



# COUNTY OF SAN BERNARDINO (S&P AA+)

## Child Support Services

191 N. Vineyard Avenue, Ontario, CA



### OFFERING MEMORANDUM

- ANNUAL RENT INCREASES
- Adjacent to the future home of Up Clinic offering occupational therapy services. Other tenants in the area include Starbucks, Comfort Inn, Best Western.
- Located at the entrance to the Ontario International Airport

# DISCLAIMER

*Offered Exclusively By:*

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*The Royston Group*

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*Los Angeles, CA 90049*

## FINANCIAL OVERVIEW

**TENANT:** San Bernardino County

**AGENCY:** Child Support Services

**LEASE START:** August 1, 2023

**LEASE EXPIRATION:** July 31, 2033

### **ORIGINAL LEASE**

**TERM:** 10 years

### **LEASE TERM**

**REMAINING:** 7 plus years

**TERMINATION RIGHTS:** End of 8<sup>th</sup> year of the original lease term with one year notice to landlord

**RENT INCREASES:** 2.6% Annually

**Price \$5,500,000**

**6.33% Return**

**LOCATION:** The property is located at 191 N. Vineyard Avenue in Ontario, California.

**LOT SIZE:** Approximately .46 acres

**IMPROVEMENTS:** The improvement consist of a two (2) story 16,400 square foot office building, built in 2008.

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# INCOME AND EXPENSES PROJECTED 2025

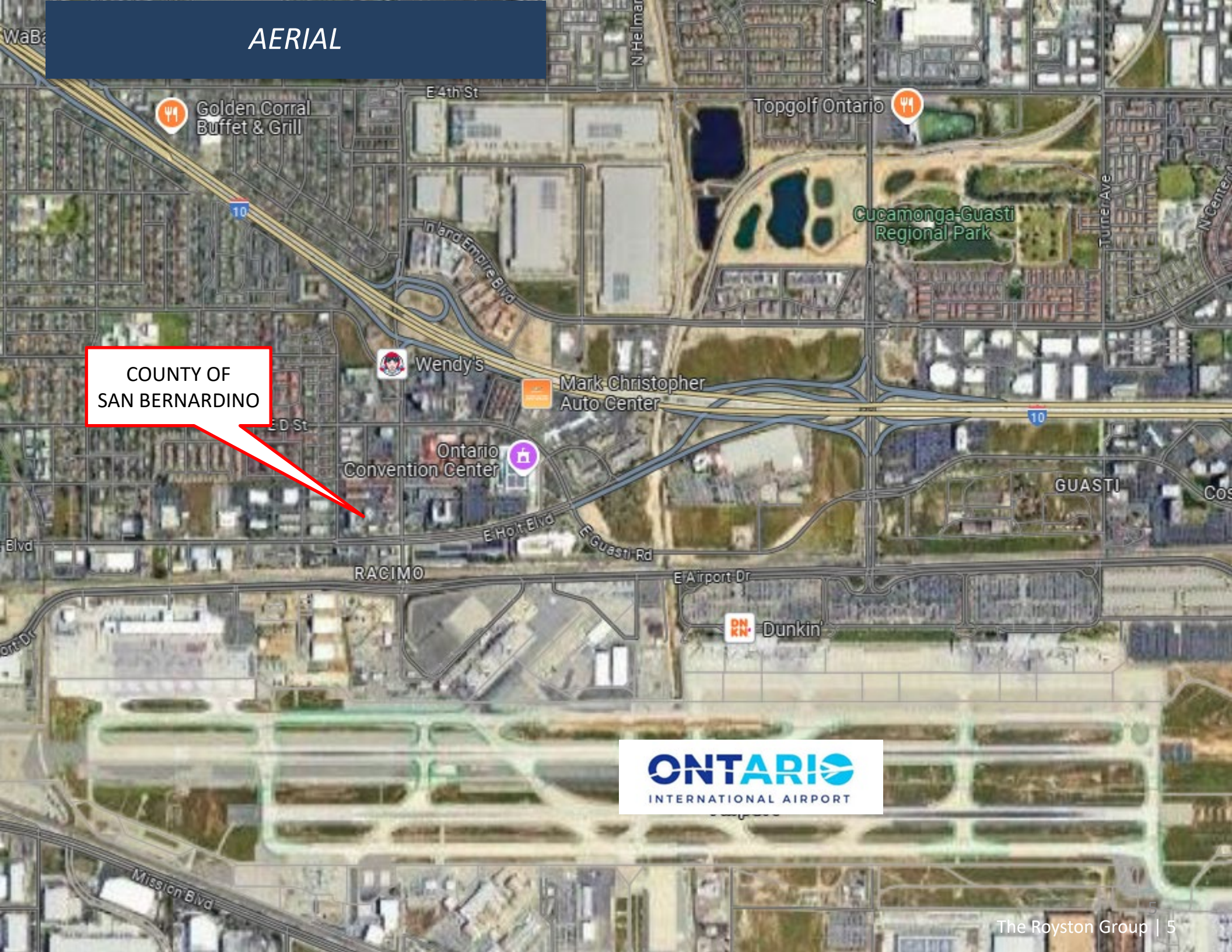
INCOME	Annual
Base Rent	\$645,146
Janitorial & Day Porter Reimb.	\$21,648
Utilities Reimb. Cap. \$68,880	\$73,096
<b>Gross Income</b>	<b>\$739,890</b>

