CITY OF UPLAND
COUNTY OF SAN BERNARDINO
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.
Already a big citrus production area at the time of its incorporation in 1906, Upland (originally named North Ontario) took shape as a small rural town grounded in an agricultural base. As the 20th century unfolded, the city developed into a residential and retail community, keeping its country and urban flavor while absorbing the cultural influence of its large neighbor to the west, Los Angeles.
MORE
ABOUT UPLAND

DID YOU KNOW....
Nicknamed "The City of Gracious Living," Upland today is a diversified city which still retains its original small town charm.

Upland is located at the foot of the San Gabriel Mountains on an east-west trail that was used by the Indians and Spanish missionaries, part of what is now known as the Old Spanish Trail.
OZ MAP & DEMOGRAPHICS

OPPORTUNITY ZONE CENSUS TRACT 2019 DATA

6.9K
POPULATION

$12,636
PER CAPITA INCOME

32YR
MEDIAN AGE

$53,744
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/UPLAND-CA

INDUSTRIAL SPACE

289 N MCArTHUR WAY
Type: Warehouse
Tenancy: Single
Size: 12,230 SF
Price: —
Built in: 2000
Leased: 100%

OFFICE SPACE

700 N MOUNTAIN AVE
Type: Office
Sale Type: Owner User
Size: 5,200 SF Available
Price: $ 2,400,000
Built in: 1975
Leased: 8.77%
**UPLAND**

**CITY OFFICIALS**

<table>
<thead>
<tr>
<th>Position</th>
<th>Name</th>
<th>Title</th>
<th>Email</th>
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<tbody>
<tr>
<td>Mayor</td>
<td>Bill Vento</td>
<td></td>
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<tr>
<td>Mayor Pro Tem</td>
<td>Rudy Zuniga</td>
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<tr>
<td>Acting City Manager</td>
<td>Stephen Parker</td>
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<tr>
<td>City Council Member</td>
<td>Janice Elliott</td>
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<tr>
<td>City Council Member</td>
<td>Carlos Garcia</td>
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<tr>
<td>City Council Member</td>
<td>Shannan Maust</td>
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<tr>
<td>Development Services Dire</td>
<td>Robert Dalquest</td>
<td></td>
<td><a href="mailto:Rdalquest@UplandCA.gov">Rdalquest@UplandCA.gov</a></td>
</tr>
<tr>
<td>Development Services Man</td>
<td>Liz Chavez</td>
<td></td>
<td><a href="mailto:Lchavez@UplandCA.gov">Lchavez@UplandCA.gov</a></td>
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<td>Economic Development Coor</td>
<td>Melecio Picazo</td>
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<td><a href="mailto:Mpicazo@UplandCA.gov">Mpicazo@UplandCA.gov</a></td>
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**BOARD OF SUPERVISORS**

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

**SEIZE YOUR OPPORTUNITY!**