



**ONTARIO, CALIFORNIA**  
**OPPORTUNITY ZONE PROSPECTUS**







## EXECUTIVE SUMMARY

Ontario is a rapidly growing city located on the western edge of the Inland Empire, a metropolis of 4.2 million people and part of the Southern California mega-region of over 24 million people.

Ontario has a diverse economy with a broad range of business sectors, including manufacturing and logistics, and an emerging technical and professional hub.

Ontario is committed to embracing its historic roots while embracing the innovation that comes with growth and evolution of the economy.

Ontario has a strong commitment to improving educational outcomes and workforce development opportunities for residents.

Ontario International Airport is growing and will continue to be a driving force for the regional economy.

Ontario is investing in community assets that enhance the quality of life for the region and make Ontario a “complete community” where residents want to live, work and play.

Ontario’s Opportunity Zone covers four contiguous census tracts with tremendous opportunity for investors to make a big impact in the lives of area residents.

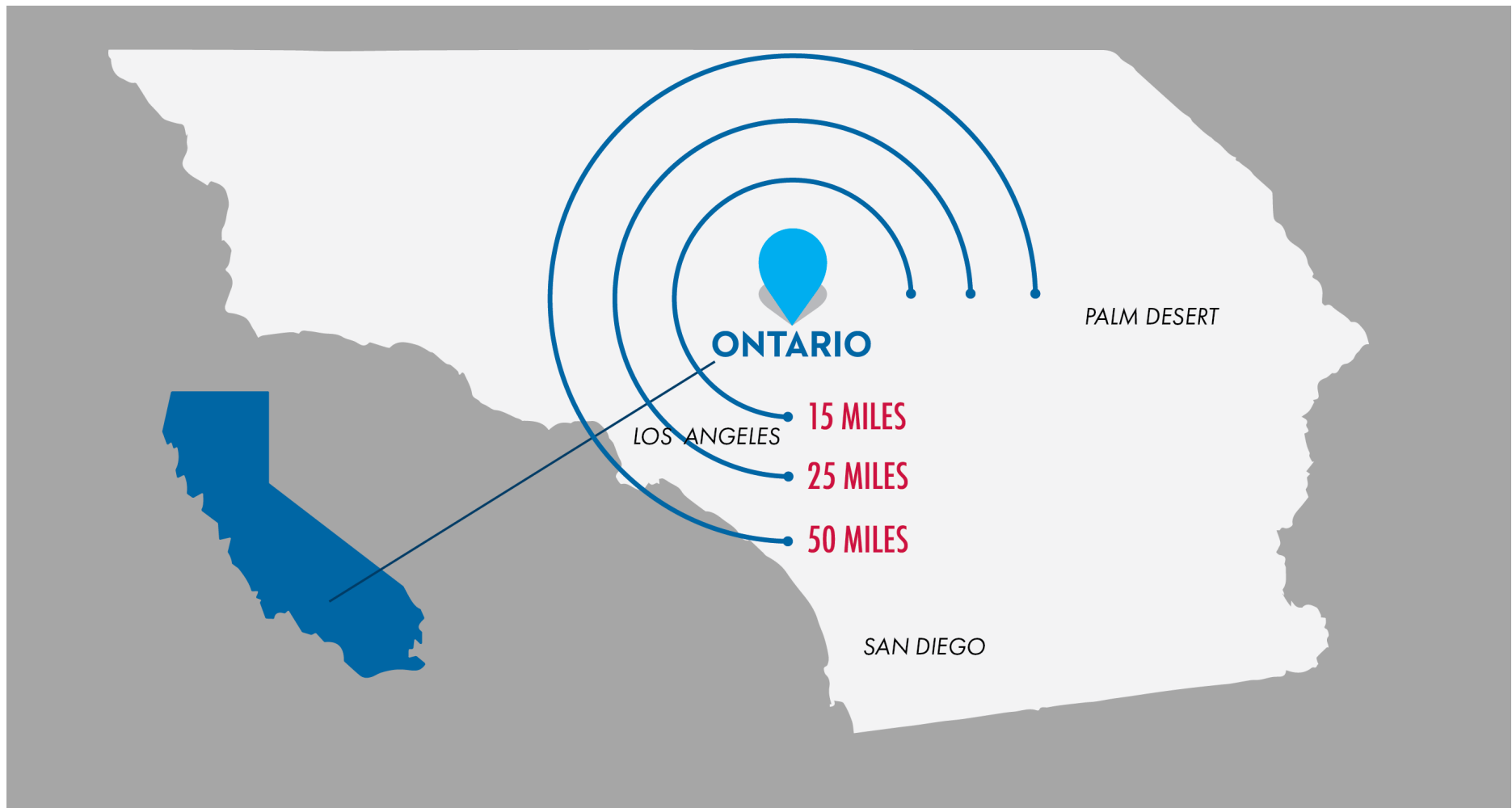
Ontario offers Strike Team service to help facilitate your development process. Contact the Economic Development Department at (909) 395-2005 or [ontarioeda@ontarioca.gov](mailto:ontarioeda@ontarioca.gov).

