



SUNRIVER/ LA PINE

Oregon

About Central Oregon



FLY

1-1.5 HOUR FLIGHT to key locations like San Francisco and Seattle.



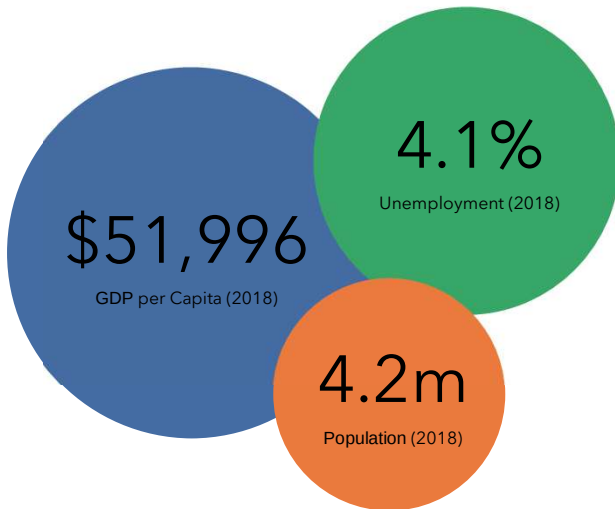
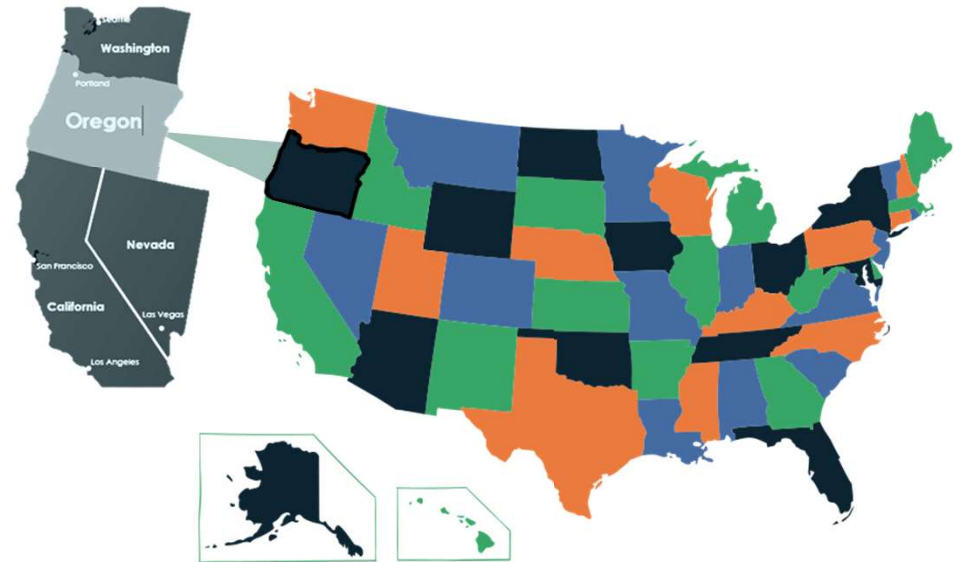
DRIVE

