



Value per acre map of
Auckland, New Zealand

URBAN3

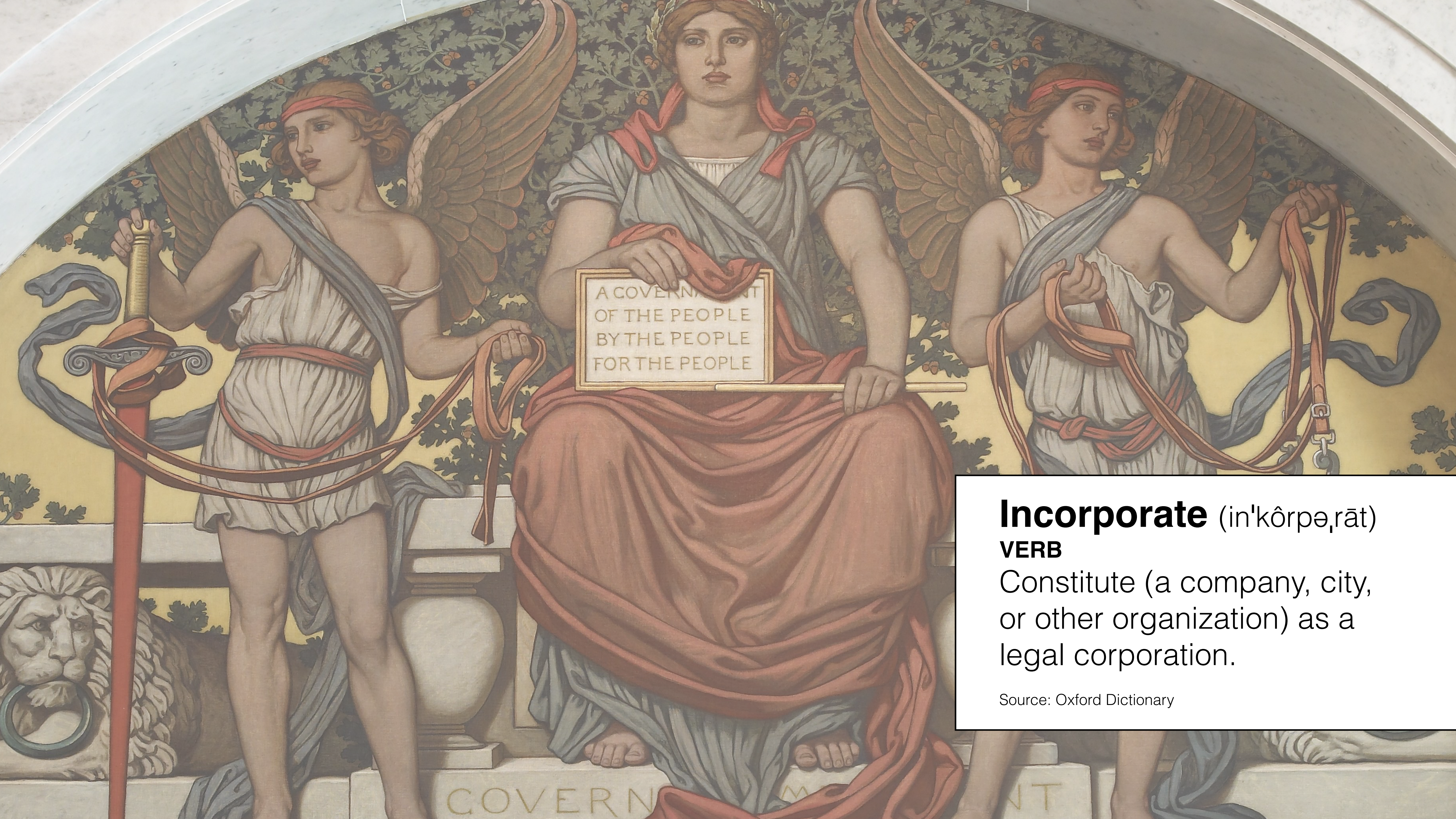
Dollars and \$ense of City Development



What is a City?



What is a City?



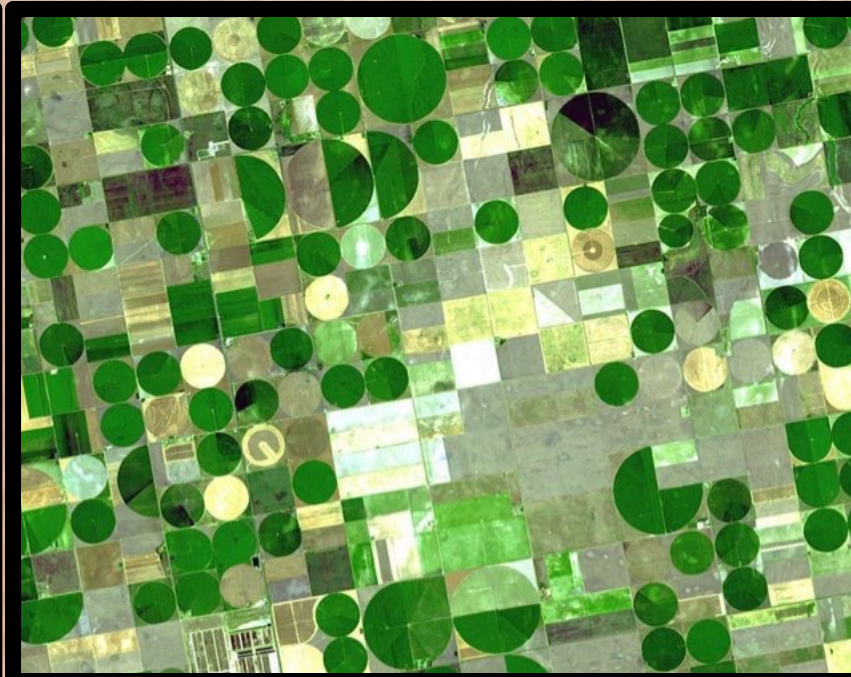
Incorporate (in'kôrpə,rāt)

VERB

Constitute (a company, city, or other organization) as a legal corporation.

Source: Oxford Dictionary

Land Production





For 40 years this building remained vacant..... its tax value in 1991 was just over **\$300,000**



Today the building is valued at over **\$11,000,000** an increase of over **3500%** in **15 years**

The lot is less than **1/5 acre**



Asheville Walmart



Downtown



\$11,000,000 Tax Value

Asheville Walmart



\$20,000,000 Tax Value

Downtown



\$11,000,000 Tax Value

Asheville Walmart

Downtown



\$20,000,000 Tax Value



\$11,000,000 Tax Value



Asheville Walmart

Downtown



\$20,000,000 Tax Value



\$11,000,000 Tax Value



Land Consumed (acres)

\$6.5K

Total Property Taxes/Acre



\$634K

Asheville Walmart

Downtown



\$20,000,000 Tax Value

\$11,000,000 Tax Value

34

0.2

Land Consumed (acres)

\$6.5K

\$634K

Total Property Taxes/Acre

\$48K

\$84K

City Sales Taxes/Acre

Asheville Walmart

Downtown



\$20,000,000 Tax Value

\$11,000,000 Tax Value

34

0.2

Land Consumed (acres)

\$6.5K

\$634K

Total Property Taxes/Acre

\$48K

\$84K

City Sales Taxes/Acre

0

90

Residents/Acre

Asheville Walmart

Downtown



\$20,000,000 Tax Value

\$11,000,000 Tax Value

34

0.2

Land Consumed (acres)

\$6.5K

\$634K

Total Property Taxes/Acre

\$48K

\$84K

City Sales Taxes/Acre

0

90

Residents/Acre

6

74

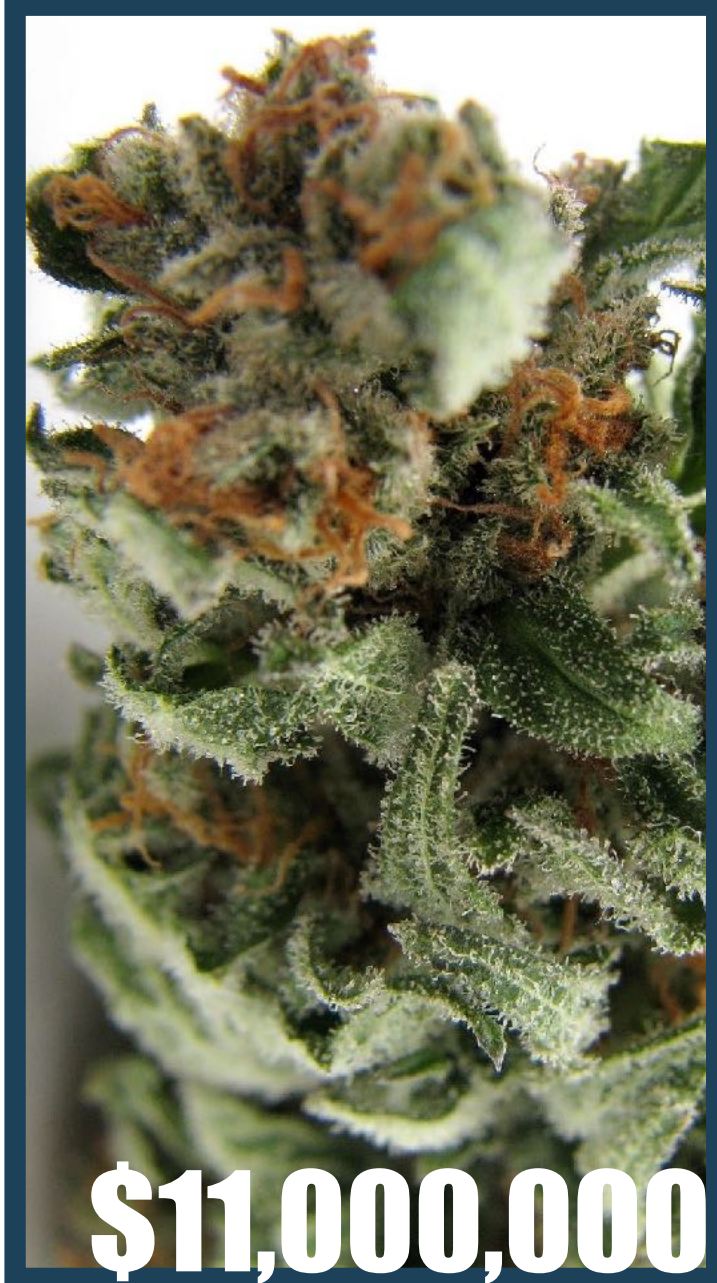
Jobs/Acre



Wheat

\$20,000,000 Tax Value

Cannabis



\$11,000,000 Tax Value



Land Consumed (acres)