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# ONTARIO, CALIFORNIA



Located in the Heart of Southern California, the City of Ontario is located less than an hour away from all of the amenities and assets the region has to offer. Whether playing at the beach or skiing in the mountains, whether enjoying the vibrant nightlife of the top entertainment district in the world or golfing in a desert playground, Ontario is in the center of it all.





# OPPORTUNITY ZONE PROGRAM BENEFITS

**The Tax Cuts and Jobs Act of 2017 established Internal Revenue Code 1400Z, establishing OPPORTUNITY ZONES**

The Opportunity Zone Program provides an incentive for investors to reinvest capital gains into Opportunity Funds in exchange for temporary tax deferral and reduction tied to long-term investing.

The provision has two main tax incentives:

- Allows for the temporary deferral of capital gains taxes.
  - Investors that hold Opportunity Fund Investments for 5 years can reduce their gains by 10% (will only owe taxes on 90% of their capital gains).
  - Investors that hold Opportunity Fund Investments for 7 years can reduce their gains by another 5% (will only owe taxes on 85% of their capital gains).
  - Taxes are deferred until they sell their Opportunity Fund Investment, or December 31, 2026 whichever is sooner.
- Excludes from taxable income the capital gain associated with the sale of the original investment if the investment is held for at least 10 years.

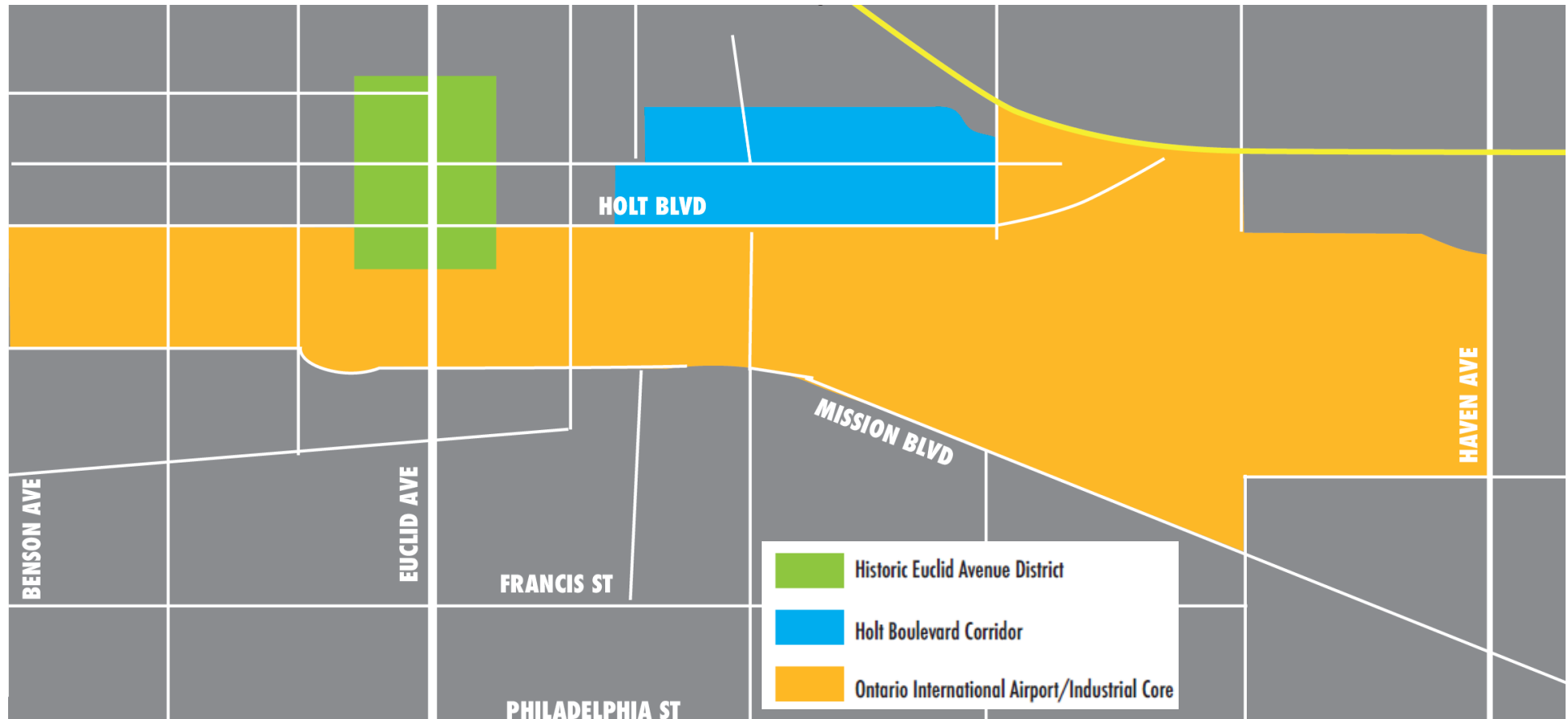


## OPPORTUNITY ZONE

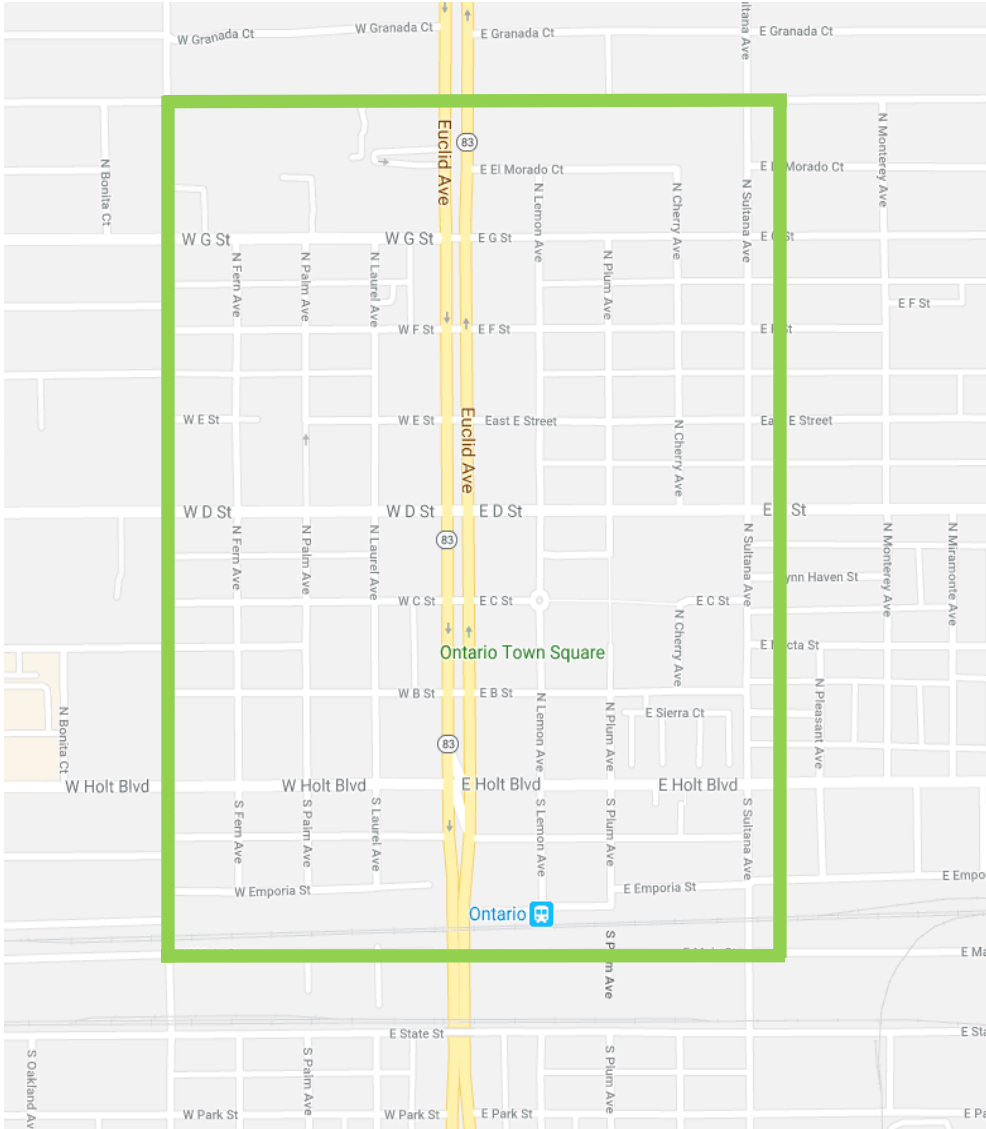




## OPPORTUNITY ZONE

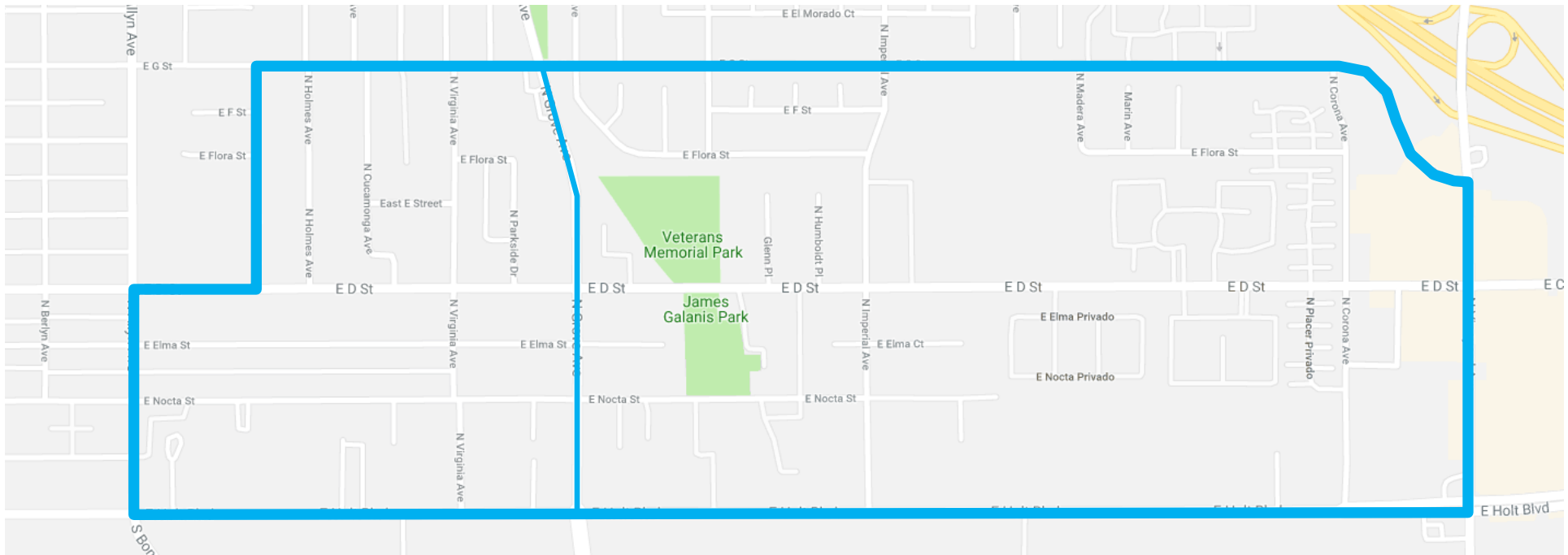


*The Ontario Opportunity Zone consists of four census tracts that are grouped into three distinct areas based on geographic location and the type of opportunities available within each area.*