EXPENSE	
<b>Building Direct Expenses</b>	
Water	\$2,340
Trash	\$7,290
Maintenance	\$9,652
Repairs	\$7,611
Janitorial & Day Porter	\$48,922
Gas	\$1,865
Electricity	\$141,976
Bldg. Interior	\$123,519
Parking Lot	\$18,457
Utilities (internet)	\$6,242
<b>Total Building Direct Expenses</b>	<b>\$225,898</b>

INCOME AND EXPENSES CONT.	
<b>Common Area Expenses</b>	
Landscaping	\$16,600
Security	\$45,137
Common Area Water	\$319
Common Area Day Porter	\$3,377
Common Back Flow Test	\$1,081
<b>Total Common Area Expenses</b>	<b>\$66,514</b>
<b>General Expenses</b>	
Insurance	\$12,231
Real Estate Taxes	\$61,600
Management Fee	\$25,704
<b>Expenses</b>	<b>\$99,535</b>
<b>TOTAL EXPENSES</b>	<b>\$391,947</b>
<b>NET OPERATING INCOME</b>	<b>\$347,943</b>

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# AERIAL



COUNTY OF  
SAN BERNARDINO



# TENANTS IN THE AREA

COUNTY OF  
SAN BERNARDINO



6 Ontario, Convention...  
3.7 (931)  
2-star hotel



N Corona Ave

E Elma Ct



Best Western Plus  
Ontario Airport &...  
4.2 (1188)  
2-star hotel



Folk Inn  
3.3 (646)  
3-star hotel



Comfort Suites  
Ontario Airport...  
4.1 (818)  
2-star hotel



Azure Hotel & Suites,  
Trademark Collection...  
4.1 (1848)  
3-star hotel



E Holt Blvd

at A Car  
Airport



E Airport Dr

S Vineyard Ave





# TENANT INFORMATION

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Annual budget \$5.9 billion

Employees over 25,000

S&P Rating “AA+”

San Bernardino County officially the County of San Bernardino and sometimes abbreviated as S.B. County, is a county located in the southern portion of the U.S. state of California and is located within the Inland Empire area. As of the 2020 U.S. Census, the population was 2,181,654, making it the fifth-most populous county in California and the 14th-most populous in the United States. The county seat is San Bernardino.

While included within the Greater Los Angeles area, San Bernardino County is included in the Riverside–San Bernardino–Ontario metropolitan statistical area.

With an area of 20,105 square miles, San Bernardino County is the largest county in the contiguous United States by area, although some of Alaska's boroughs and census areas are larger. The county is close to the size of West Virginia.

This vast county stretches from where 93% of the county population resides in three Census County Divisions (Fontana, San Bernardino, and Victorville-Hesperia), counting 1,793,186 people as of the 2010 Census, covering 1,730 square miles, across the thinly populated deserts and mountains. It spans an area from south of the San Bernardino Mountains in San Bernardino Valley, to the Nevada border and the Colorado River.

With a population that is 53.7% Hispanic as of 2020, it is California's most populous majority-Hispanic county and the second-largest nationwide.

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# AREA INFORMATION

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Ontario is a city in southwestern San Bernardino County in the U.S. state of California, 35 miles east of downtown Los Angeles and 23 miles west of downtown San Bernardino, the county seat. Located in the western part of the Inland Empire metropolitan area, it lies just east of Los Angeles County and is part of the Greater Los Angeles Area. As of the 2020 Census, the city had a population of 175,265. It takes its name from the Ontario Model Colony development established in 1882 by the Canadian engineer George Chaffey and his brothers William Chaffey and Charles Chaffey. They named the settlement after their home province of Ontario.