5.5 HOUR DRIVE to Seattle and 10 hours to San Francisco



RAIL

5 HOURS to Portland and 9 to HOURS to Seattle



61.7%
Aged 18 - 64 (or working age), 2018



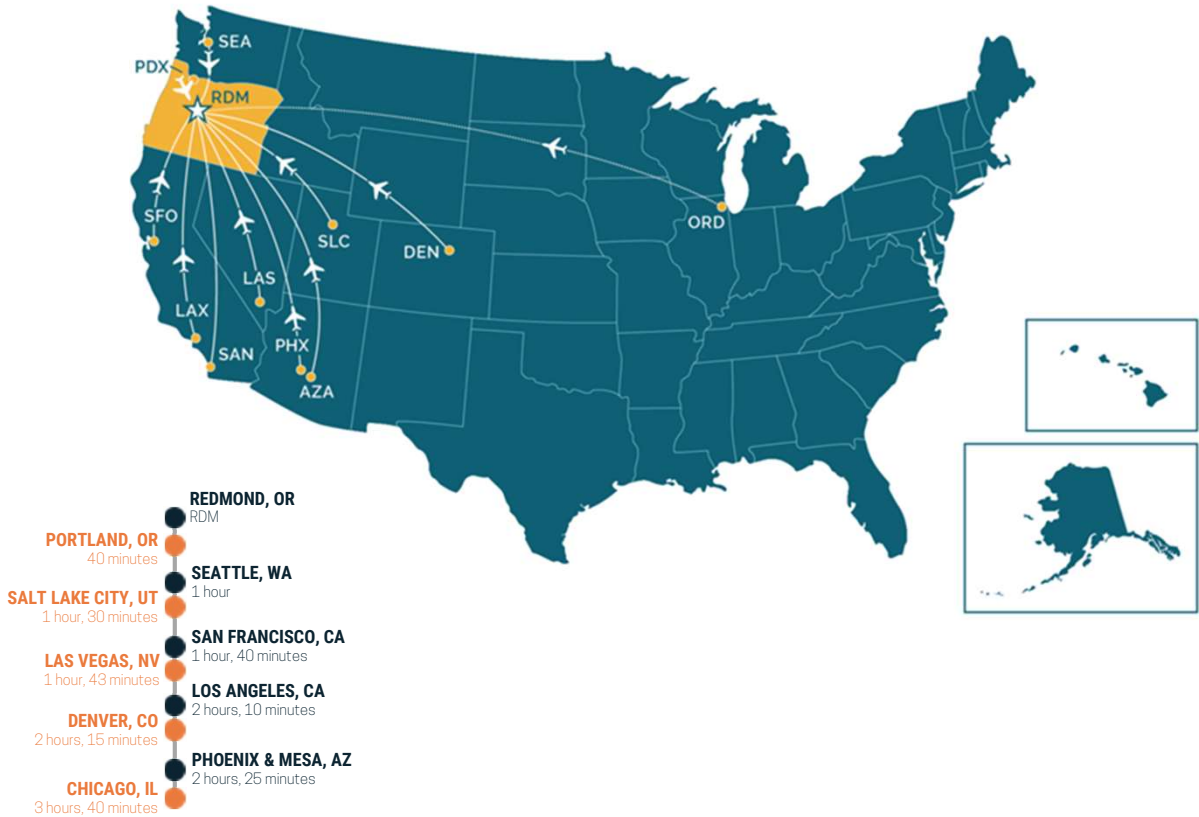
40%
College Educated



Sources: Wallethub; Open Data Network; American Factfinder; Bureau of Labor Statistics; Statistical Atlas; U.S. Census

Prime West Coast Location

U.S. News ranks Oregon 4 nationally for its transport infrastructure, before Washington (15) and California (41)



Redmond Municipal Airport (RDM; www.flyrdm.com) provides commercial air service with 26 daily round-trip flights to Denver, Los Angeles, Mesa, Phoenix, Portland, Salt Lake City, San Francisco, Chicago, Las Vegas, and Seattle via six carriers (Alaska, Allegiant, American, Delta, Sun Country Airlines, and United).



U.S. Highways 97 and 20 are two of the state's major trucking routes, with access to major metro areas with connections to Interstate 5 (N-S) and Interstate 84 (E-W).

