

CALIFORNIA

CITY OF
UPLAND

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.



UPLAND CROSSROADS OF OPPORTUNITY

MAJOR EMPLOYERS

San Antonio Regional Hospital
Upland Unified School District
City of Upland
Walmart
Home Depot
Lewis Group
Target
Holliday Rock Company

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.



MAJOR INDUSTRIES

Health Care
Retail Trade
Educational Services
Manufacturing

GENERAL CITY DEMOGRAPHICS

78.8K
POPULATION

2.8
AVERAGE HOUSEHOLD SIZE

12.5%
POVERTY RATE

\$525,700
MEDIAN PROPERTY VALUE

\$72,782
MEDIAN HOUSEHOLD INCOME

Source: State Department of Finance

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.

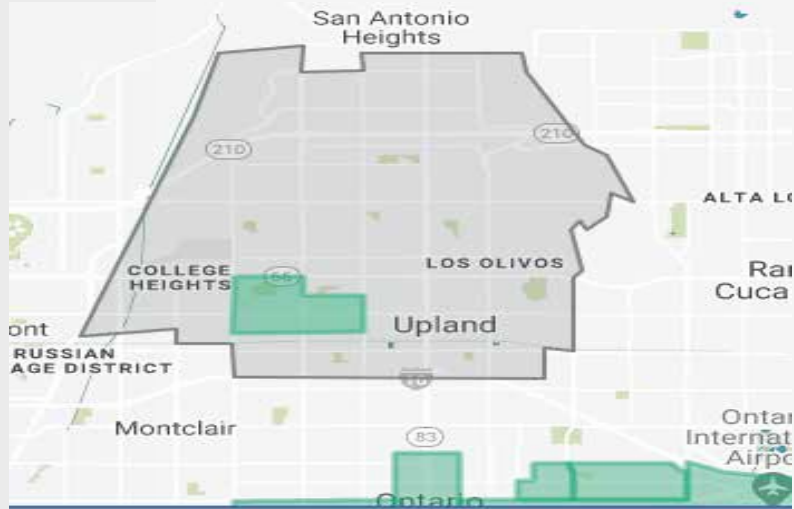


Upland is located at the foot of the San Gabriel Mountains on an east-west trail that was used by the Indians and Spanish missionaries, part of what is now known as the Old Spanish Trail.



OZ MAP & DEMOGRAPHICS

- OPPORTUNITY ZONE
- UPLAND CITY
- SAN BERNARDINO COUNTY



OPPORTUNITY ZONE CENSUS TRACT 2019 DATA

6.9K

POPULATION

\$12,636

PER CAPITA INCOME

32YR

MEDIAN AGE

\$53,744

MEDIAN HOUSEHOLD INCOME

Source: Esri forecast data for 2019 based on U.S. Census Bureau, Census 2010 Summary File 1.



UPLAND OPPORTUNITY ZONES

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](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

BILL VELTO
MAYOR

RUDY ZUNIGA
MAYOR PRO TEM

STEPHEN PARKER
ACTING CITY MANAGER

JANICE ELLIOTT
CITY COUNCIL MEMBER

CARLOS GARCIA
CITY COUNCIL MEMBER

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BOARD OF SUPERVISORS

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CHAIRMAN
FOURTH DISTRICT SUPERVISOR

JOE BACA, JR.
FIFTH DISTRICT SUPERVISOR

LEONARD X. HERNANDEZ
CHIEF EXECUTIVE OFFICER



Economic Development

SEIZE YOUR OPPORTUNITY!