The city is home to the Ontario International Airport, which is the 15th-busiest airport in the United States by cargo carried. Ontario handles the mass of freight traffic between the ports of Los Angeles and Long Beach and the rest of the country. The Ontario International Airport provides domestic and international air travel. Because of the many manufacturing companies and warehouses in the city, the airport also serves as a major hub for freight, especially for FedEx and UPS.

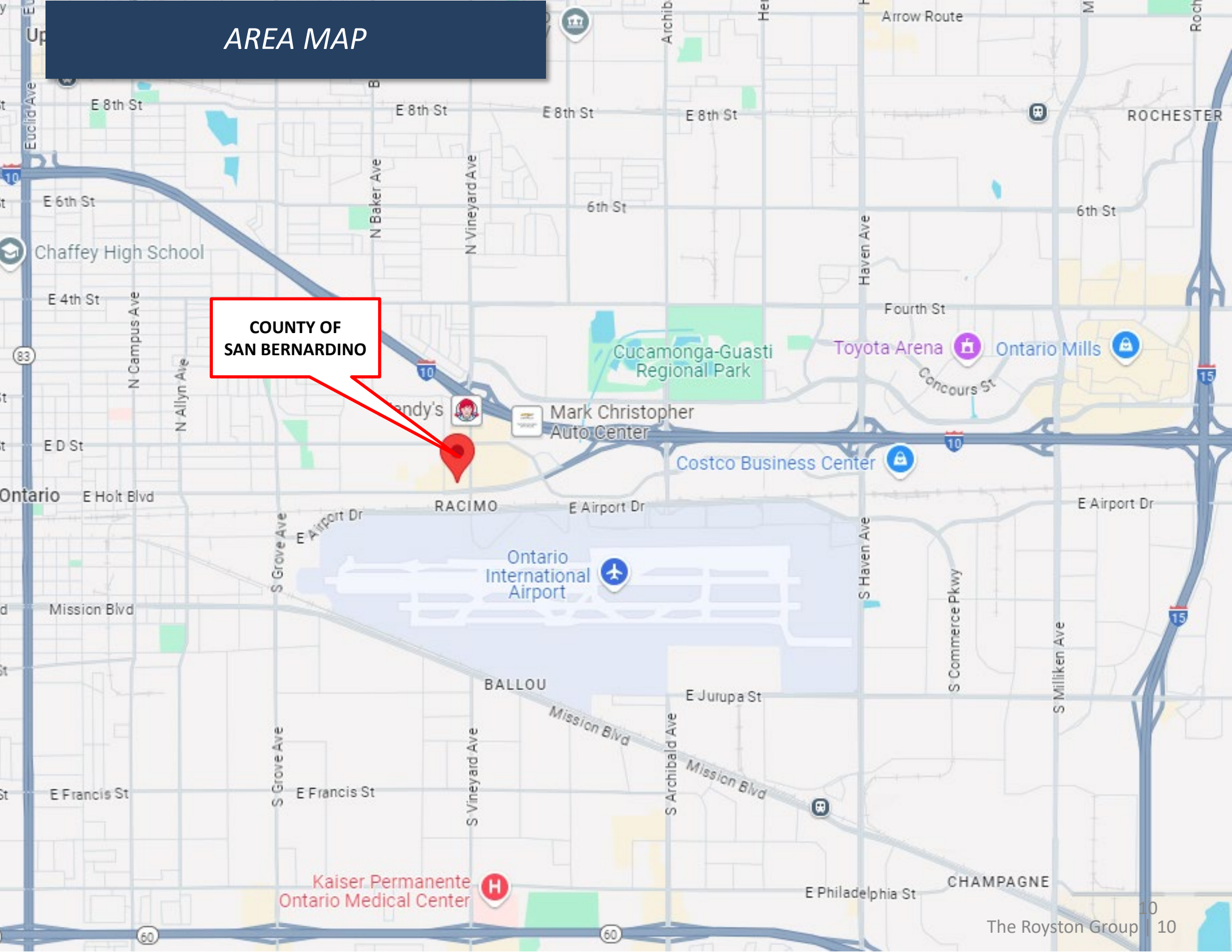
Because Ontario is a major hub for passengers and freight, the city is also served by several major freeways. Interstate 10 and the Pomona Freeway (State Route 60) run east–west through the city. Interstate 10 is north of the Ontario airport while the Pomona freeway is south of the airport. Interstate 15 runs in the north–south directions at the eastern side of the city. State Route 83, also known as Euclid Avenue, also runs in the north–south direction at the western side of the city.