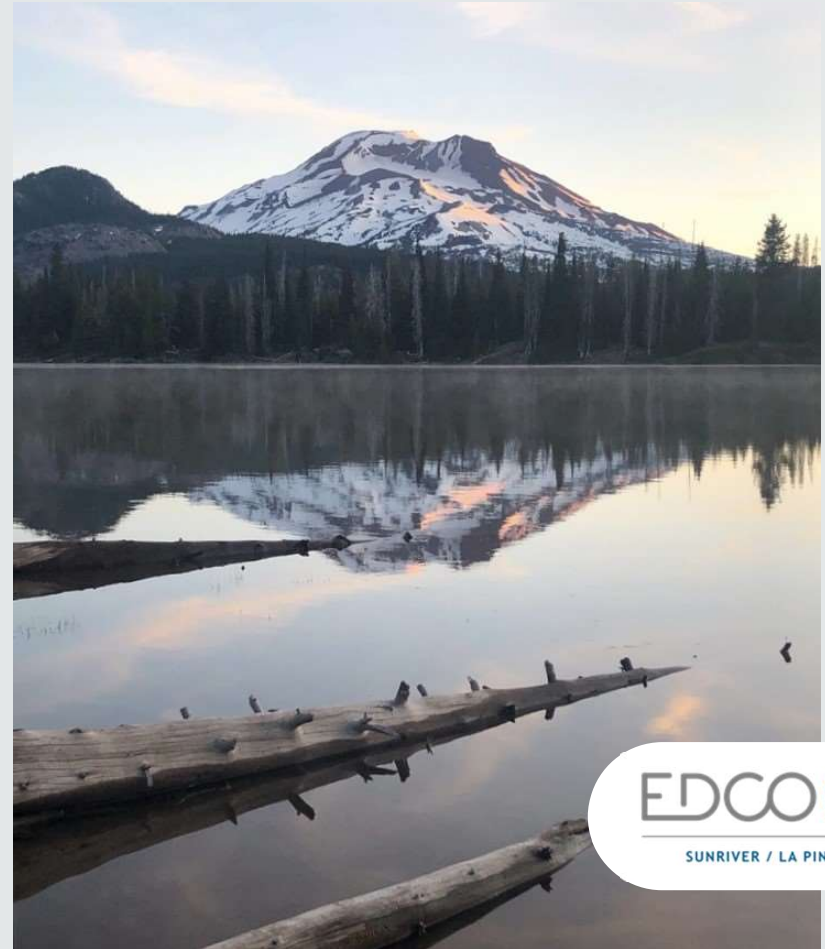


Burlington Northern-Santa Fe (BNSF), Union Pacific (UPRR) and the City of Prineville Railway (COPR) provide direct connections for shipping to any market in the United States, Canada and Mexico.

Top Performing Economy

- #6 Fastest Population Growth
- #2 Fastest Job Growth
- #1 Most Investment in Oregon (Deschutes County)
- #2 Number of High Tech Industries

Sources: US Census (2018), BLS (2017), SmartAsset (2019), Bureau of Economic Analysis (2016), Milken Institute (2017)



About Sunriver/La Pine



- ▶ **Population: 18,477**
Labor Force: 4,617

- ▶ **Average Home Price:**
 - **La Pine \$375,000**
 - **Sunriver \$504,500**

- ▶ **Median Household Income:**
 - **La Pine \$33,462**
 - **Sunriver \$55,750**

- ▶ **Community Videos:**
 - [La Pine https://youtu.be/dxLitQPFGg](https://youtu.be/dxLitQPFGg)
 - [Sunriver https://youtu.be/rcYrwDUHX0U](https://youtu.be/rcYrwDUHX0U)



Workforce & Talent

- ▶ **Talented young professionals choose Oregon**
Oregon is consistently a top 10 destination for Americans moving from one state to another and population growth dominated by in-migration
- ▶ **Strong talent for high-tech & advanced manufacturing**
- ▶ **Customized training, recruitment & screening services**
- ▶ **Average wage *all jobs*:**
Sunriver \$38,258 and La Pine \$35,614
- ▶ **Salaries go further in Oregon**
Lower costs for housing, utilities, and transportation than other major West Coast locations

Population Growth = Workforce & Talent

Central Oregon's population was just over 240,000 in 2019. With over 4.5 million visitors each year, it proves a great introduction to our region's culture, lifestyle and a great first impression for businesses. In 2019, the travel industry brought \$886.3 in direct spending into Deschutes County.

Central Oregon has been among the fastest growing regions in the U.S. for the past five years with a high rate of inbound educated workforce.