Total Property Taxes/Acre



City Sales Taxes/Acre

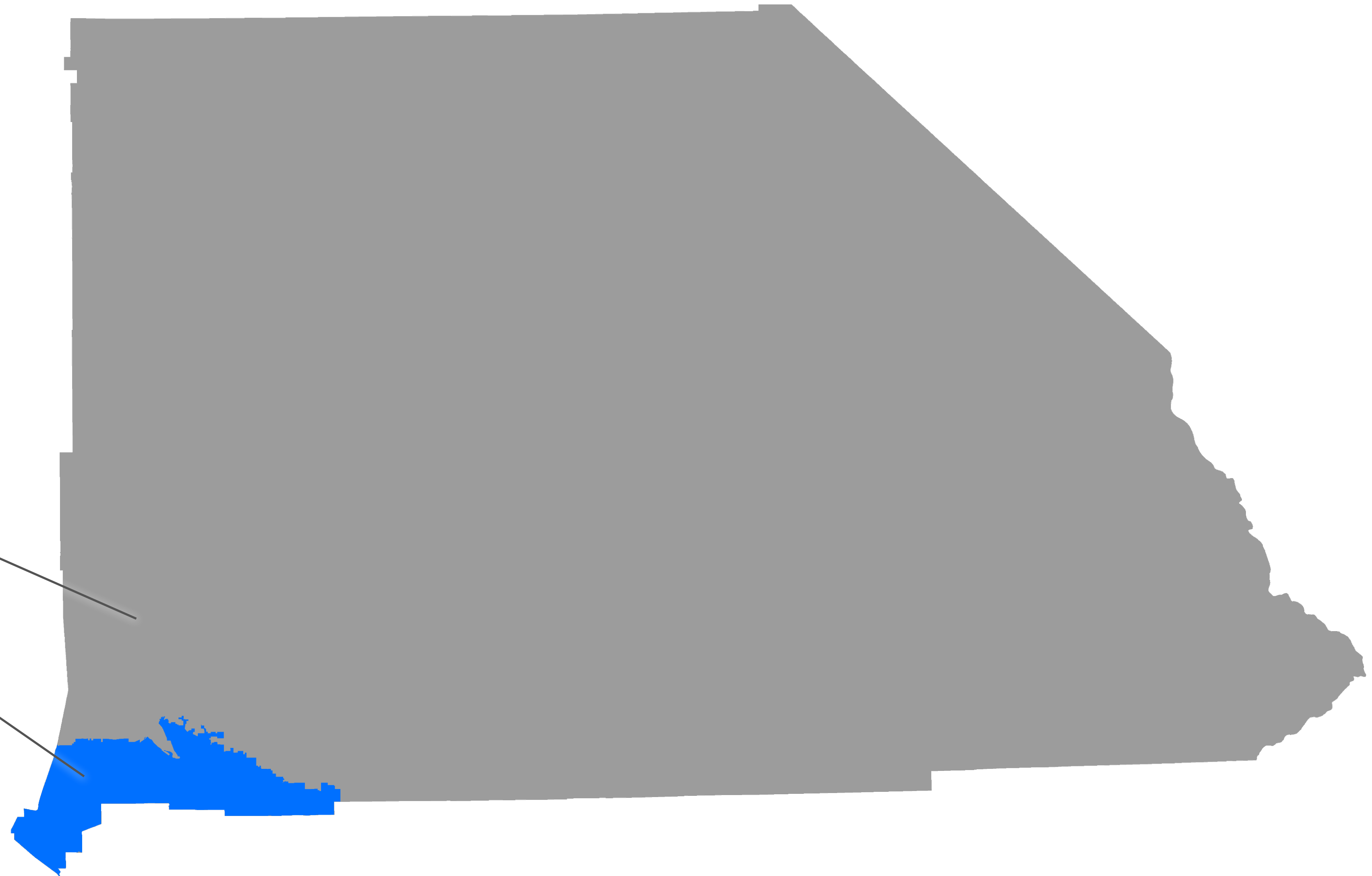


Residents/Acre

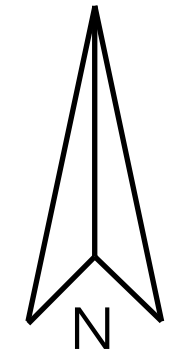


Jobs/Acre

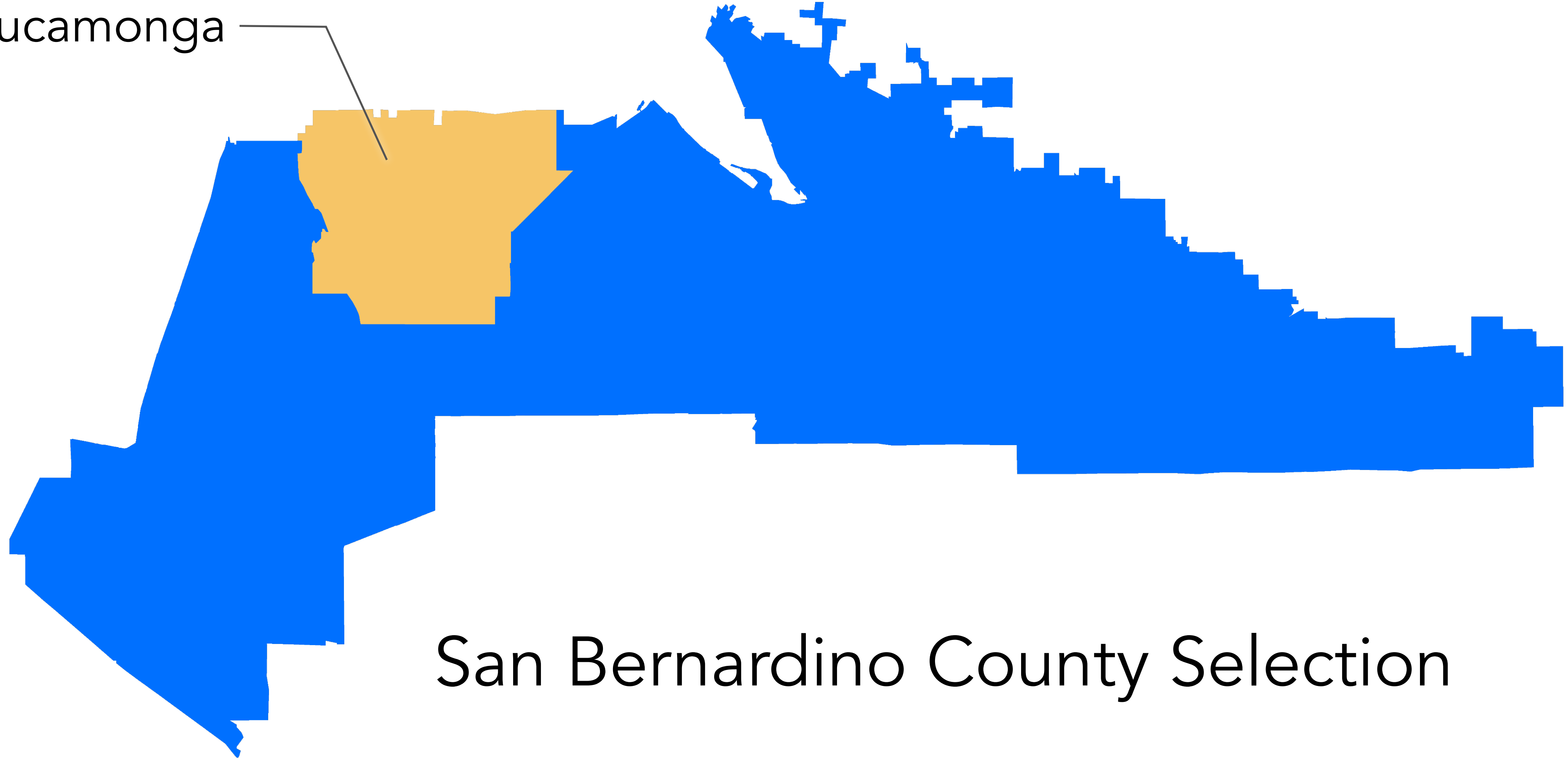
Mostly Desert
Selection Area



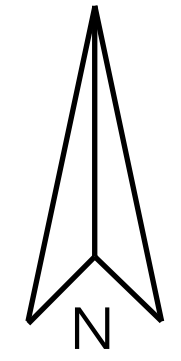
San Bernardino County



Rancho Cucamonga

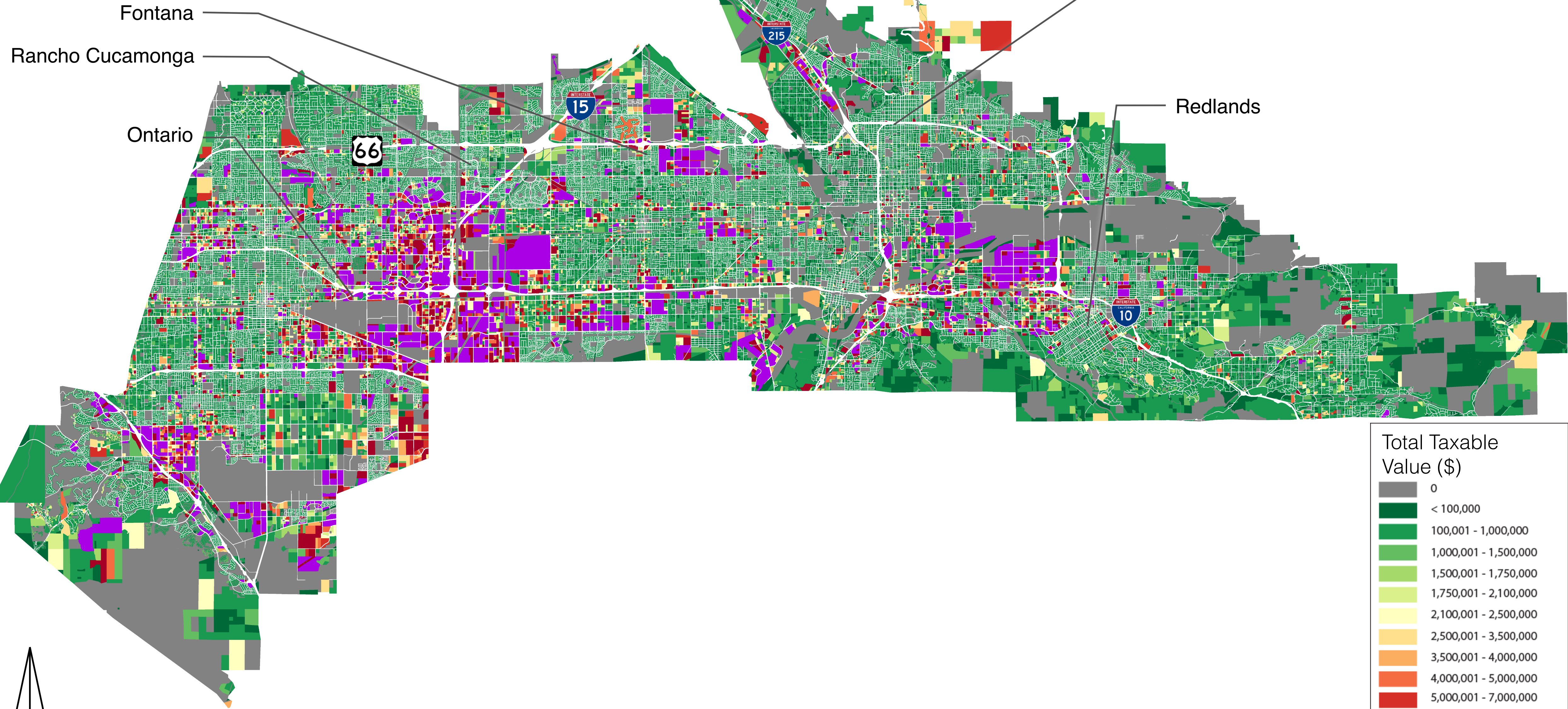


San Bernardino County Selection



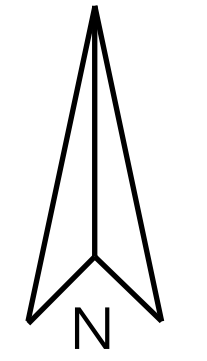
Total Value

San Bernardino County, CA



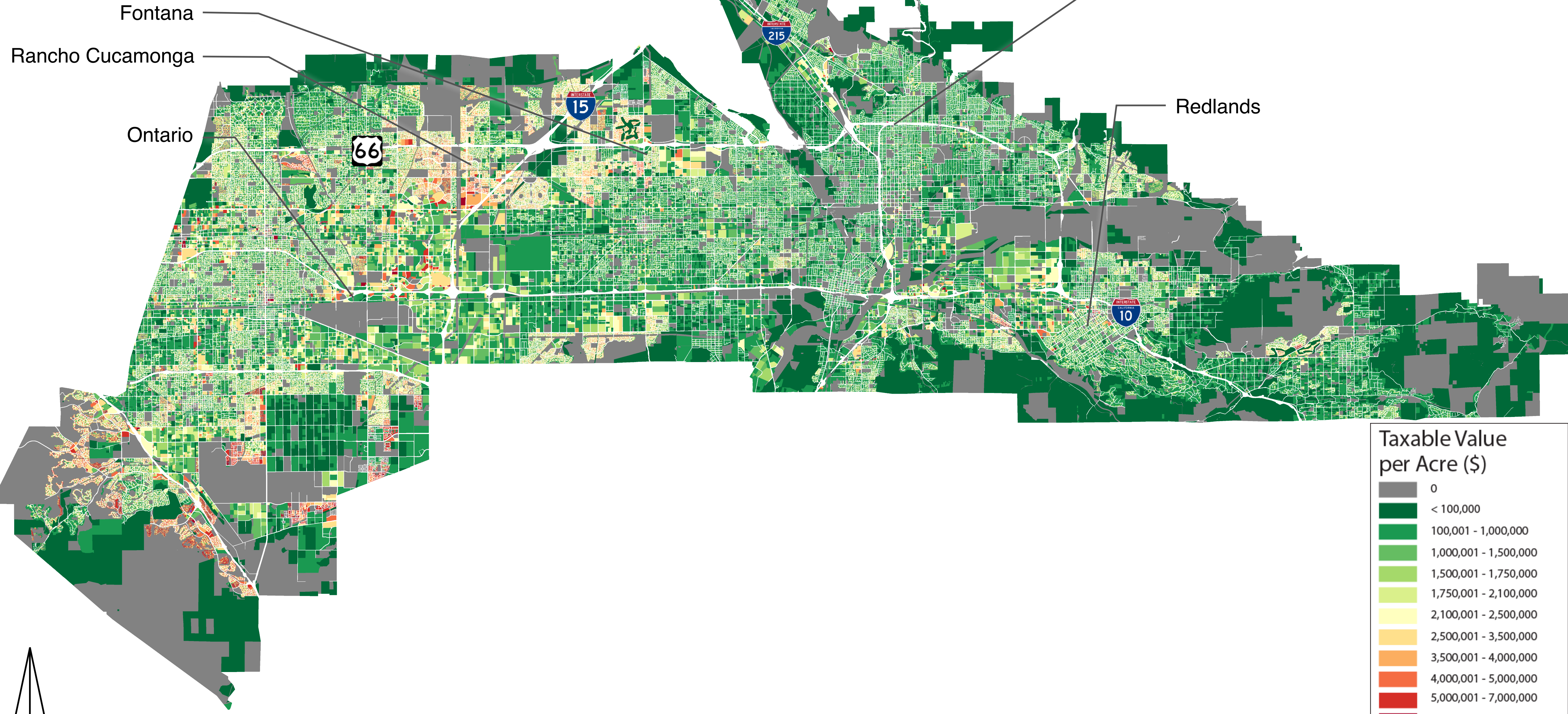
Total Taxable Value (\$)

Grey	0
Dark Green	< 100,000
Green	100,001 - 1,000,000
Light Green	1,000,001 - 1,500,000
Yellow-Green	1,500,001 - 1,750,000
Yellow	1,750,001 - 2,100,000
Light Orange	2,100,001 - 2,500,000
Orange	2,500,001 - 3,500,000
Dark Orange	3,500,001 - 4,000,000
Red-Orange	4,000,001 - 5,000,000
Red	5,000,001 - 7,000,000
Dark Red	7,000,001 - 15,000,000
Purple	> 15,000,001



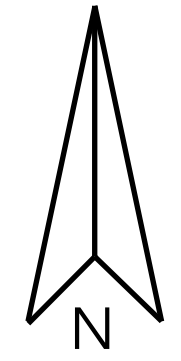
Value Per Acre

San Bernardino County, CA



Taxable Value per Acre (\$)

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Dark Green	< 100,000
Green	100,001 - 1,000,000
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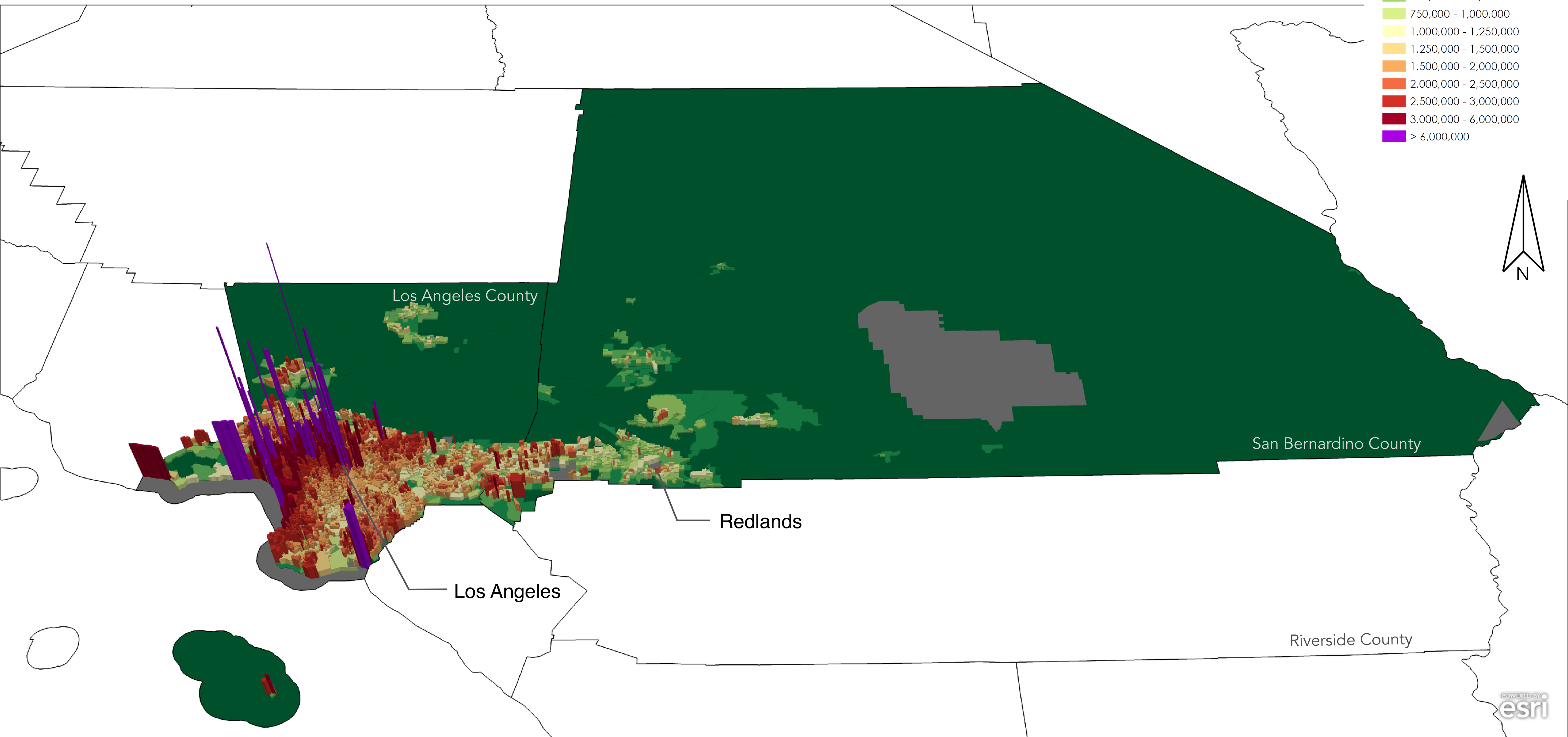