The Toyota Arena is a multipurpose arena which opened in late 2008. It is owned by Ontario, but is operated by SMG Worldwide. It is an 11,000-seat multi-purpose arena, the largest enclosed arena in the Inland Empire. Over 125 events are held annually featuring sporting competitions, concerts, and family shows.

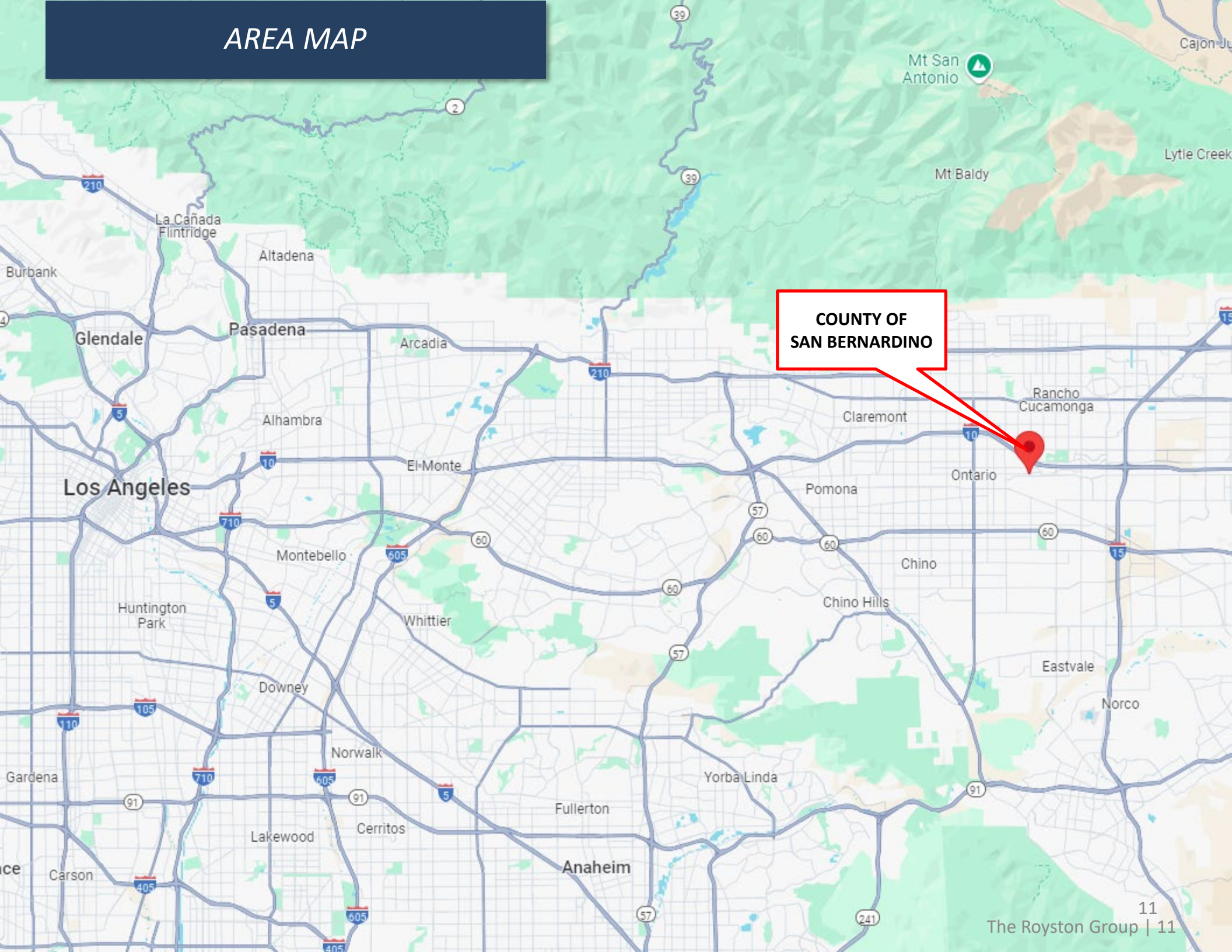
In January 2015, the American Hockey League, a minor league above the ECHL, announced that it was forming a new Pacific Division and would be replacing the ECHL Ontario Reign with a relocated team. The Kings relocated the Manchester Monarchs, a franchise they had owned and operated since 2012, and became the Ontario Reign beginning with the 2015–16 AHL season.