Source: Oregon Prospector, Central Oregon Regional Profile

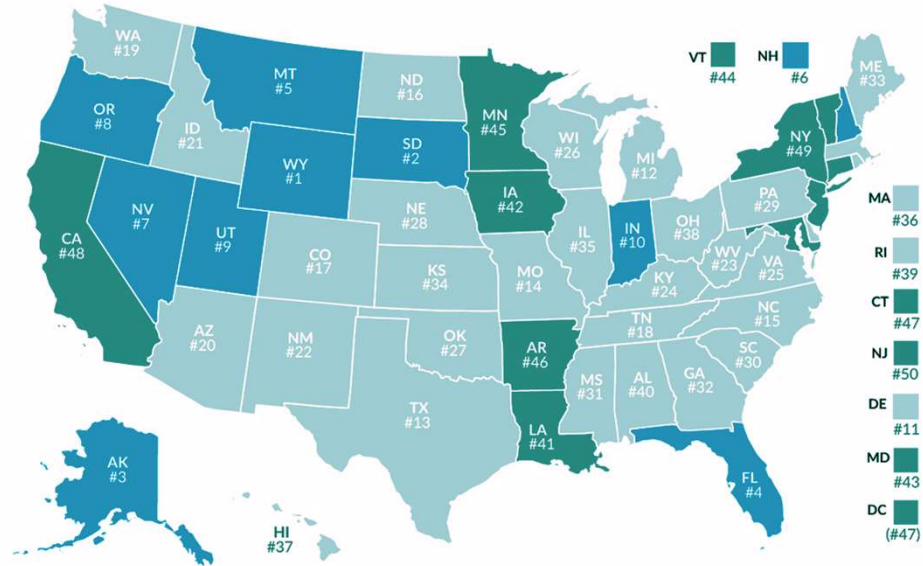


EDCO MOVE
START
GROW
SUNRIVER / LA PINE

Oregon's Business Climate

Oregon has been in the Top 10 Best Business Tax Climates for the past five years.

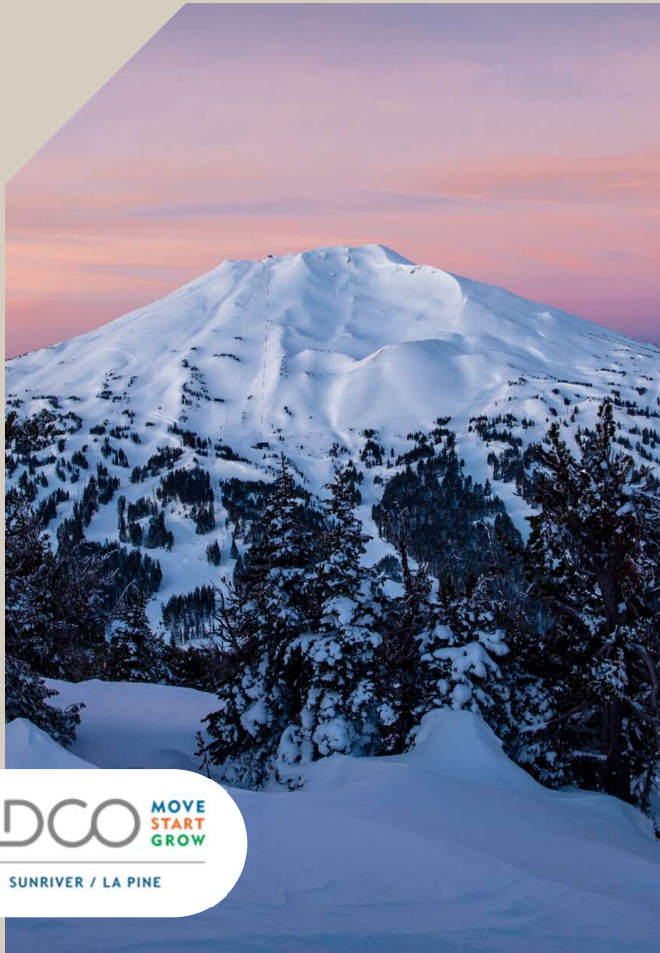
2020 State Business Tax Climate Index



Note: A rank of 1 is best, 50 is worst. D.C.'s score and rank do not affect other states. The report shows tax systems as of July 1, 2019 (the beginning of Fiscal Year 2020). Source: Tax Foundation.

