

CALIFORNIA

CITY OF ADELANTO

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.

ADELANTO CROSSROADS OF OPPORTUNITY

MAJOR EMPLOYERS

The Boring Company (Elon Musk)
General Atomics
Northwest Pipes
Commercial Wood Products
Copart, Inc.
Value Windows
Adelanto School District
Dae Won Food

MAJOR INDUSTRIES

Transportation
Retail trade
Health Care
Manufacturing
Cannabis

Adelanto was founded in 1915 by E. H. Richardson, the inventor of what became the Hotpoint Electric Iron. Acres of deciduous fruit trees once grew in the city, which became known in the state for its fresh fruit and cider. The orchards thrived until the Great Depression, when they were replaced by poultry ranches.



GENERAL CITY DEMOGRAPHICS

35.2 K

POPULATION

1.72% GROWTH

3.9

AVERAGE HOUSEHOLD SIZE

38.5%

POVERTY RATE

\$151,600

MEDIAN PROPERTY VALUE

16.7% GROWTH

\$34,446

MEDIAN HOUSEHOLD INCOME

16.2% GROWTH

Source: datausa.io

3

WWW.CI.ADELANTO.CA.US
WWW.SELECTSBCOUNTY.COM

MORE ABOUT ADELANTO

DID YOU KNOW....

ADELANTO HAS A PRIVATE SECTOR DRIVEN LAND USE DEPARTMENT (BUILDING AND SAFETY DIVISION, PLANNING DIVISION, ENGINEERING DIVISION).

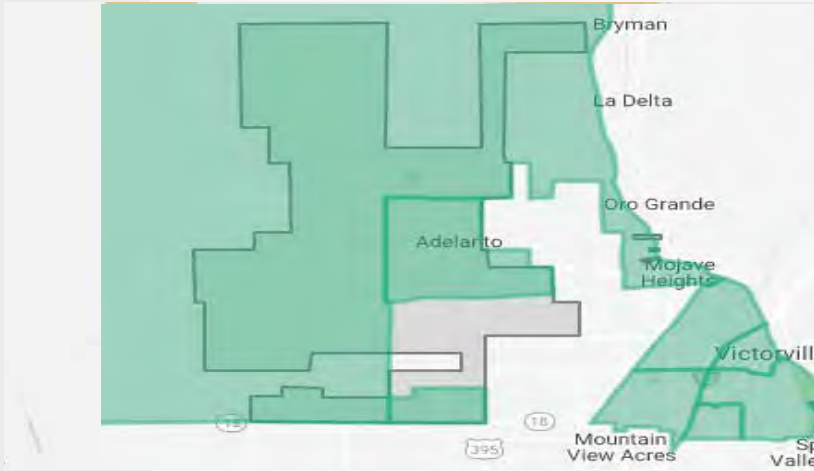


Adelanto continued as a "community services district" until 1970, when the city incorporated, and Adelanto became San Bernardino County's smallest city. The name Adelanto means 'Progress' or 'Advance' in Spanish, and was first given to the post office that was established on the site in 1917.



OZ MAP & DEMOGRAPHICS

- OPPORTUNITY ZONE
- ADELANTO CITY
- SAN BERNARDINO COUNTY



OPPORTUNITY ZONE CENSUS TRACT 2019 DATA

17.5K

POPULATION

\$11,548

PER CAPITA INCOME

26.4 YR

MEDIAN AGE

\$34,555

MEDIAN HOUSEHOLD INCOME

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



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/ADELANTO-CA](https://oppsites.com/cities/adelanto-ca)

ADELANTO CITY CENTER

NWC of Highway 395 & Air Expressway

Type: Development
Retail Construction
Size: 60,000 SF

48 acre, mixed-use project
Location: The heart of Adelanto's downtown hub



RETAIL SPACE

11419 BARTLETT AVE

Type: Freestanding Retail
Built In: 1960
Size: 998 SF

Price: \$173,000
Price/SF: \$173.35
Leased:100%



CURRENTLY AVAILABLE DEALS

RESIDENTIAL LAND

11350 BROCKMAN AVE

Type: Land

Sale Type: Investment

Size: 10,454 SF

Price: \$22,500

Price/SF: \$18.69

Walk Score: Car-Dependent (28)



COMMERCIAL LAND

ALDEN & PEARMAIN

Type: Land

Zoning: ADD + CANNABIS

Size: 212,572 SF

Price: \$120,000

Price/SF: \$0.56

Walk Score: Car-Dependent (0)



INDUSTRIAL LAND

RANCHO RD & RACoon AVE

Type: Land

Sale Type: Investment

Size: 122,839 SF

Price: \$1,965,424

Price/SF: \$16.00

Walk Score: Car-Dependent (0)



ADELANTO CITY OFFICIALS

GABRIEL REYES
MAYOR

JESSIE FLORES
CITY MANAGER

GERARDO HERNANDEZ
MAYOR PRO TEM

JOY JEANNETTE
CITY COUNCIL MEMBER

STEEVONNA EVANS
CITY COUNCIL MEMBER

DANIEL RAMOS
CITY COUNCIL MEMBER

JESSIE FLORES
CITY MANAGER
ECONOMICDEVELOPMENT@CI.ADELANTO.CA.US

BOARD OF SUPERVISORS

COL. PAUL COOK (RET.)
FIRST DISTRICT SUPERVISOR

JANICE RUTHERFORD
SECOND DISTRICT SUPERVISOR

DAWN ROWE
Vice Chair
THIRD DISTRICT SUPERVISOR

CURT HAGMAN
CHAIRMAN
FOURTH DISTRICT SUPERVISOR

JOE BACA, JR.
FIFTH DISTRICT SUPERVISOR

LEONARD X. HERNANDEZ
CHIEF EXECUTIVE OFFICER



Economic Development

SEIZE YOUR OPPORTUNITY!