Cruz Esparza

- **Development Services Director**
  - Brian Desatnik

- **Redlands Opportunity Zones**
  - Economic Development

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**Board of Supervisors**

<table>
<thead>
<tr>
<th>First District Supervisor</th>
<th>Second District Supervisor</th>
<th>Vice Chair</th>
<th>Chairman</th>
<th>Fifth District Supervisor</th>
<th>Chief Executive Officer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Col. Paul Cook (Ret.)</td>
<td>Janice Rutherford</td>
<td>Dawn Rowe</td>
<td>Curt Hagman</td>
<td>Joe Baca, Jr.</td>
<td>Leonard X. Hernandez</td>
</tr>
</tbody>
</table>

**Seize Your Opportunity!**

[www.cityofredlands.org](http://www.cityofredlands.org)
[www.selectsbccounty.com](http://www.selectsbccounty.com)