



OPPORTUNITY 1

LOCAL EQUITY'S MONTHLY IMPACT INVESTMENT NEWSLETTER

Impact Investment - EB5 Regional Center - Opportunity Zones - Economic Development - Project Entitlement

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Southern California developer lines up builders for new community that could reach 15,000 homes

Five builders to launch first phase of Silverwood in Hesperia.

A master developer is turning over home lots to five builders for the first phase of a massive Southern California project, another example of efforts underway to address the nation's housing shortage.

Lennar, K. Hovnanian, Watt Capital Developers, Woodside Homes and Richmond American Homes plan to build the first 650 single-family houses in Silverwood near the San Bernardino Mountains in Hesperia, California, according to John Ohanian, general manager of the development.

The homes will be priced from the mid-\$400,000s to the \$700,000s, with the first residents expected to move in by the middle of 2025, he said in an interview.

The ultimate plan for Silverwood calls for the 9,366-acre development to contain 15,663 single-family houses, townhouses and condominiums. The Inland Empire project will take 15 to 20 years to complete, according to Ohanian, who oversees Silverwood for the master developer, a joint venture of DMB

Development, Schlegel Land Co. and Beaumont Partners. [Read more.](#)

Cabot Properties Snaps Up Major Inland Empire Industrial Portfolio

Cabot Properties, a Boston-based real estate investment firm, has acquired a four-property industrial portfolio in southern California's Inland Empire for \$202 million. The portfolio, totaling nearly 670,000 square feet, was previously owned by an affiliate of Blackstone's Link Logistics. Two of the properties that were part of the deal are located in Ontario, Calif. — the 263,670-square-foot 1670 Champagne Ave. and the 147,484-square-foot 1651 S. Carlos Ave. A 103,343-square-foot industrial building in Fontana, Calif. (10917 Cherry Ave.) and a 154,560-square-foot property in San Bernardino, Calif. (750 S. Valley View Ave.) were also included. All four properties are fully leased.

This deal ranks among the largest industrial transactions in the Inland Empire in the last five years: Only three other deals involving four or more properties exceeded 650,000 square feet.

Colliers International brokers Michael Kendall, Gian Bruno, Kenny Patricia, Kylie Jones, Thomas Taylor, Steve Bellitti, and Joey Jones represented both the buyer and seller in the transaction. Interestingly, Cabot had previously owned three of these properties (1651 S. Carlos Ave., 10917 Cherry Ave., and 750 S. Valley View Ave.) and sold them to Link Logistics. The recent reacquisition marks a strategic move for Cabot.

[Read more.](#)

Local Equity Regional Center LLC Launches EB-5 Investment Platform

Local Equity Regional Center (LERC) was certified by United States Customs and Immigration Services as a federally recognized Regional Center for the purposes of administering the EB-5 investor visa to foreign investors. This prestigious designation now allows LERC to incentivize foreign investors to apply

California's 9 Best Places to Buy a Rental Property

Whether you want a rental property close to the beach or in the desert, these are the best places to buy a vacation home in California.

As one of the most desirable states to live and vacation in, California housing is always in demand—no matter how costly it is. Even though the Golden State is the most rewarding in both short-term and long-term property investments, breaking into its housing market isn't a piece of cake. Nevertheless, don't be discouraged by the median home prices or the cost of living.

There are plenty of areas where you can invest in rental properties and set yourself up for financial success. The key is to look beyond the major cities of San Francisco and Los Angeles. Whether you're looking to invest in a vacation home or host an Airbnb, here are the best places to buy a rental property in California.

[Read more.](#)

The first solar train in history underway: \$100 billion and a speed no one understands

After years of promises, California is finally seeing good progress in its high-speed train project, and the cherry on top is that it will be renewably powered by solar energy. Unless there's another similar project being completed in secret elsewhere that gets there first, the United States will be the first country with a high-speed train that operates entirely on green energy. The California High-Speed Rail Authority has confirmed that the long-awaited endeavor to connect 800 miles of the state will be in operation soon. California's \$100+ billion high-speed train soon to be a reality. The dream was a revolutionary rail network connecting the West Coast of the United States with Vancouver in Canada, with an east branch reaching Las Vegas, and then eventually covering the whole of the North American continent, according to the original long-term plan.