- 10 Best Business Tax Climates
- 10 Worst Business Tax Climates





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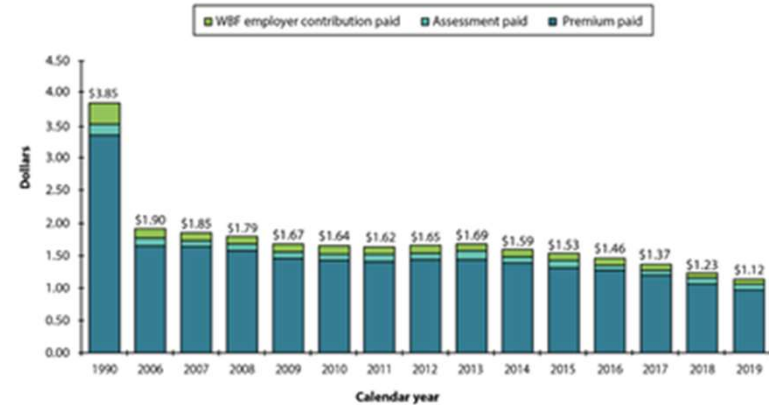
Oregon's Business Climate

- ▶ **NO tax on general sales and use, inventory, intangible property or capital stock/net worth.**
- ▶ **Single Sales Factor**
Oregon corporations pay taxes only on income from sales within Oregon - a tremendous advantage for companies that sell goods outside of Oregon
- ▶ **Abatement Programs**
There are existing programs to help lower property taxes

Worker's Compensation Costs

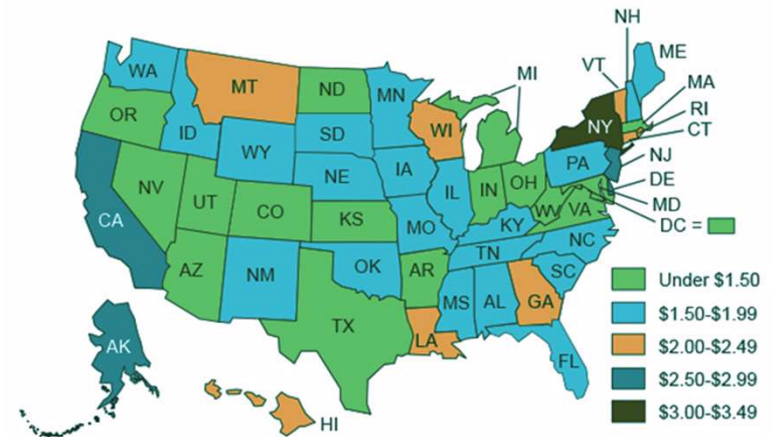
Oregon has among the lowest Workers Compensation costs in the US - Lower than California or Washington.

Total loaded pure premium, premium assessment, and WBF assessment paid per \$100 of payroll



Total employer costs per \$100 payroll for loaded pure premium, premium assessment, and Workers' Benefit Fund cents-per-hour assessment. Loaded pure premium includes insurer costs, known as expense loading factors. Historic figures are adjusted to reflect the 2018 mix of employment and payroll.

Workers' compensation 2018 premium rate ranking by state





Site & Building Costs

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- ▶ **Commercial/Office**
 - Lease Rate: \$0.80-\$1.00/sf/month
- ▶ **Retail**
 - Lease Rate: \$0.50-\$1.00/sf/month
- ▶ **Industrial**
 - Land Cost: \$1.00 - \$2.00/sf
 - Lease Rate: \$0.49 - \$1.10/sf/month

*NNN.

Assumes base costs excluding NNN costs. A triple-Net lease agreement wherein tenant pays all property expenses - real estate taxes, insurance, maintenance.