Regional Analytic

Redlands within the Metro

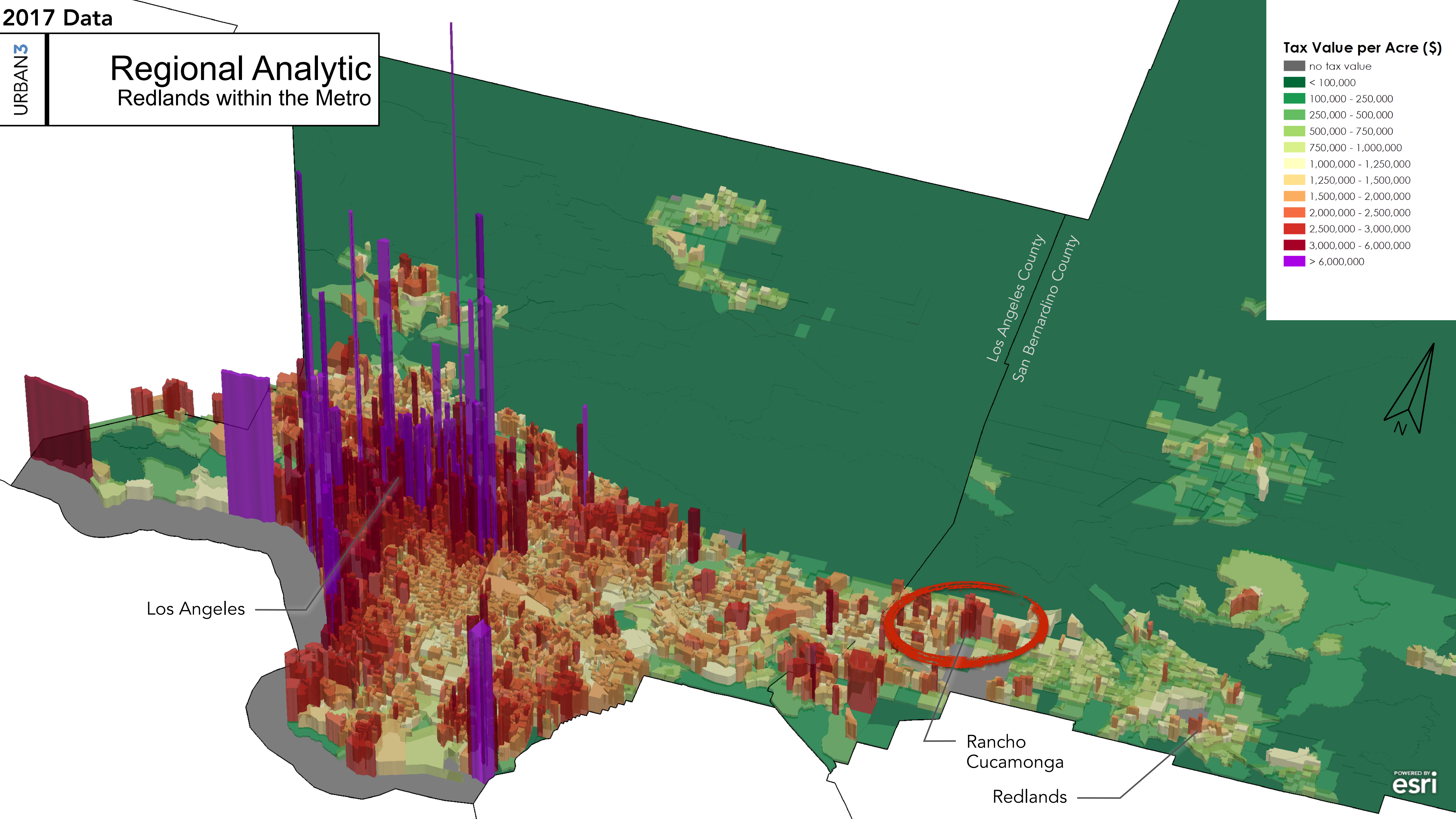
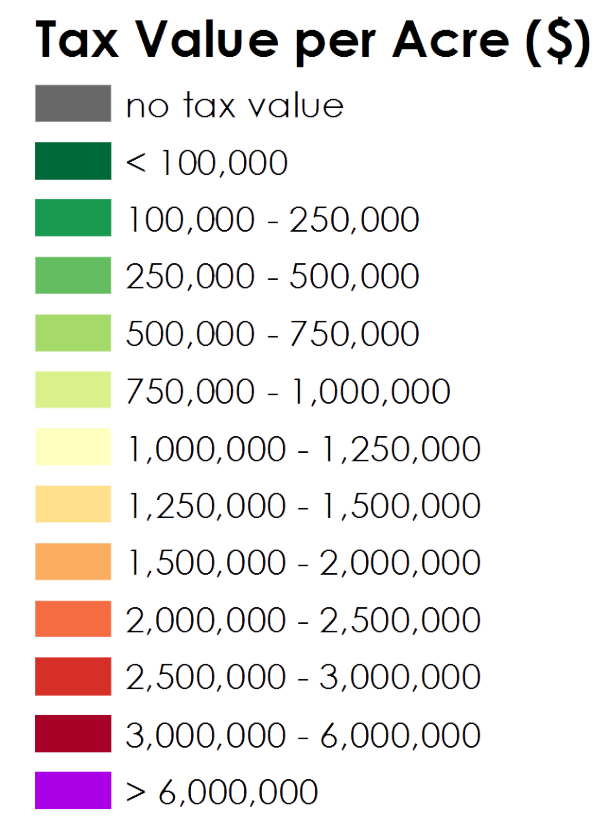
Tax Value per Acre (\$)

- no tax value
- < 100,000
- 100,000 - 250,000
- 250,000 - 500,000
- 500,000 - 750,000
- 750,000 - 1,000,000
- 1,000,000 - 1,250,000
- 1,250,000 - 1,500,000
- 1,500,000 - 2,000,000
- 2,000,000 - 2,500,000
- 2,500,000 - 3,000,000
- 3,000,000 - 6,000,000
- > 6,000,000



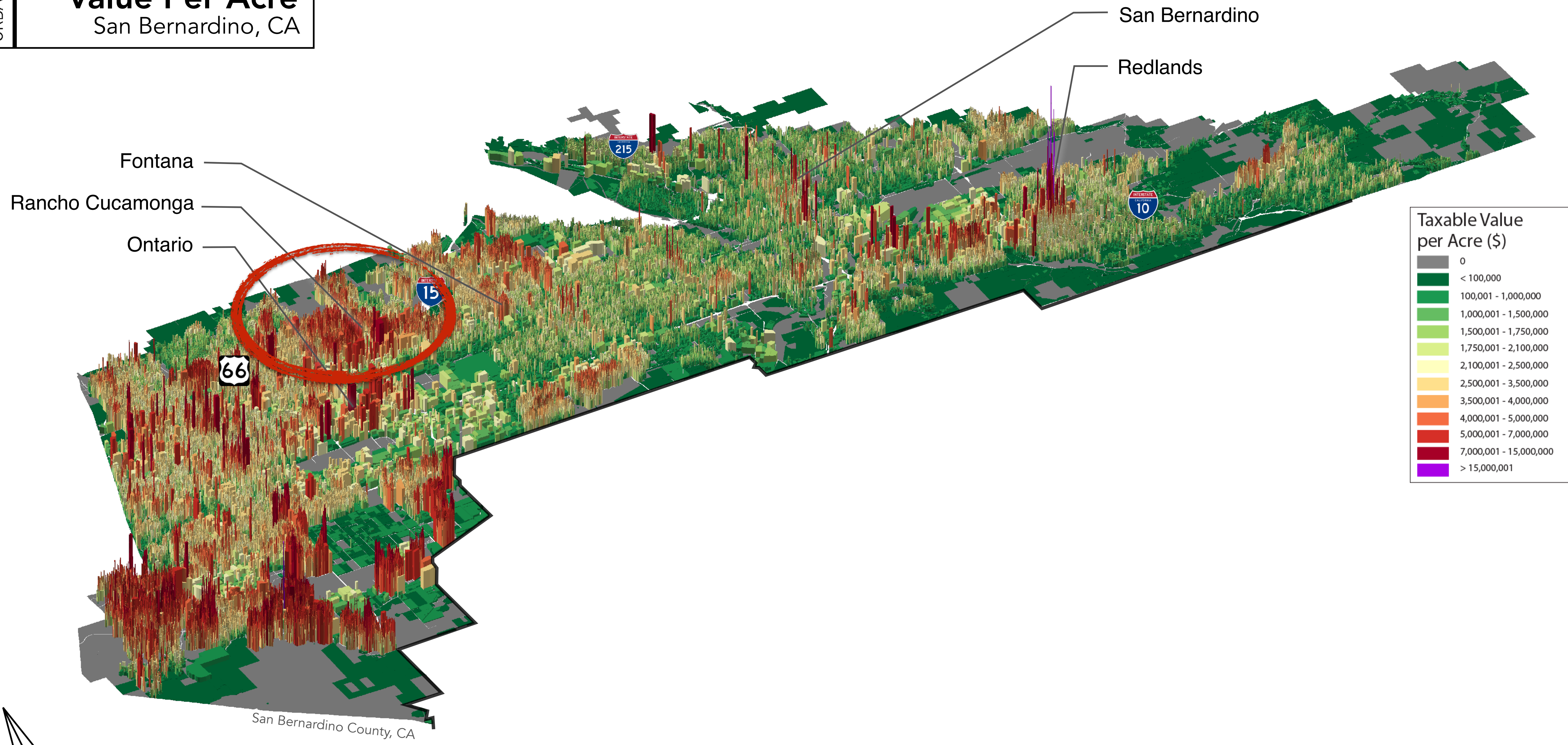
Regional Analytic

Redlands within the Metro

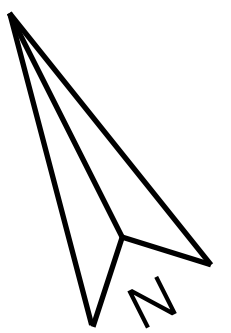


Value Per Acre

San Bernardino, CA

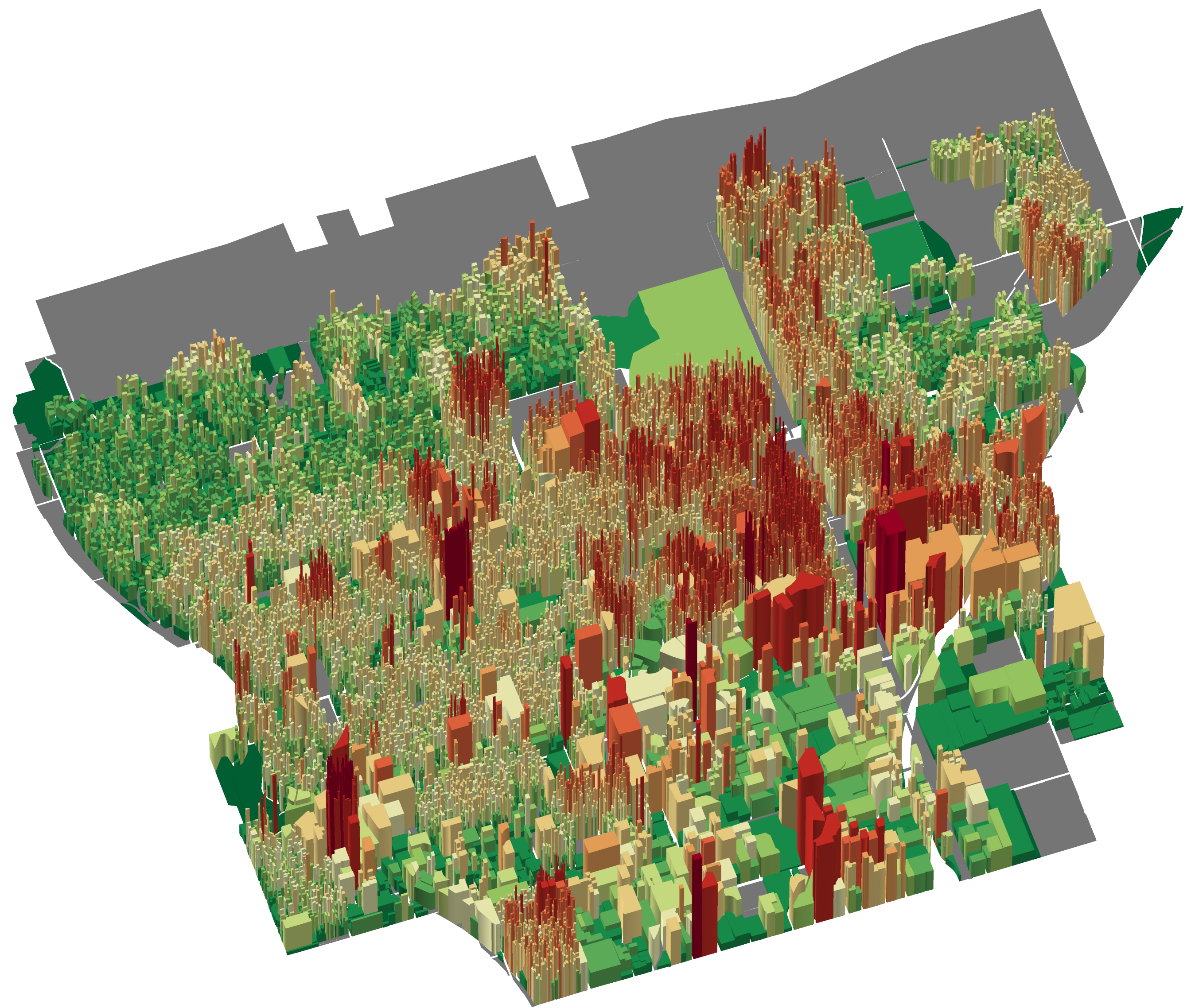


Taxable Value per Acre (\$)	
0	0
< 100,000	< 100,000
100,001 - 1,000,000	100,001 - 1,000,000
1,000,001 - 1,500,000	1,000,001 - 1,500,000
1,500,001 - 1,750,000	1,500,001 - 1,750,000
1,750,001 - 2,100,000	1,750,001 - 2,100,000
2,100,001 - 2,500,000	2,100,001 - 2,500,000
2,500,001 - 3,500,000	2,500,001 - 3,500,000
3,500,001 - 4,000,000	3,500,001 - 4,000,000
4,000,001 - 5,000,000	4,000,001 - 5,000,000
5,000,001 - 7,000,000	5,000,001 - 7,000,000
7,000,001 - 15,000,000	7,000,001 - 15,000,000
> 15,000,001	> 15,000,001



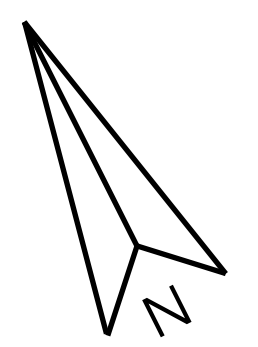
Value Per Acre

Rancho Cucamonga, CA



Taxable Value per Acre (\$)

0
< 100,000
100,001 - 1,000,000
1,000,001 - 1,500,000
1,500,001 - 1,750,000
1,750,001 - 2,100,000
2,100,001 - 2,500,000
2,500,001 - 3,500,000
3,500,001 - 4,000,000
4,000,001 - 5,000,000
5,000,001 - 7,000,000
7,000,001 - 15,000,000
> 15,000,001