## HOLT BOULEVARD CORRIDOR



### *Holt Corridor Assets*

- Close proximity to transportation assets, such as freeways, rail lines, and airport
- Close to Ontario Convention Center and other visitor and tourism related businesses
- Single-family residential neighborhoods with schools, parks and recreation facilities
- Major historic east-west thoroughfare that once connected Los Angeles with Palm Springs before construction of Interstate 10

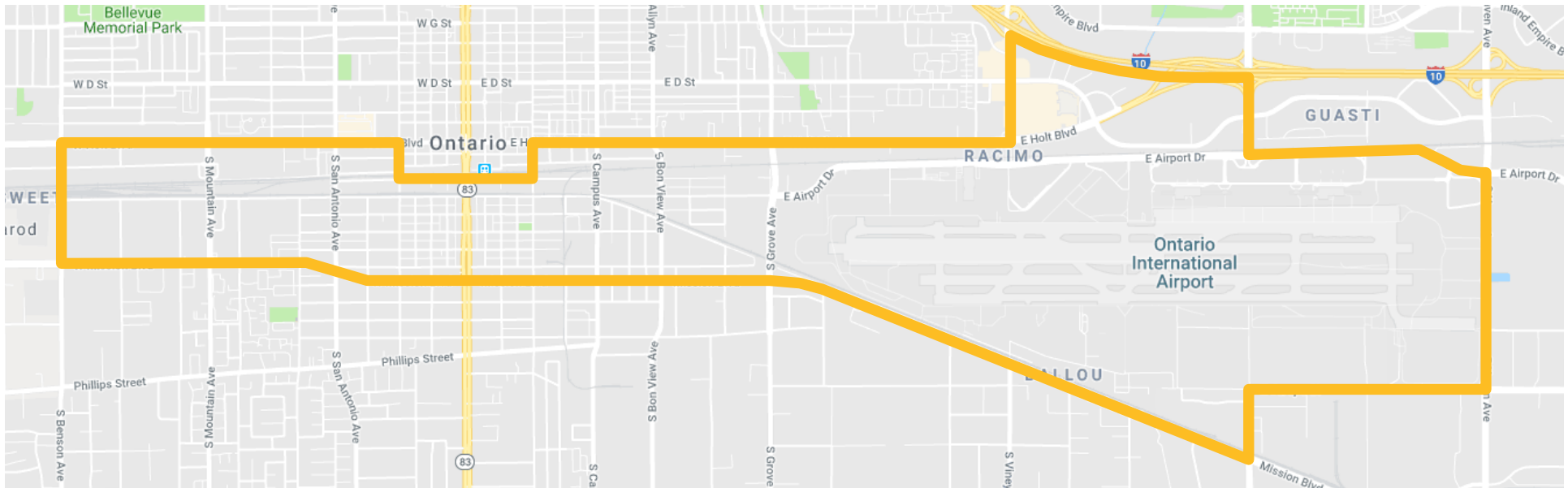
### *Holt Corridor Opportunities*

- Multiple investment opportunities for mixed-use commercial and multi-family development centered at major intersections
- Restaurant, retail and visitor-related uses near the Ontario Convention Center
- Opportunity to revitalize an historic boulevard with many vacant land parcels and structures in need of rehabilitation





## ONTARIO AIRPORT/INDUSTRIAL CORE



### *ONT/Industrial Assets*

- Ontario International Airport, home to air cargo hubs for UPS and FedEx, in addition to over 5 million commercial passengers annually
- Millions of square feet of existing industrial real estate, hundreds of businesses and thousands of employees
- Ontario Convention Center, hospitality district and immediate access to Interstate 10
- Two rail lines border district, BNSF and Union Pacific, as well as major roads Holt and Mission Blvds.

### *ONT/Industrial Opportunities*

- Majority of land within area is zoned for industrial use
- Opportunity to redevelop older industrial assets
- Investment in airport related, especially air cargo related, industrial assets