Exceptional Utilities & Infrastructure

- Oregon energy utilities deliver top decile reliability at half the cost of California

Electricity: \$.0419 - \$.0483 per kilowatt-hour

Natural Gas: \$5.02 per 1,000 ft³

- Oregon water is abundant, clean and affordable

Water: \$7.39/1,000 gallons plus monthly meter fee

- We work with Business Oregon to ensure that industrial land is available and ready Certified Sites guaranteed shovel-ready in 180 days

La Pine Industrial Park



LA PINE INDUSTRIAL PARK

Parcels ranging from .2 acres to 38.73 acres available

\$1.75/SQ FT

Infrastructure:

- Class A Roads
- High speed internet
- 10" - 12" water line providing 250 GPM
- 8" sanitary sewer

Utilities:

- Midstate Electric Cooperative - 30 MW service available
- Cascade Natural Gas - 2" line with 53 psi
- La Pine Municipal Water and Sewer

For additional information contact:

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Sunriver La Pine Economic Development (EDCO)
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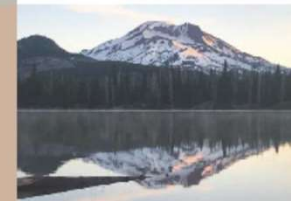
-or-

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<https://www.lapineoregon.gov/>

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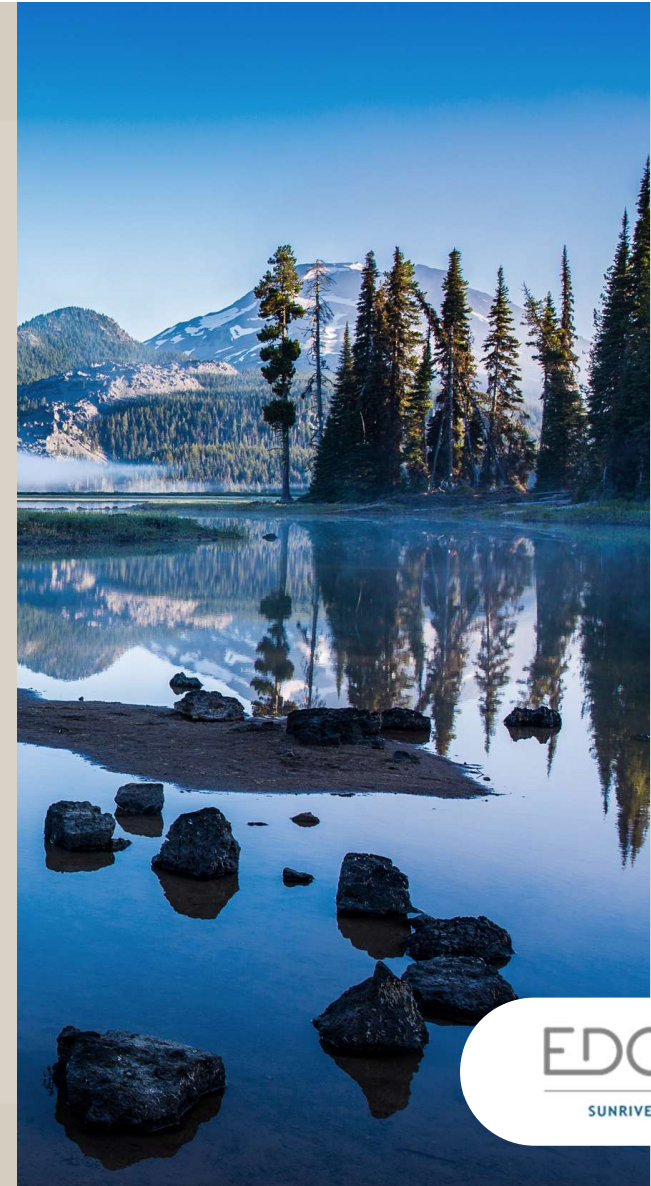
Site Assets:

- Located 1/2 mile from US 97 - the major transportation route from Oregon to California
- BNSF Rail runs along the east boundary of the industrial park - pre planning has occurred for spur installation