Property Tax Productivity - Multi-Family

Rancho Cucamonga, CA



Arte

\$6,146,163 per acre

Rancho Cucamonga Walmart

\$1,597,127 per acre

Ontario



Ontario Town Square

\$7,443,985 per acre

Ontario



Metro 102

\$13,900,678 per acre

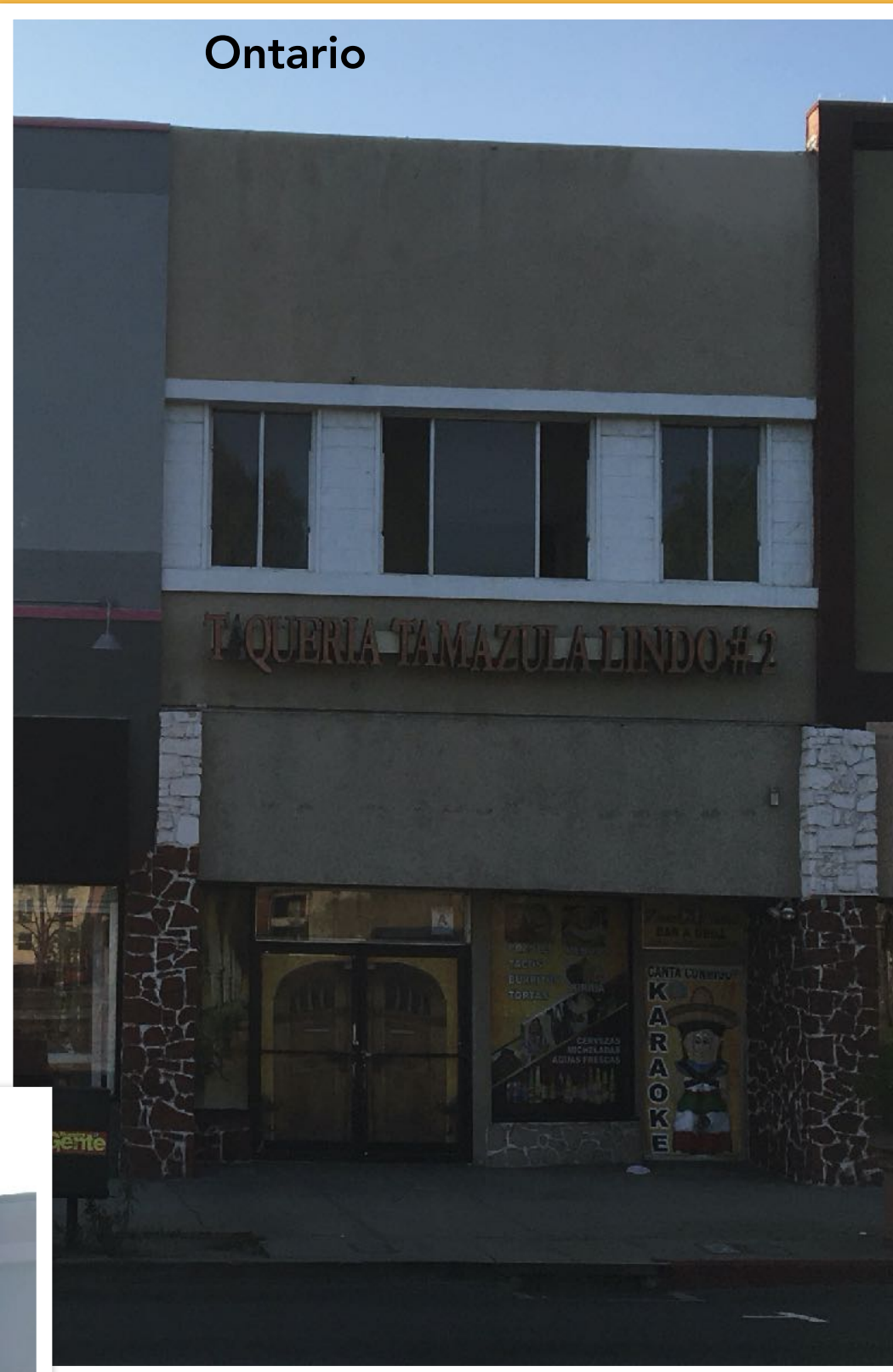
Property Tax Productivity - Downtown

Rancho Cucamonga, CA



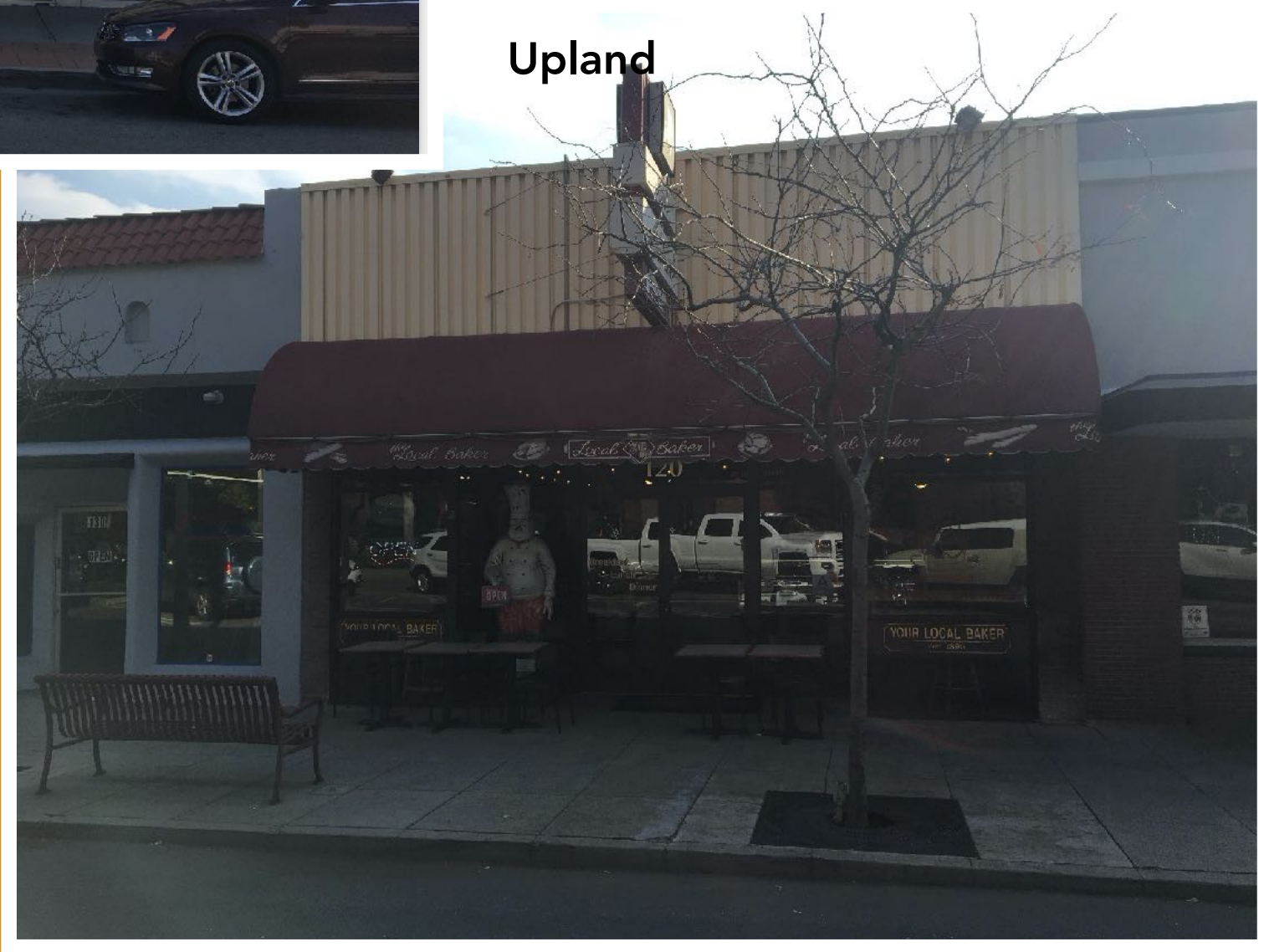
Fontana

Multi-façade Retail
\$ 5,208,616 per acre



Ontario

Taqueria Tamazula Lindo #2
\$13,980,897 per acre



Upland

Local Baker
\$11,901,444 per acre



Redlands

Wilson Jewelers
\$20,729,037 per acre

Rancho Cucamonga Walmart
\$1,597,127 per acre

Property Tax Productivity

Temecula, CA



Espadin Block

\$18,943,352 per acre



Truax Building

\$28,260,123 per acre



Front St Plaza

\$19,304,594 per acre

Rancho Cucamonga Walmart

\$1,597,127 per acre

Property Tax Productivity

Rancho Cucamonga, CA



Rancho Verde Village

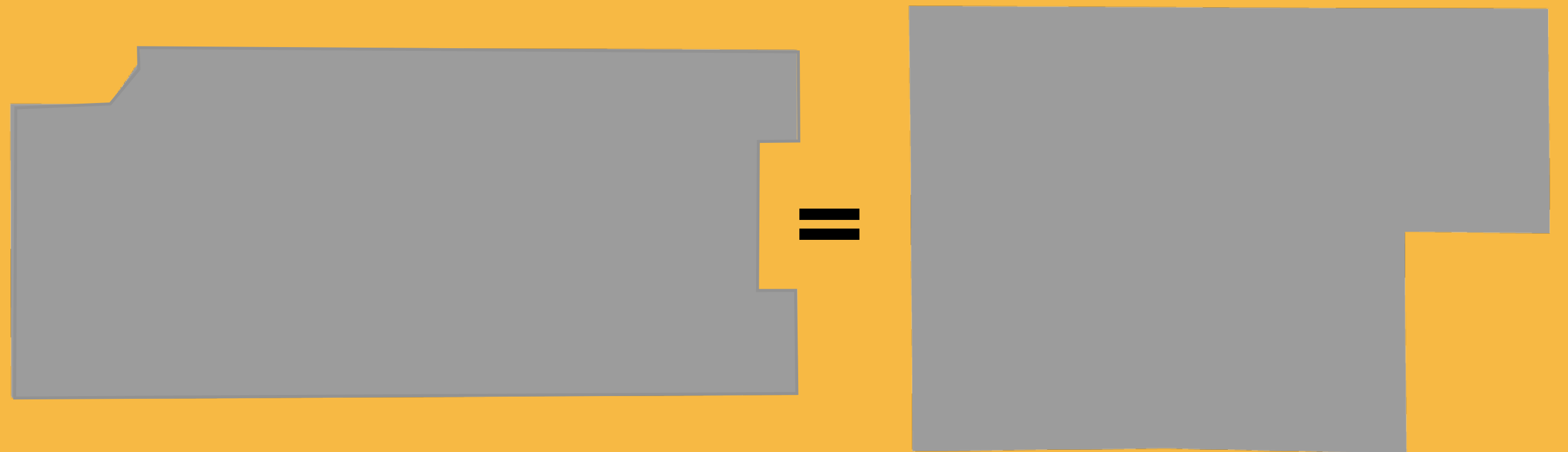
Area: 11.01
Tax Value: \$19,975,770
Total VPA: \$1,815,088



Villiagio on Route 66

Area: 10.58
Tax Value: \$3,648,460
Total VPA: \$344,815

2 acres of Rancho Verde Village would equal the **10.58 acre** Villiagio



Property Tax Productivity

Rancho Cucamonga, CA



Rancho Verde Village

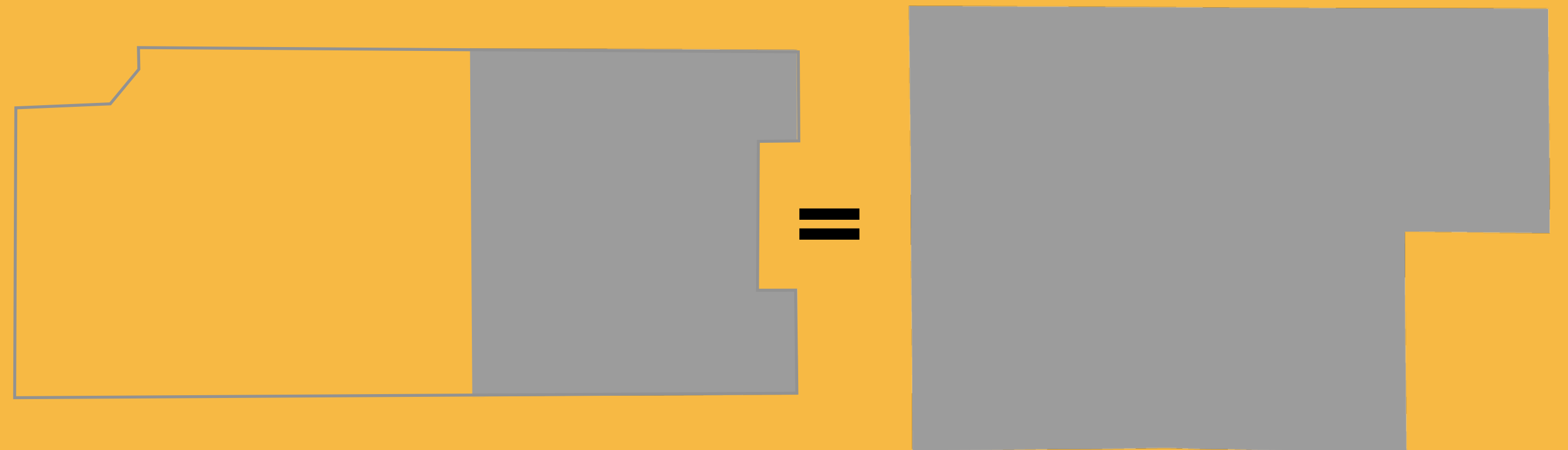
Area: 11.01
Tax Value: \$19,975,770
Total VPA: \$1,815,088



Villiagio on Route 66

Area: 10.58
Tax Value: \$3,648,460
Total VPA: \$344,815

2 acres of Rancho Verde Village would equal the **10.58 acre** Villiagio



Property Tax Productivity

Rancho Cucamonga, CA



Arte

Area: 4.58

Tax Value: \$28,144,320

Total VPA: \$6,146,163



=



Rancho Verde Village

Area: 11.01

Tax Value: \$19,975,770

Total VPA: \$1,815,088

3.25 acres of Arte would equal
11.01 acres of Rancho Verde Village

Property Tax Productivity

Rancho Cucamonga, CA



Arte

Area: 4.58

Tax Value: \$28,144,320

Total VPA: \$6,146,163



=



Rancho Verde Village

Area: 11.01

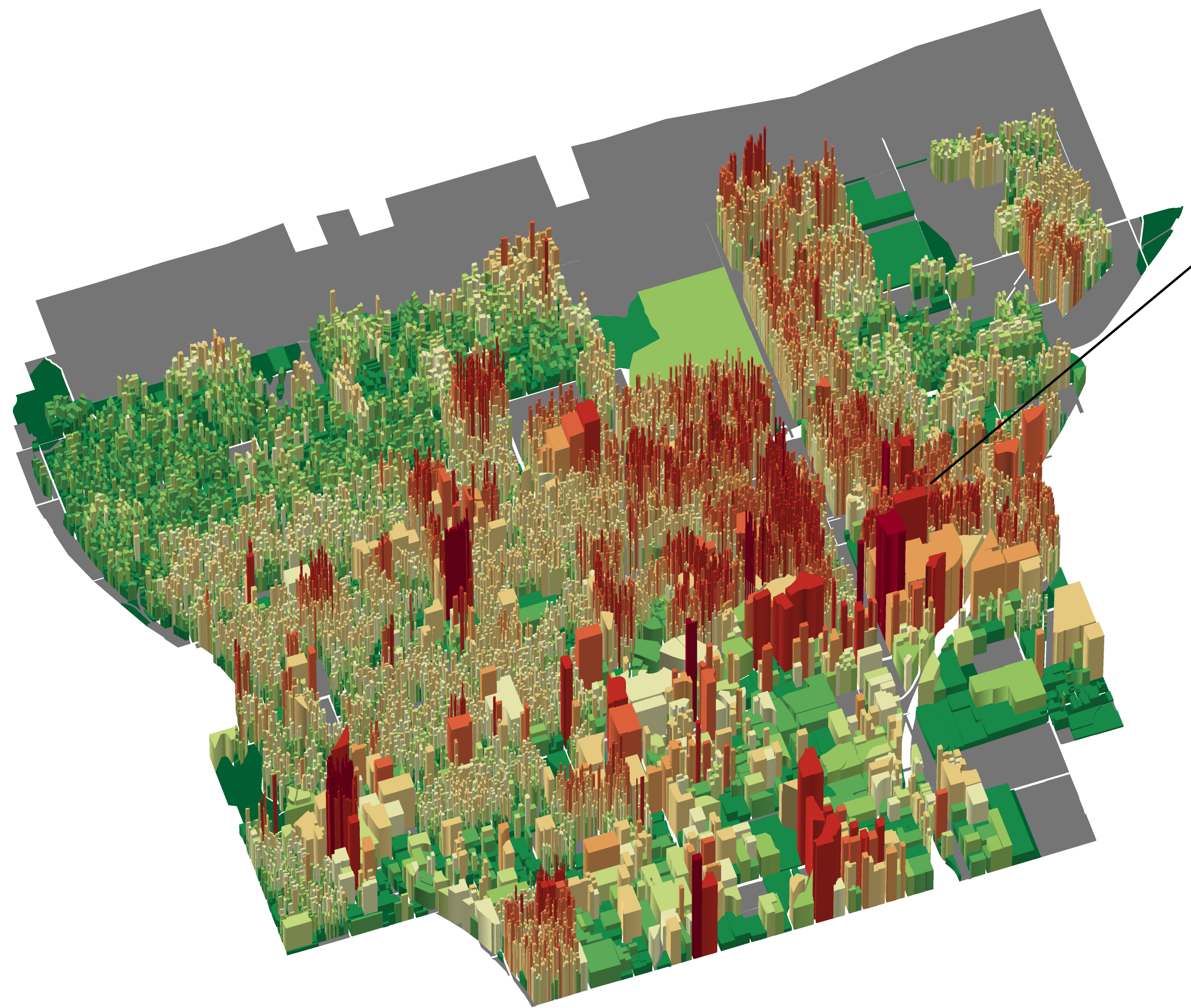
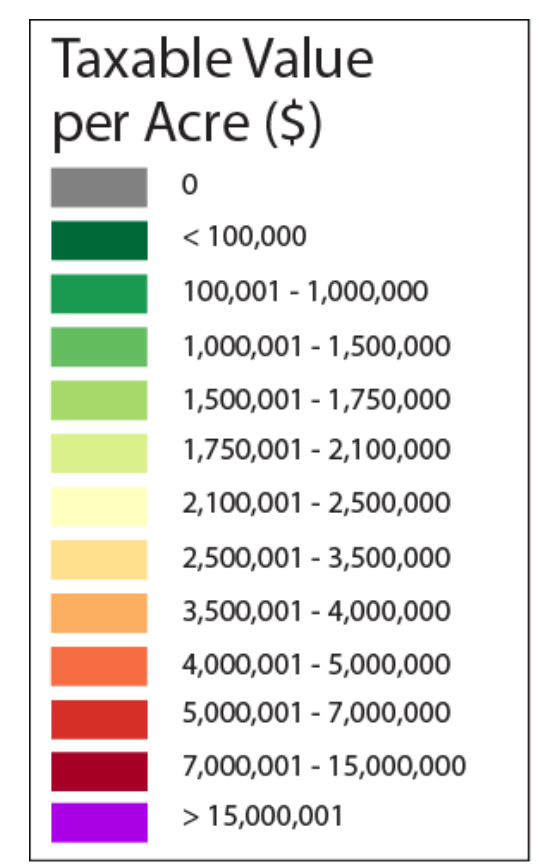
Tax Value: \$19,975,770

Total VPA: \$1,815,088

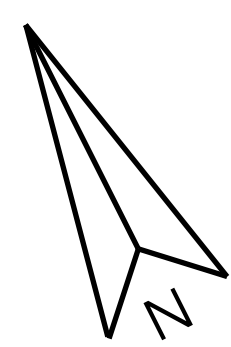
3.25 acres of Arte would equal
11.01 acres of Rancho Verde Village