# AREA MAP

**COUNTY OF  
SAN BERNARDINO**

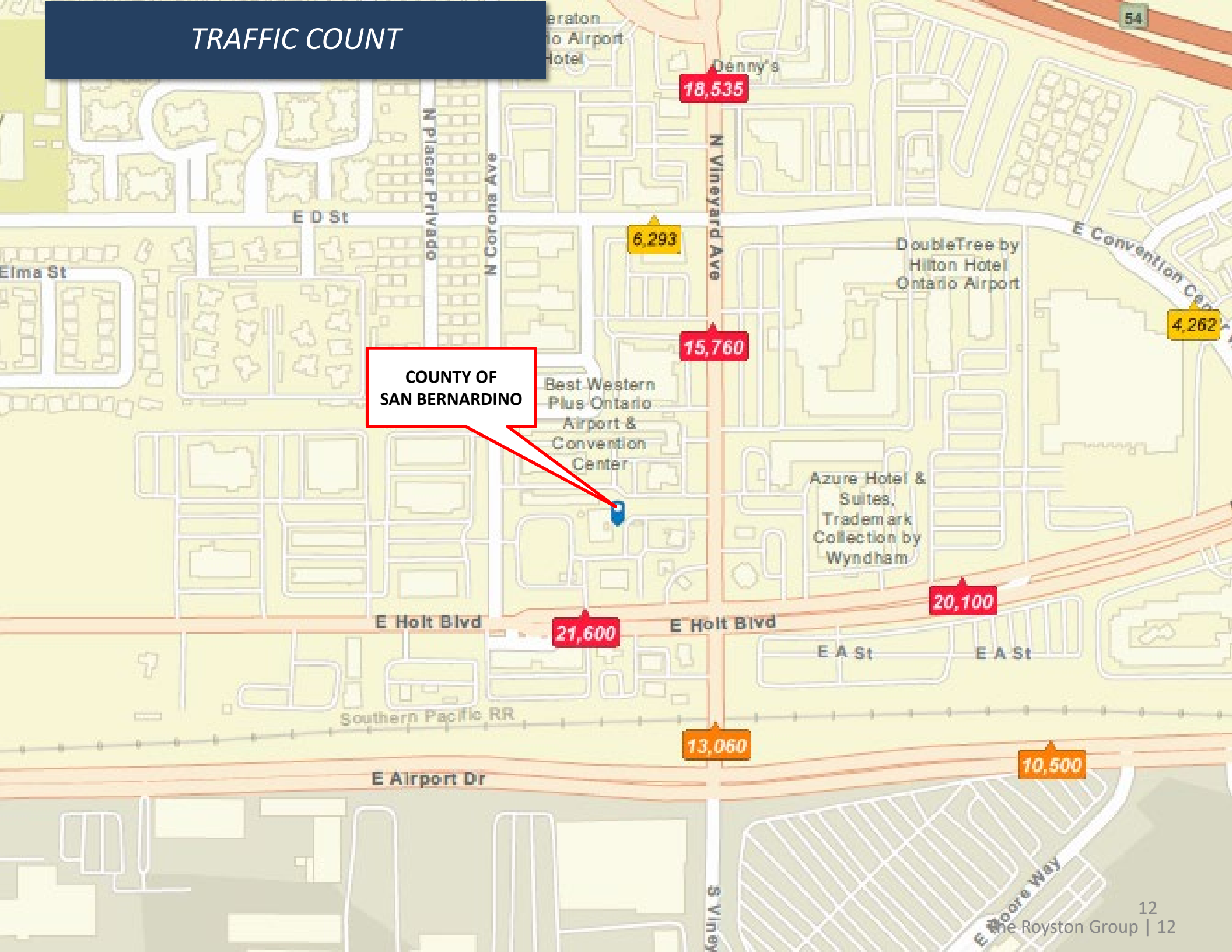


# AREA MAP



**COUNTY OF  
SAN BERNARDINO**

# TRAFFIC COUNT



COUNTY OF  
SAN BERNARDINO

# DEMOGRAPHICS

## 191 N. Vineyard Ave., Ontario, CA



2024 Population – 5 Miles

369,027



2024 Average Household Income

\$109,077



Average Home Value

\$677,010

<i>Population Summary</i>	<i>1 Mile</i>	<i>3 Mile</i>	<i>5 Mile</i>
2024 Total Population	11,621	135,749	369,027
<i>Income</i>	<i>1 Mile</i>	<i>3 Mile</i>	<i>5 Mile</i>
2024 Average Household Income	\$86,408	\$95,593	\$109,077
<i>Households</i>	<i>1 Mile</i>	<i>3 Mile</i>	<i>5 Mile</i>
Households	3,481	41,344	119,167

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**ONTARIO**  
INTERNATIONAL AIRPORT

Community  
Christian Fellowship



Child Support Services



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