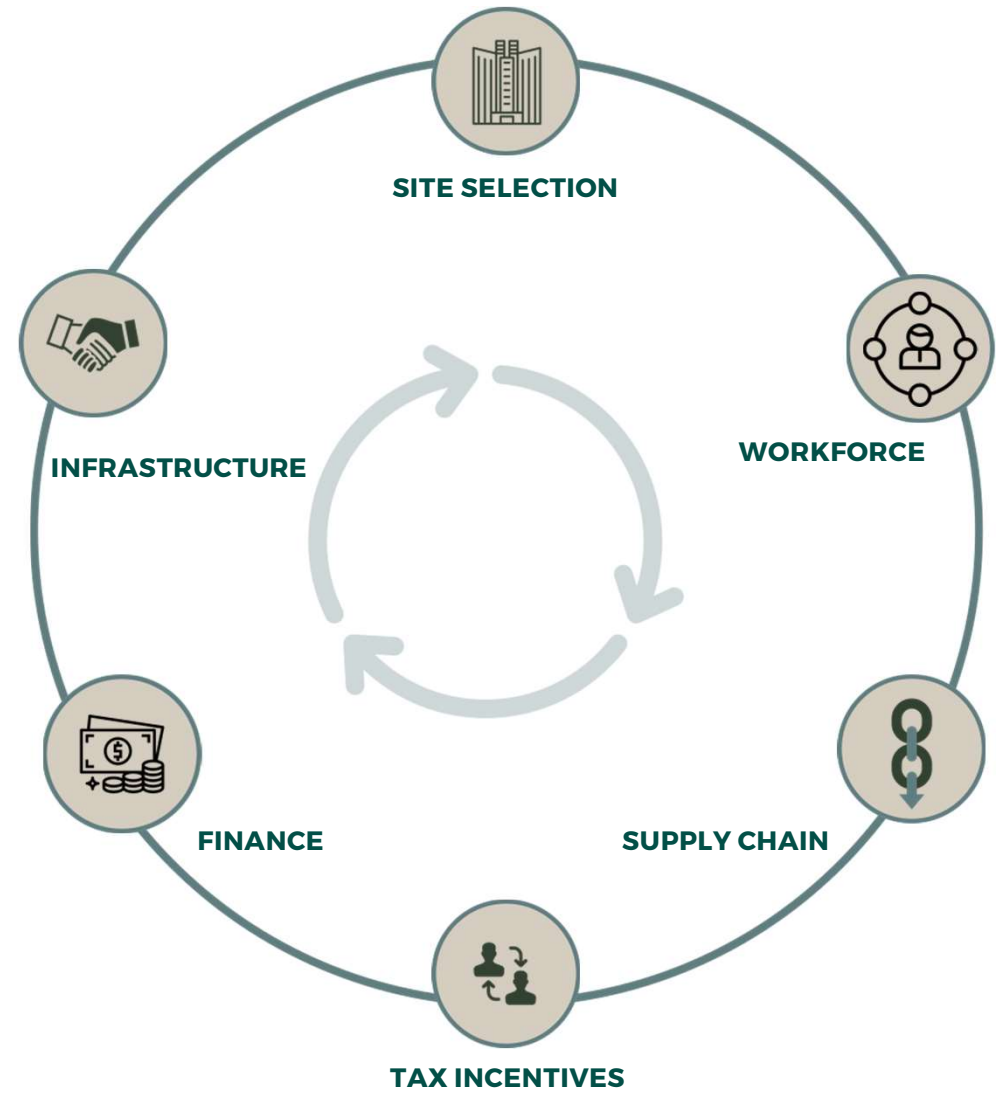
Our Economic Development Incentives

- 100%, 3-15 year property tax exemptions through the Oregon Enterprise Zone program
- Cash grants for job creation (state and local)
- Customized workforce training
- Access to business capital
- Export and international marketing assistance
- Infrastructure grants and loans



How EDCO Can Help You

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Your Central Oregon Allies

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SITE SELECTION

We identify sites that meet size, utility, distribution, infrastructure and workforce requirements



WORKFORCE

We connect businesses with workforce partners to source local talent and support efforts to further develop skills to meet changing needs



SUPPLY CHAIN

We assist in identifying potential Oregon vendors, distributors, patrons etc.



INFRASTRUCTURE

We coordinate business infrastructure needs, providing financing for extending and upgrading physical infrastructure



FINANCE PROGRAMS

We operate a number of business finance programs backed by lottery dollars and include direct loan and loan guarantees



TAX INCENTIVES

We offer globally competitive incentives to encourage business expansion



SUNRIVER/LA PINE CONTACTS

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