Value Per Acre

Rancho Cucamonga, CA

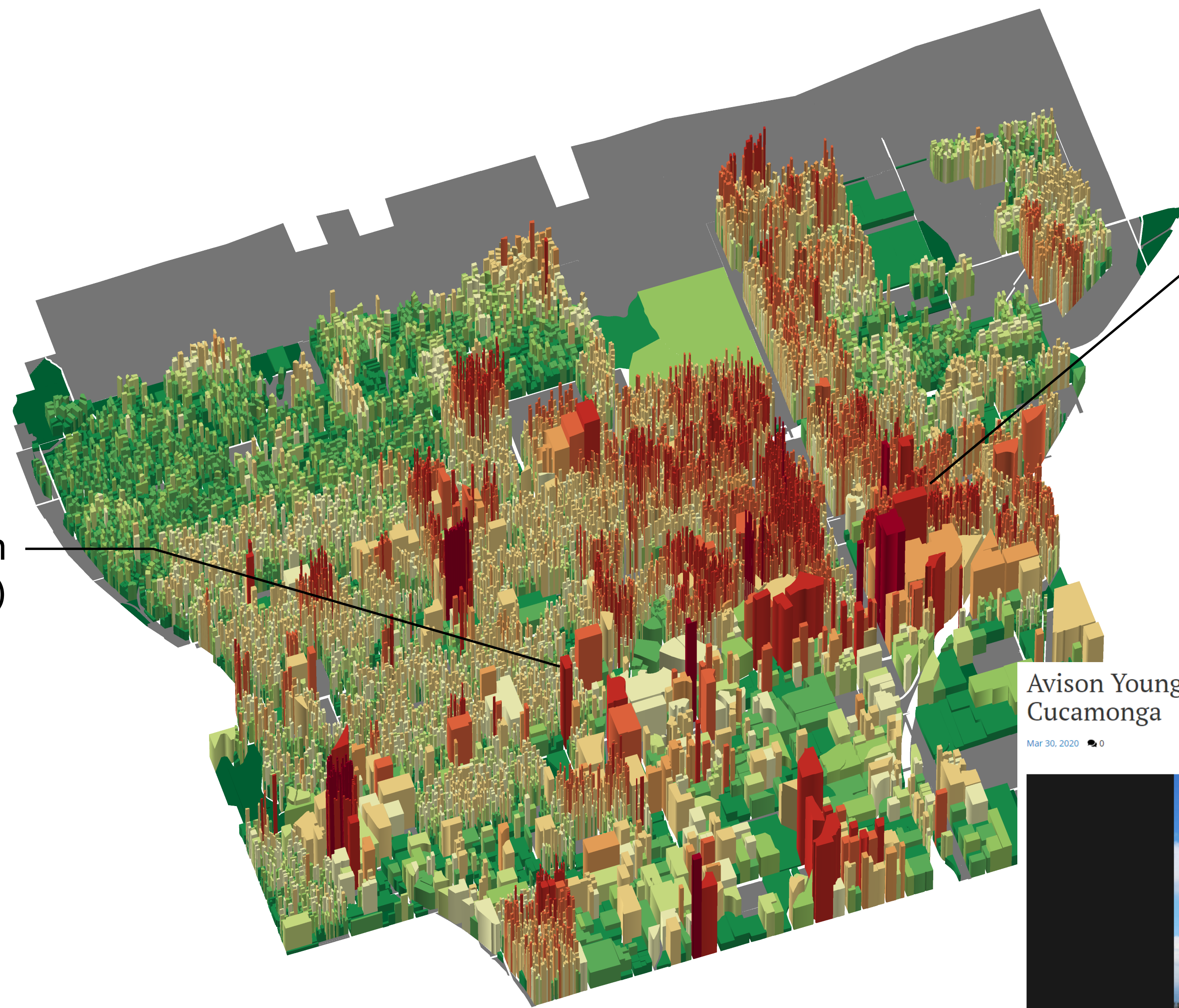
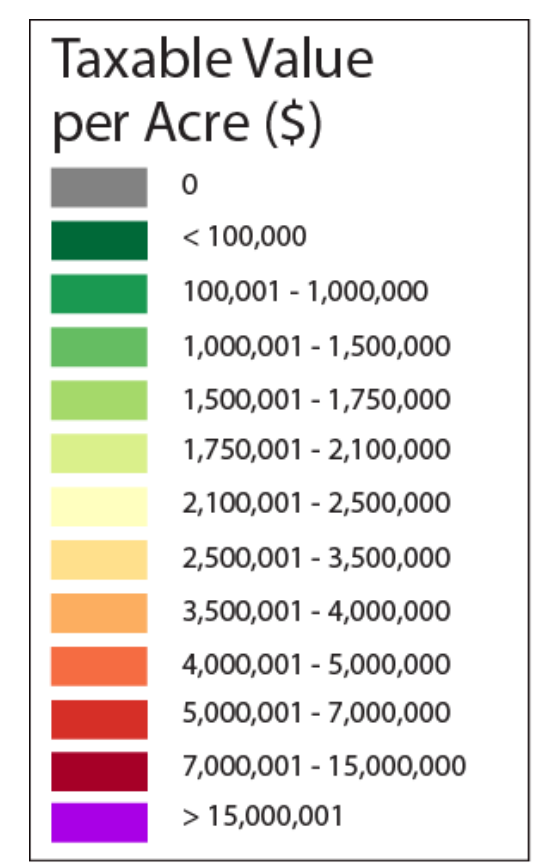


Victoria Gardens



Value Per Acre

Rancho Cucamonga, CA



Victoria Gardens

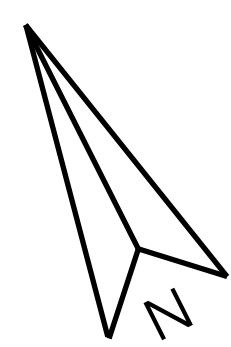
Previous Value: \$28 million (\$6m/acre)

Avison Young completes \$68 million sale of luxury apartment Cucamonga

Mar 30, 2020

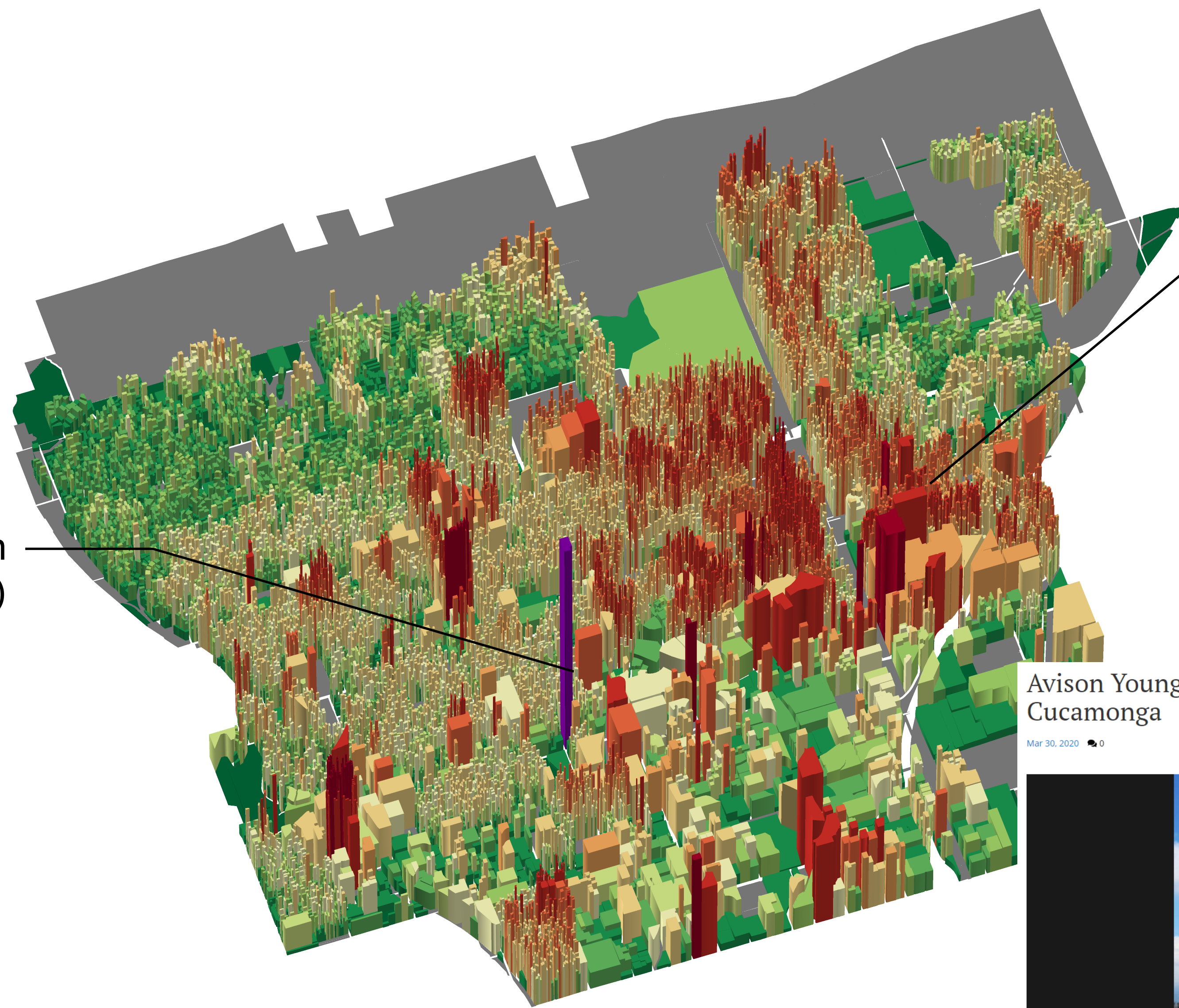
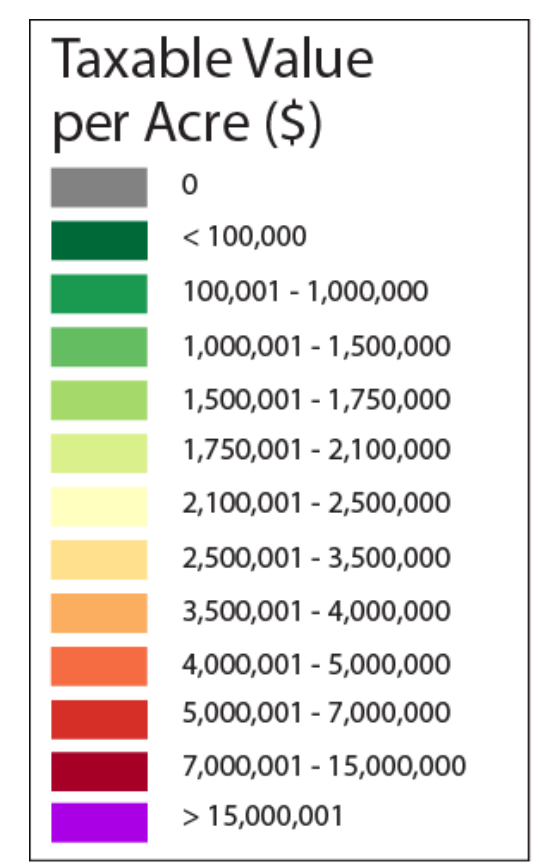


Avison Young announced on March 30 it has completed the off-market, \$68 million sale of Arte, a 182-unit, luxury apartment community located at 10130 Foothill Boulevard in Rancho Cucamonga, CA.



Value Per Acre

Rancho Cucamonga, CA



Victoria Gardens

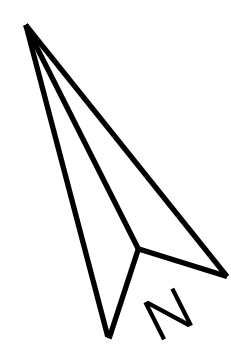
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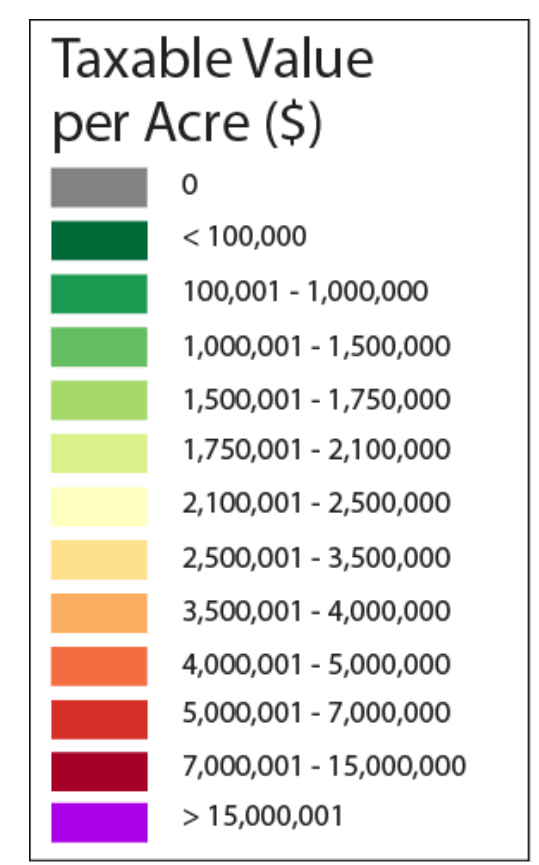


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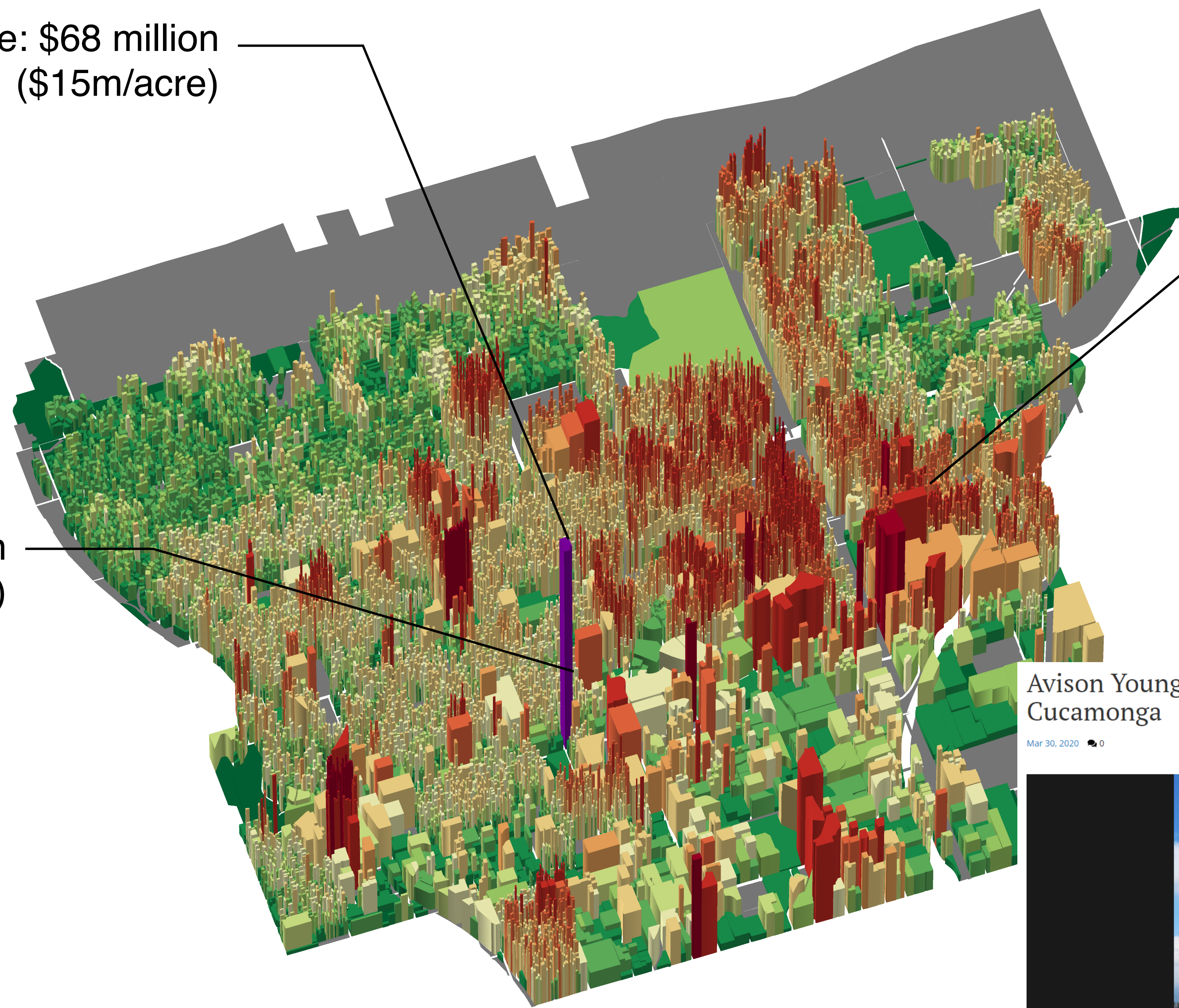
Value Per Acre

Rancho Cucamonga, CA



New Value: \$68 million (\$15m/acre)

Previous Value: \$28 million (\$6m/acre)



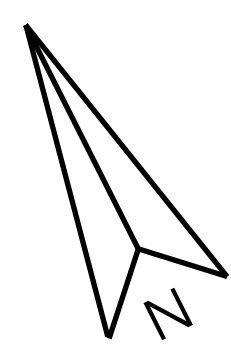
Victoria Gardens

Avison Young completes \$68 million sale of luxury apartment Cucamonga

Mar 30, 2020

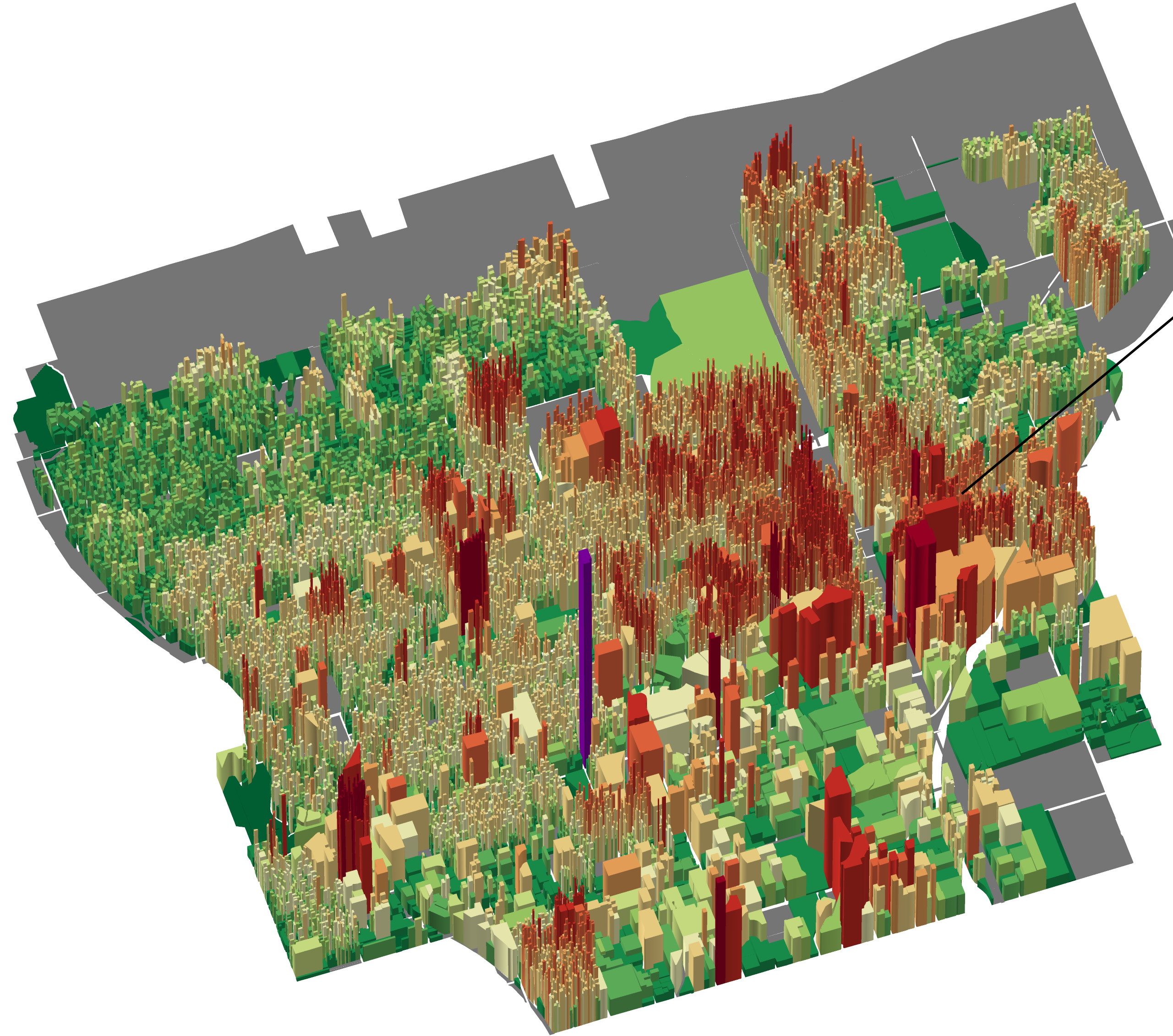
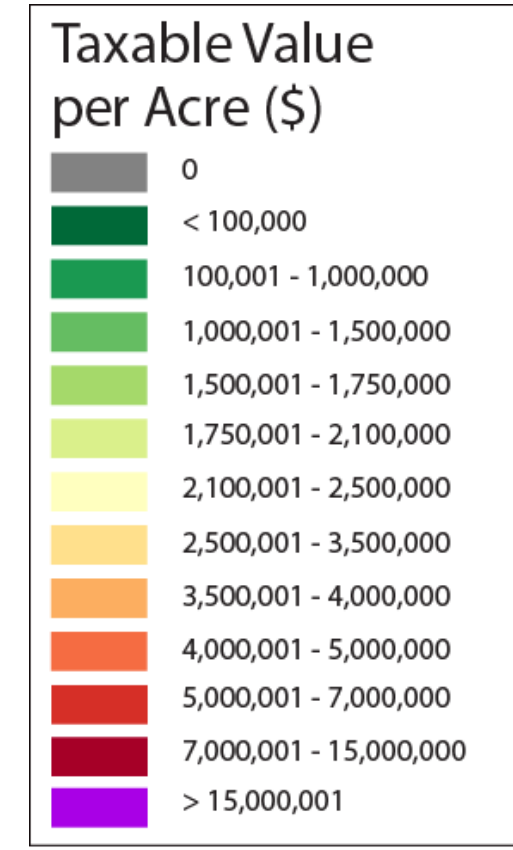


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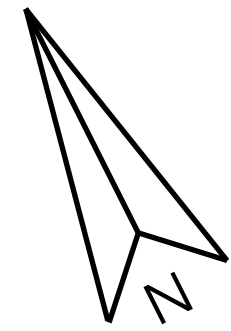


Value Per Acre

Rancho Cucamonga, CA



Victoria Gardens



Value Per Acre

Rancho Cucamonga, CA

Rural/Conservation



Mixed Use Destination Nodes



Victoria Gardens

Concentrated Mixed Use Activity



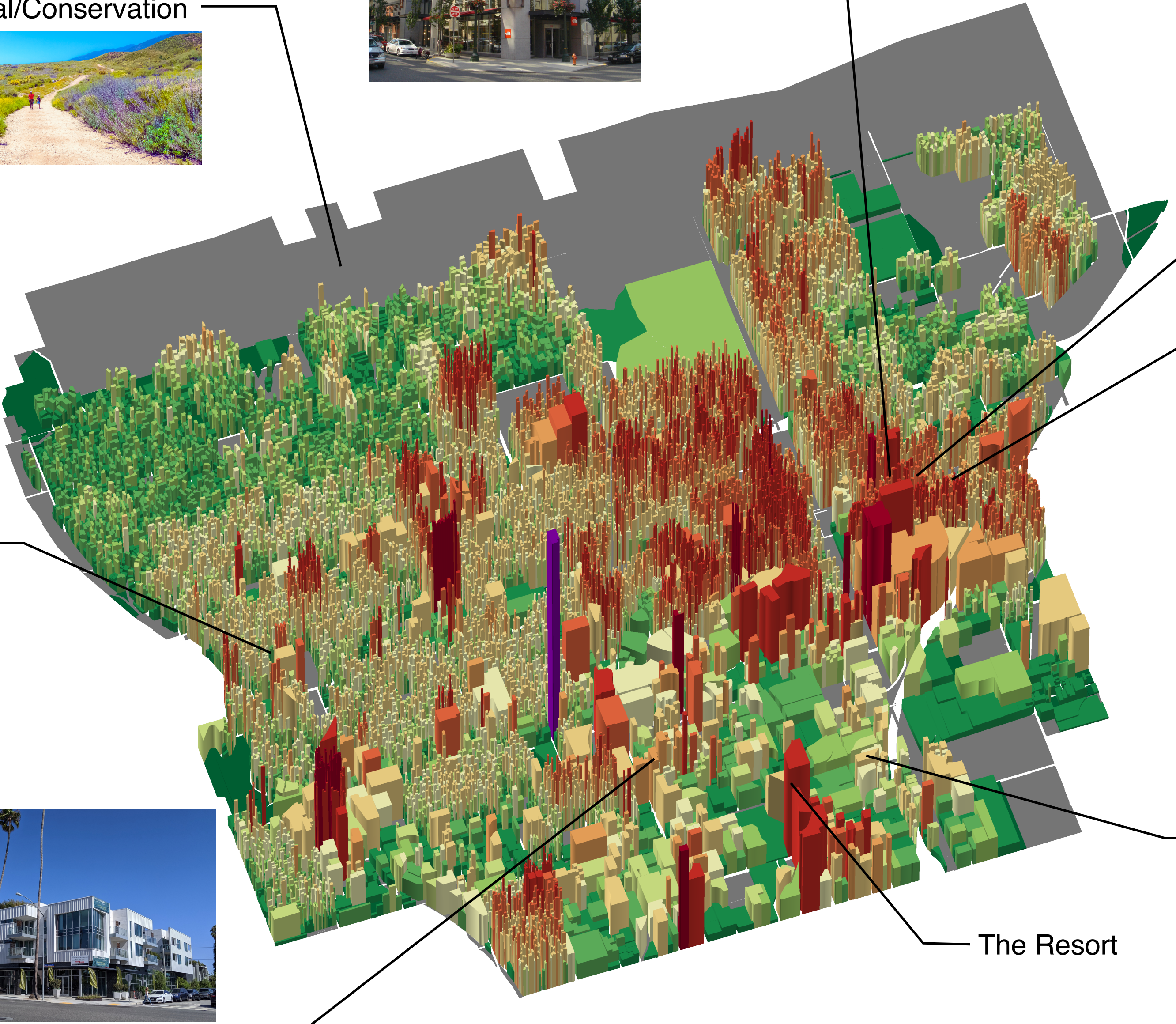
Moderate Mixed Use Infill & Redevelopment



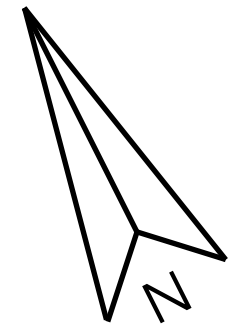
Industrial Infill & Redevelopment



The Resort



1,500,001 - 1,750,000
1,750,001 - 2,100,000
2,100,001 - 2,500,000
2,500,001 - 3,500,000
3,500,001 - 4,000,000
4,000,001 - 5,000,000
5,000,001 - 7,000,000
7,000,001 - 15,000,000
> 15,000,001

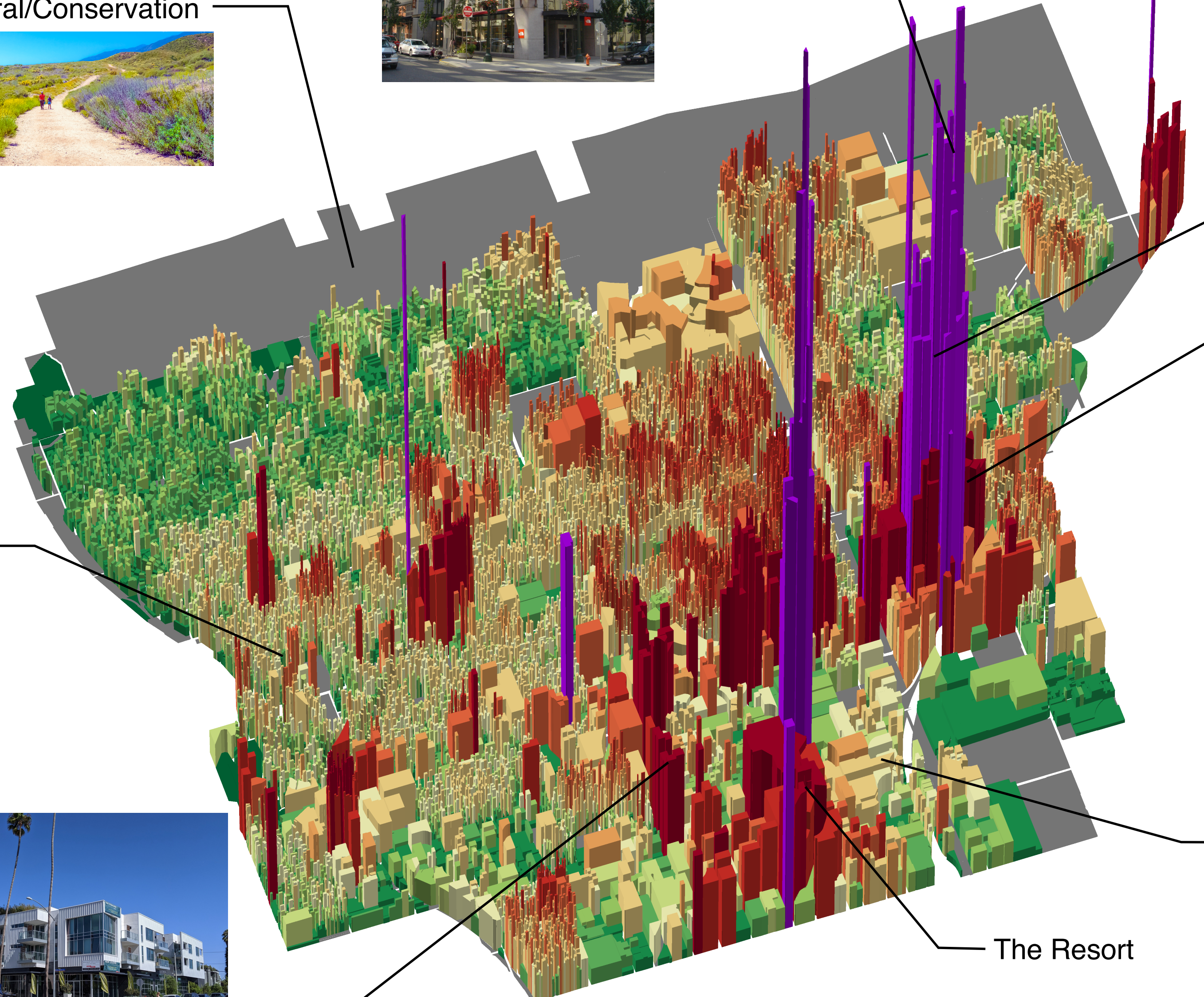


Value Per Acre

Rancho Cucamonga, CA

Taxable Value per Acre (\$)

0
< 100,000
100,001 - 1,000,000
1,000,001 - 1,500,000
1,500,001 - 1,750,000
1,750,001 - 2,100,000
2,100,001 - 2,500,000
2,500,001 - 3,500,000
3,500,001 - 4,000,000
4,000,001 - 5,000,000
5,000,001 - 7,000,000
7,000,001 - 15,000,000
> 15,000,001



Victoria Gardens

Concentrated Mixed Use Activity



Moderate Mixed Use Infill & Redevelopment



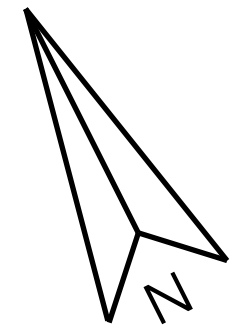
Industrial Infill & Redevelopment



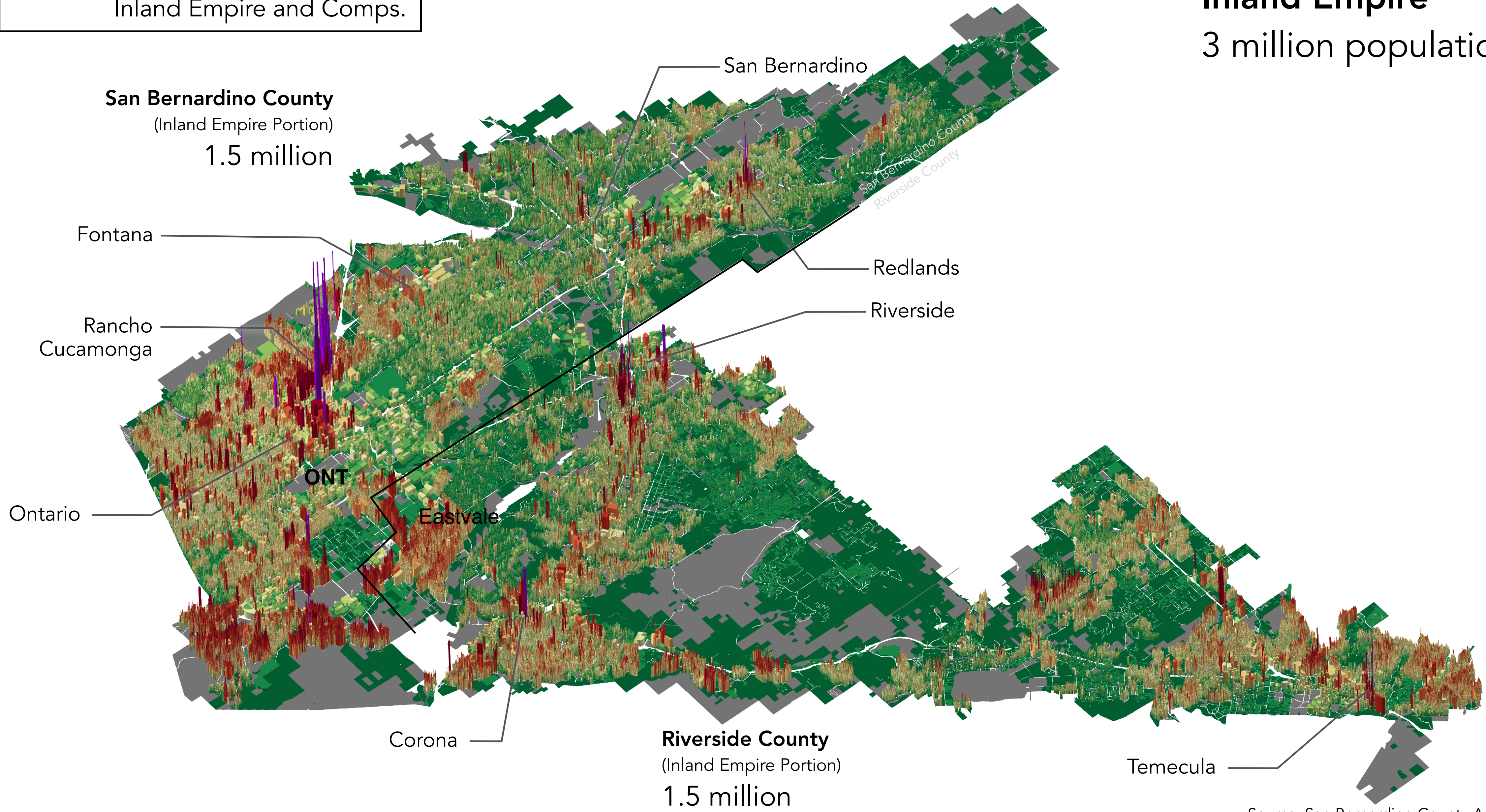
The Resort



Corridor Center



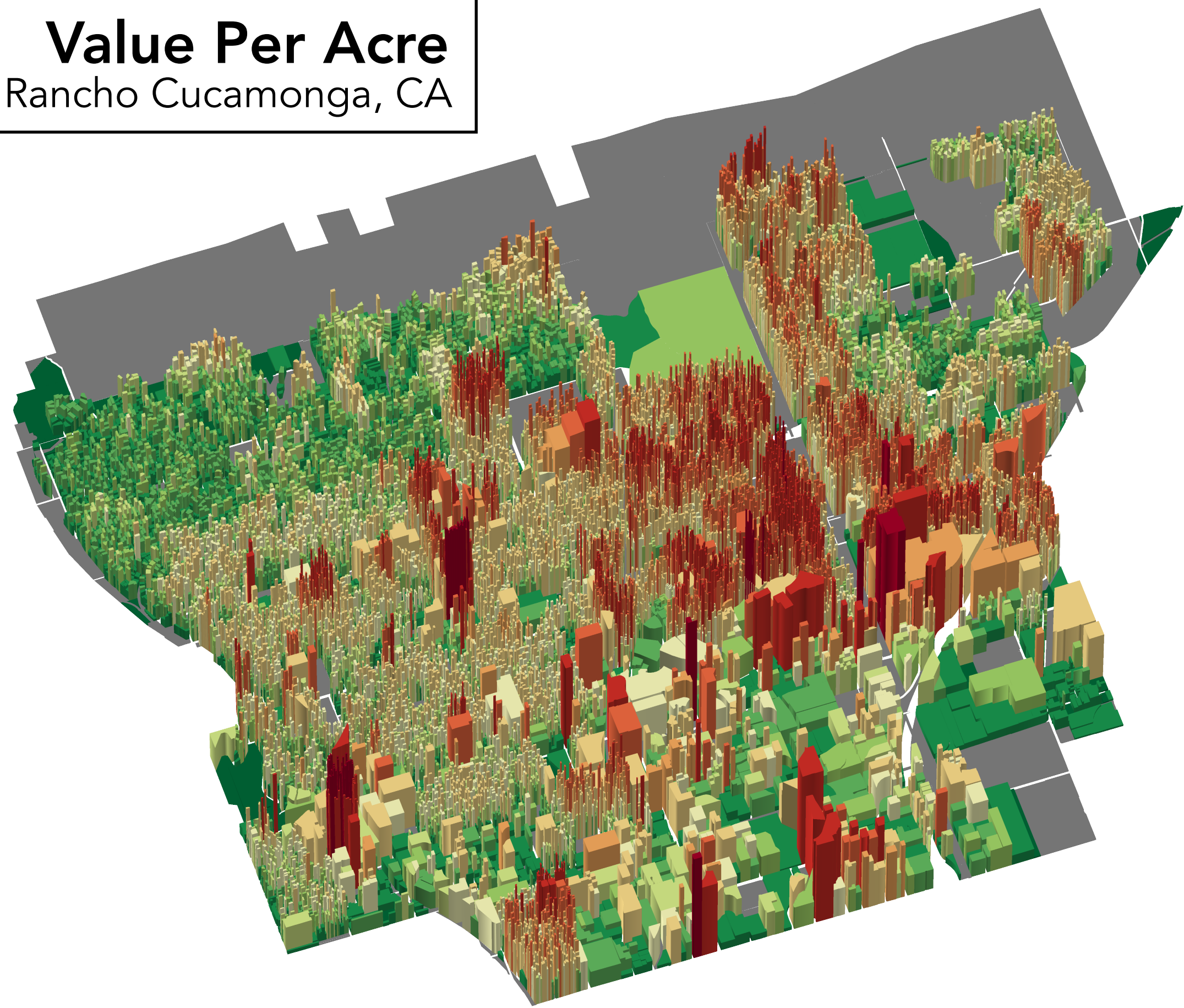
Inland Empire
3 million population



Source: San Bernardino County Assessor Office (2020)
Riverside County Assessor Office (2019)

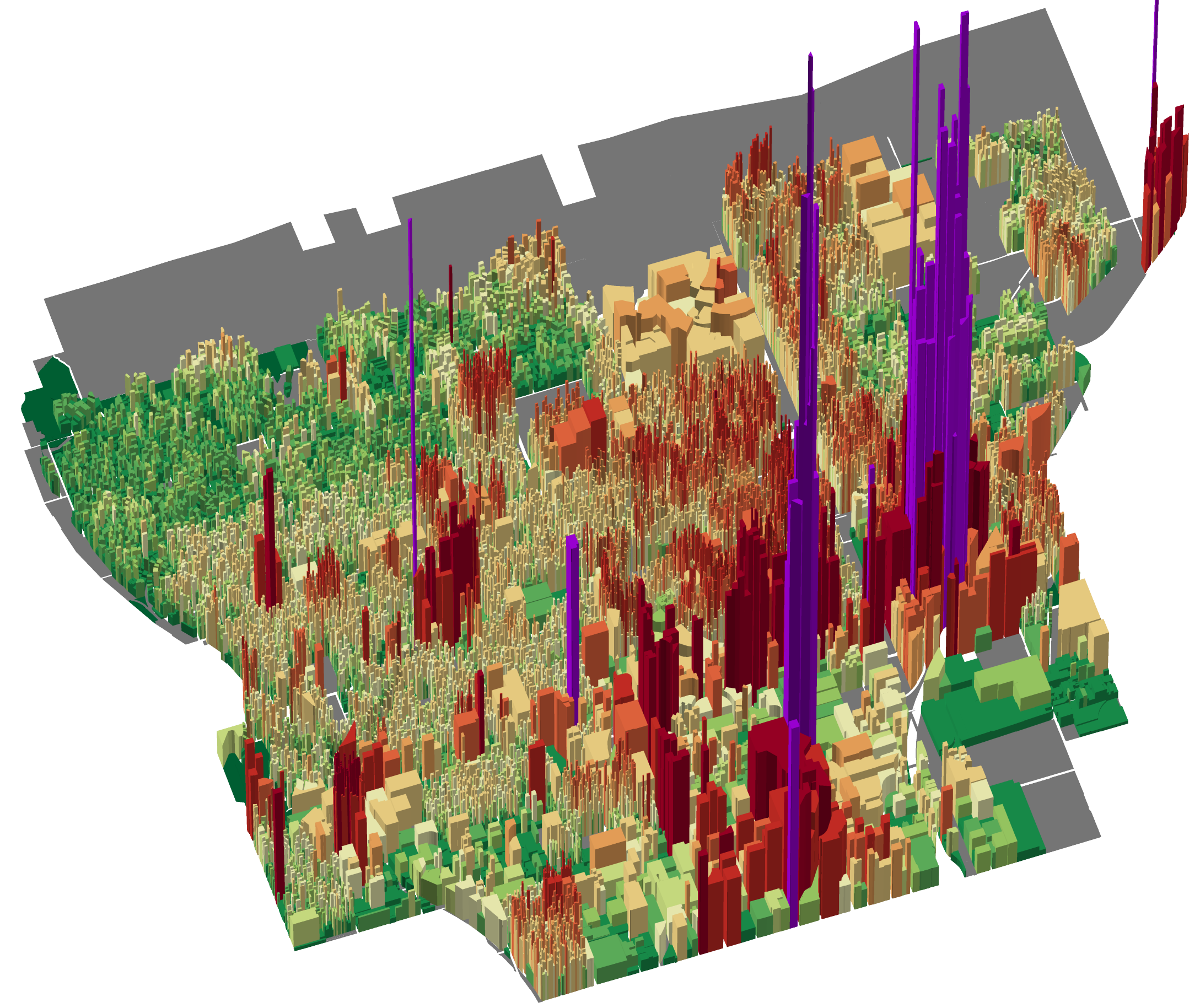
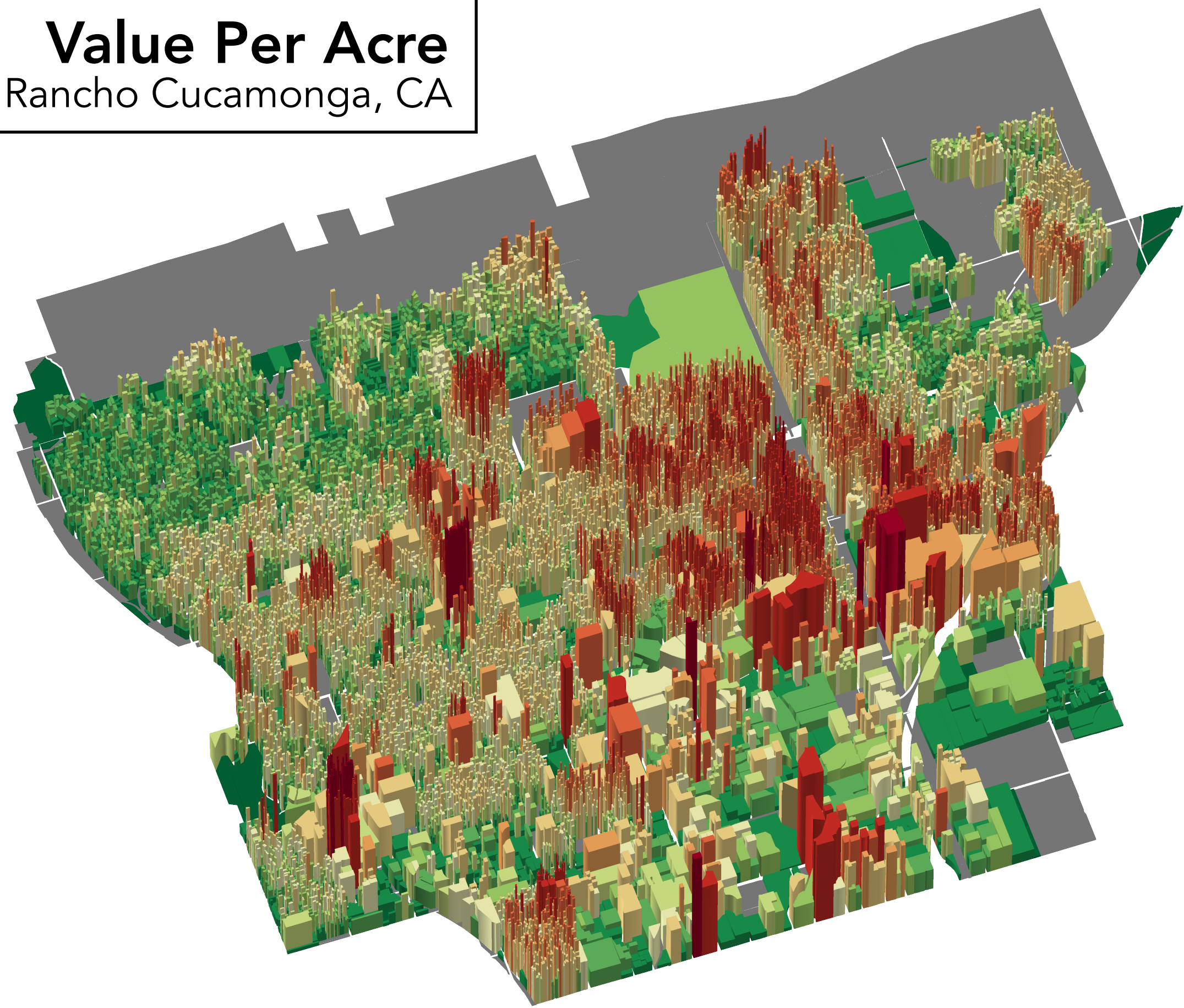
Value Per Acre

Rancho Cucamonga, CA



	Current
Total City Value	\$28.9B
Peak City Value/Acre	\$14.6M
Scenario Sites Average Value/Acre	\$1.8M

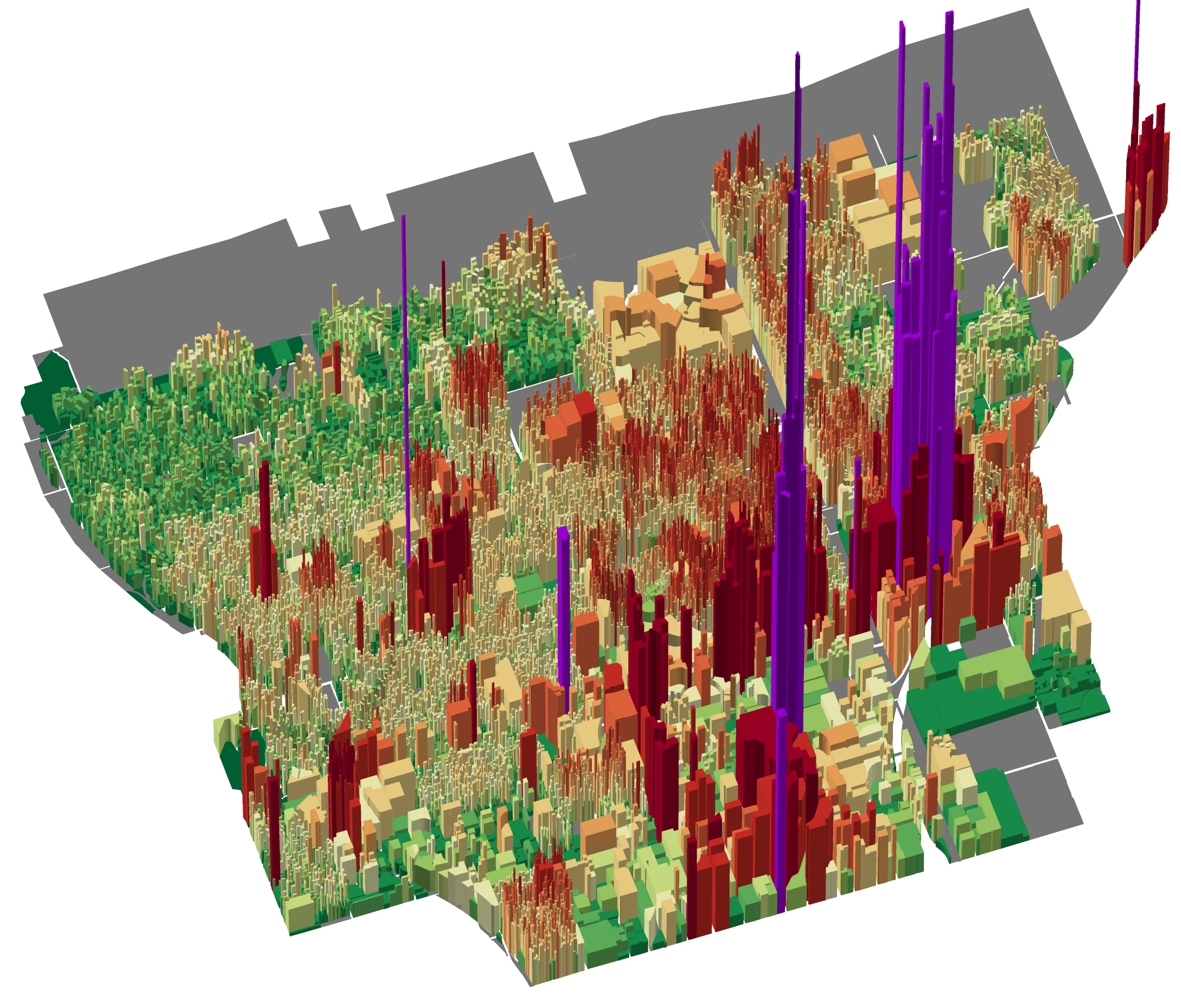
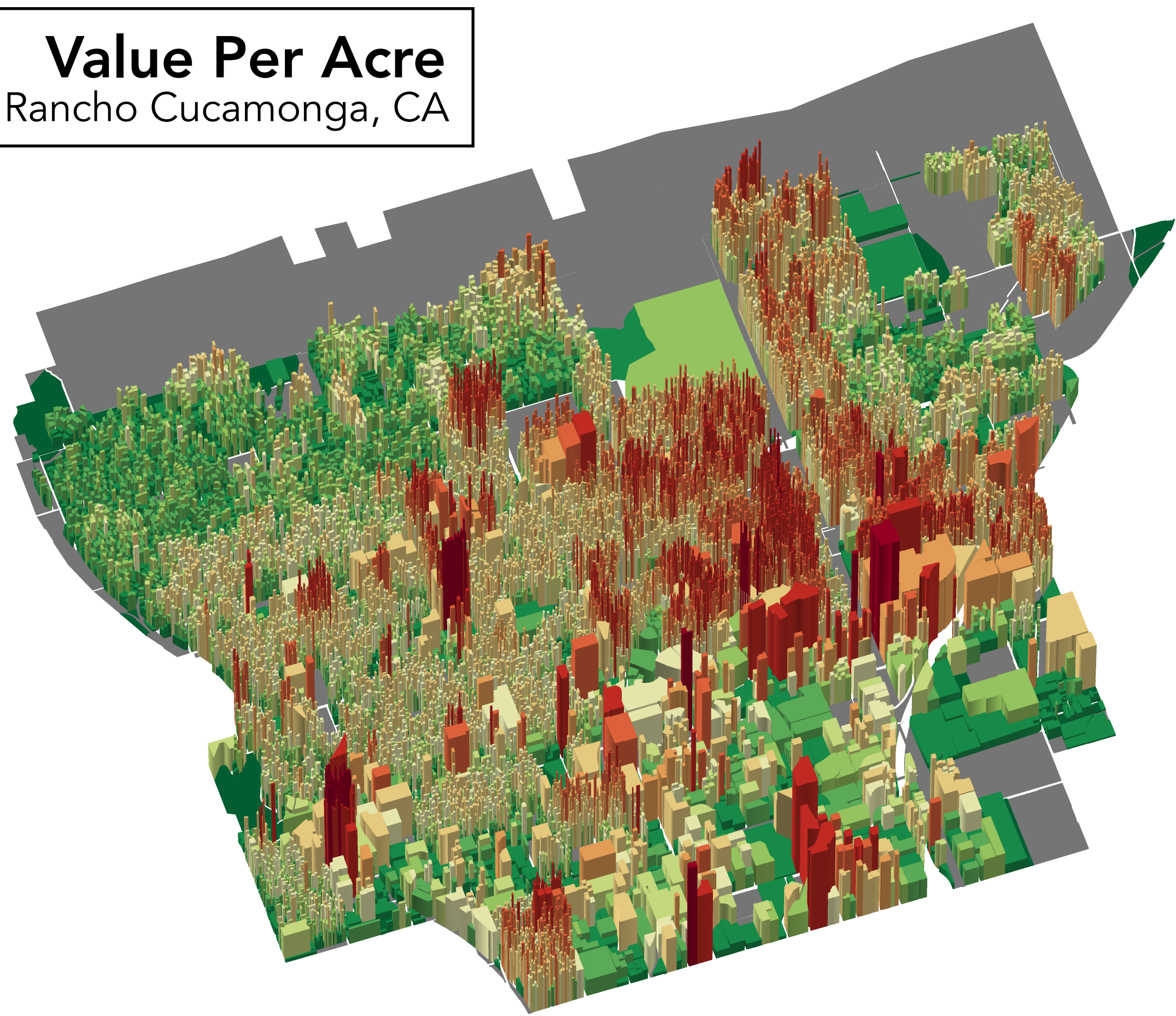
Value Per Acre
Rancho Cucamonga, CA



Current **Preferred Scenario**

Total City Value	\$28.9B	\$31.0B
Peak City Value/Acre	\$14.6M	\$55.8M
Scenario Sites Average Value/Acre	\$1.8M	\$8.4M

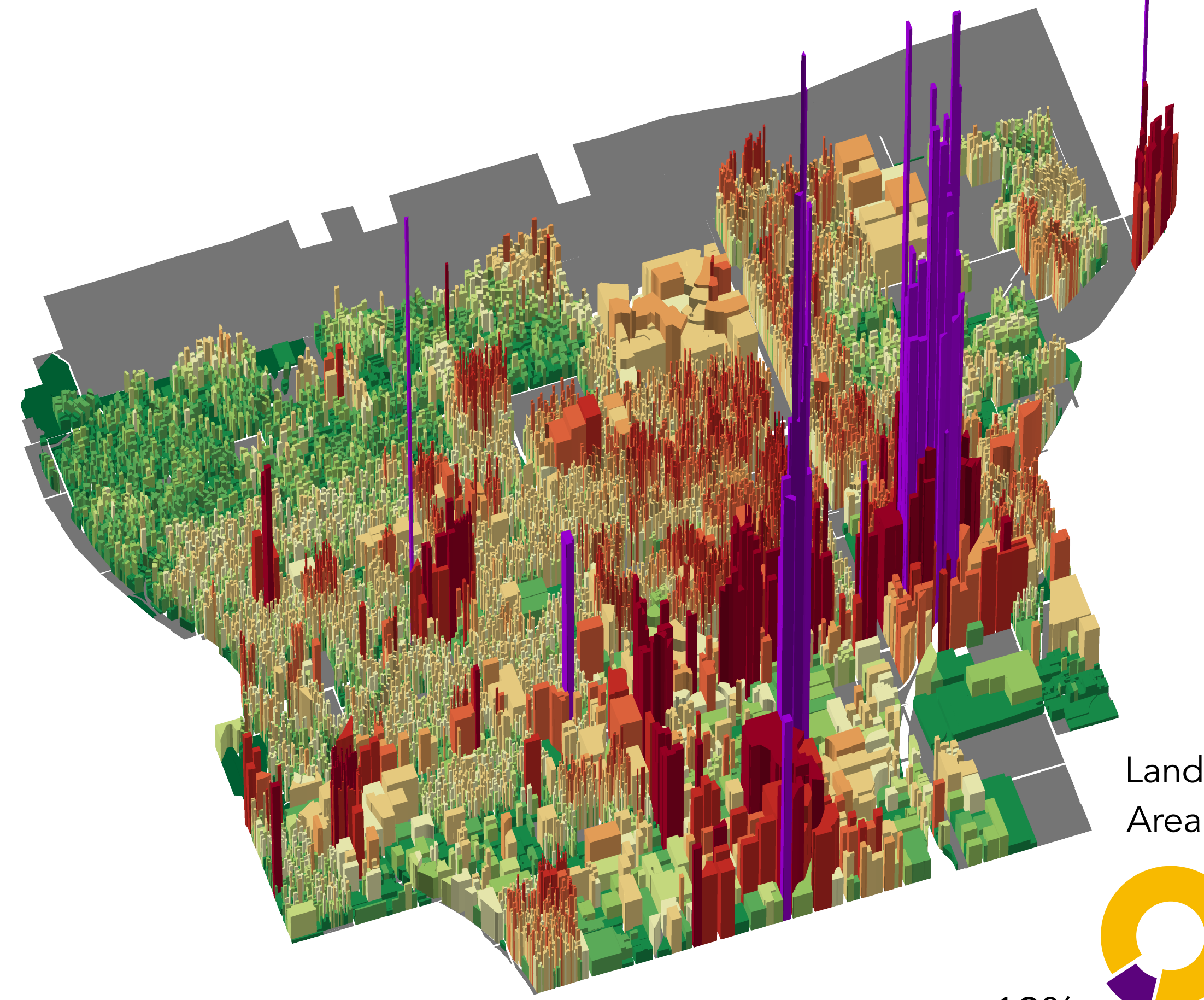
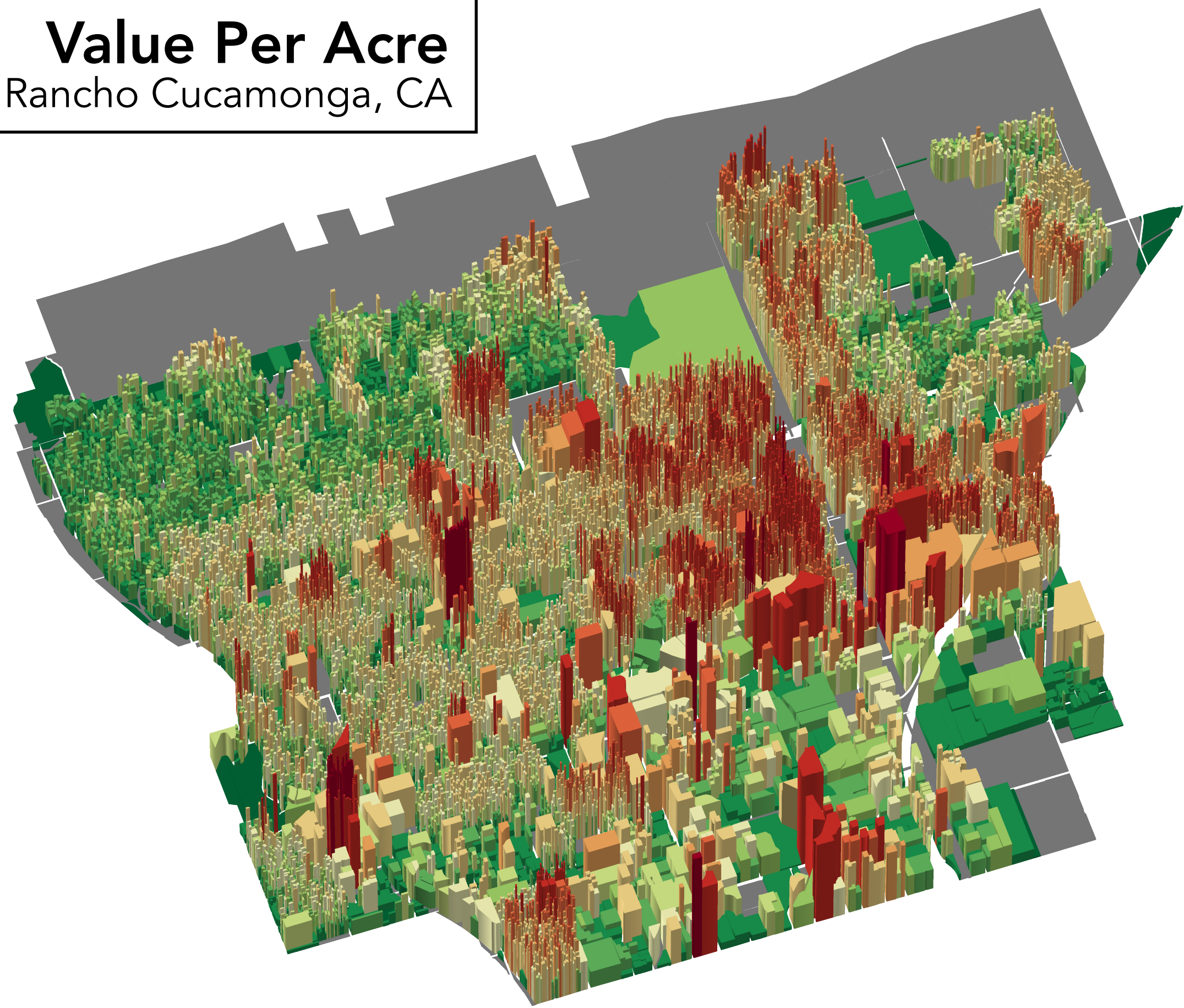
Value Per Acre
Rancho Cucamonga, CA



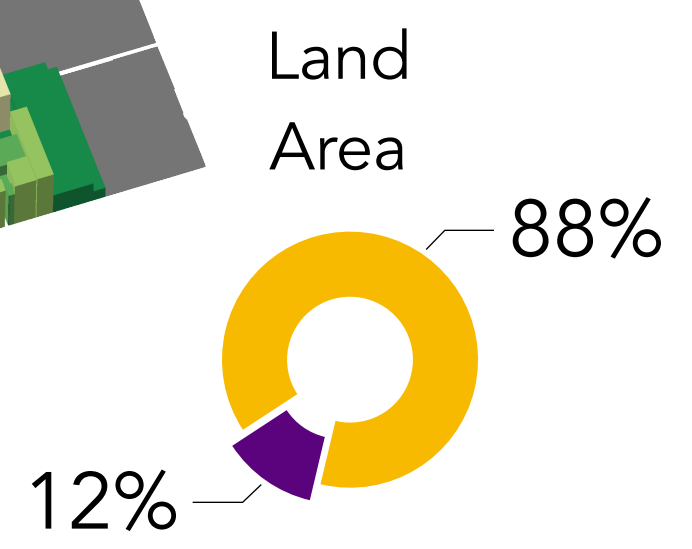
	Current	Preferred Scenario	Increase of Current
Total City Value	\$28.9B	\$31.0B	107%
Peak City Value/Acre	\$14.6M	\$55.8M	382%
Scenario Sites Average Value/Acre	\$1.8M	\$8.4M	455%

Value Per Acre

Rancho Cucamonga, CA



New Value Created: \$2.1 billion



	Current	Preferred Scenario	Increase of Current
Total City Value	\$28.9B	\$31.0B	107%
Peak City Value/Acre	\$14.6M	\$55.8M	382%
Scenario Sites Average Value/Acre	\$1.8M	\$8.4M	455%

Appendix

Quantitative research and economic analysis.

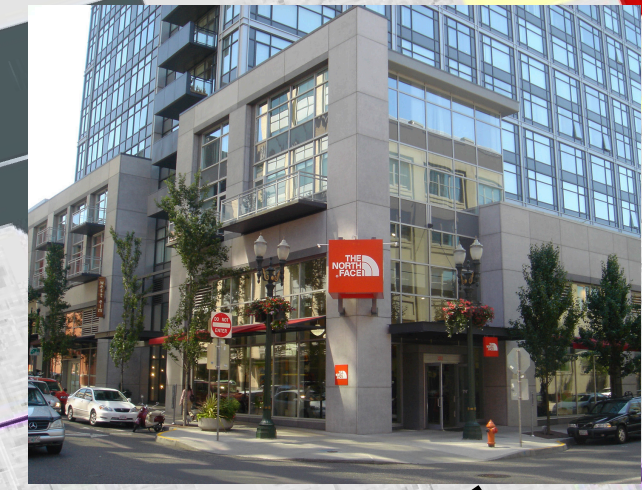
Value Per Acre

Rancho Cucamonga, CA

Rural/Conservation



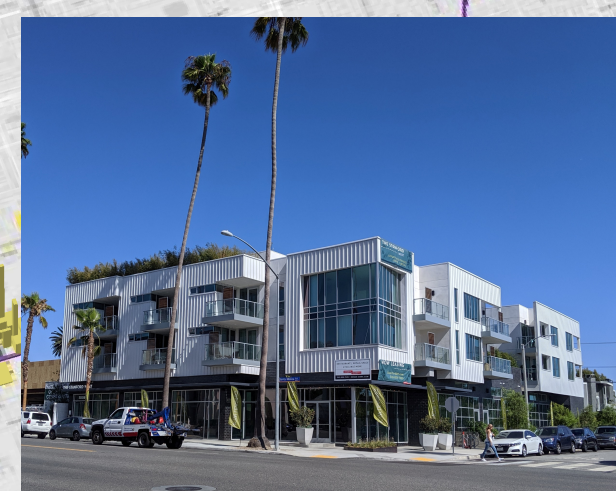
Mixed Use Destination Nodes



Concentrated Mixed Use Activity



Corridor Center



Moderate Mixed Use Infill & Redevelopment



Industrial Infill & Redevelopment



- Low Residential
- Low-Medium Residential
- Office
- Commercial
- Industrial
- Industrial + Commercial
- MU 1 - Neighborhood Low Med
- MU 2 - Neighborhood Low Med
- Corridor Fronting Low Med
- Corridor Fronting Med