[Read more.](#)

Count your blessings - By Cindy K, Local Equity

Count your blessings. What is that supposed to mean? Many of us find that it is a useless foreign concept. Nevertheless, I believe it is an important and often overlooked practice. It's effortless for people to find flaws, criticize, and be jealous of others. That often leads people to forget and overlook how fortunate they really are. Most people have heard of the phrase "The neighbor's garden is always greener," meaning that others have a better life than oneself. Scientific understanding is that the human brain is unconsciously programmed to have negativity bias. Negativity bias means that our brain focuses more on negative information than positive or neutral information. Humans are programmed from an evolutionary perspective to want and strive for more; it's a survival instinct. Charles Darwin said, "It is not the strongest of the species that survives, not the most intelligent that survives. It is the one that is the most adaptable to change."

One knows change and adaptation are important factors for survival, but to take a moment to count one's blessings and fortunes is just as essential in a person's life. People can quickly become tired, sick, and burned out if they only focus on what others have and what to achieve next. This constant stress factor will influence one's work and private life and hinder them from achieving their true potential. As a result, one needs to take a moment to appreciate what they have and follow the famous phrase, "stop and smell the roses."

With that, we at Local Equity hope that all of you have had a wonderful Thanksgiving. We want to take a moment to appreciate what we have and thank our amazing families, friends, colleagues, partners, and clients. You rock!

California Sees More than \$78 Billion in Projects Under Construction, an Industrial Info News Alert SUGAR LAND, Texas--(BUSINESS WIRE)--Researched by Industrial Info Resources--With the fifth-largest economy in the world, California isn't lacking in industry or projects in development. Industrial Info is tracking more than \$78 billion worth of projects under construction in the state. While the transportation sector leads the spending, the projects cover a wide range of sizes and sectors.

The transportation sector accounts for more than two-thirds of California's overall project spending, but it represents relatively few projects, as most carry high price tags and are aimed primarily at light rail and airports. Two of the largest underway involve the extension of the Purple Line on the Los Angeles subway system. Section 1 entails constructing 3.9 miles of track with twin-bored tunnels along with three new stations. Section 2 also is underway, involving 2.6 miles of new track and two new stations. [Read more.](#)

Why Kirkwood Collection's Boutique California Properties Are Ideal for Buyouts

Like many in travel, Alex Kirkwood pivoted to this industry after working in a completely different field — he was a marketing executive at 20th Century Fox, where he spent his time producing movie trailers, posters and TV spots.

Then, a family friend with real estate holdings (including a hotel in Mexico) piqued his interest. Kirkwood ended up buying a couple vacation rentals, then a boutique hotel in Palm Springs, California, in 2012. He quickly learned that managing a hotel is not a part-time job. "It became so much to manage, on top of my 18-hours-a-day job at Fox," he said. "So, I basically never slept for a few years. When I fully transitioned, everyone was like, 'What a weird right turn you took, from the movie business to hotels.' And it really was. I went from selling a two-hour movie experience to selling weekend hotel experiences. And I think you can kind of see that through line — we have a theatrical approach to our marketing materials and creative content." [Read more.](#)

Lytton Rancheria of California Leads Tribal Investment in Cadiz Groundwater Banking Project

\$50 million investment in Mojave Groundwater Bank would be the largest investment in water infrastructure off tribal-lands by Native American Tribes in U.S. history. Cadiz, Inc. announced today that the Company and the Lytton Rancheria of California ("Lytton") have signed a Letter of Intent for Lytton to invest up to \$50 million in the Company's groundwater banking project in the Mojave Desert ("Mojave Groundwater Bank"). Lytton's investment would be the first major investment by a Native American Tribe in large-scale water infrastructure off tribal lands in U.S. history. With 2.5 million acre-feet of new water supply and an estimated 30 million acre-feet of water in storage today, the Mojave Groundwater Bank will be the largest new groundwater bank in the Southwest.

The partnership between Cadiz and Lytton signifies a landmark collaboration in water resource management, with Tribes holding a majority ownership stake in the Mojave Groundwater Bank. This ownership structure empowers Indigenous communities to play a leading role in decision-making and investment in vital water projects.

[Read more.](#)

Defense Giant Highlights Complex Path to Safe Drone Delivery Integration

Major questions about airspace safety and integration challenges need to be addressed before drone delivery services can fully take off, according to insights from Northrop Grumman and other key industry players in a recent comprehensive report.

Northrop Grumman's director of airworthiness and airspace integration, Doug Davis, emphasizes that drone operators must work within established aviation frameworks:

"If you're going to operate new aircraft, you need to operate them within the same framework of operational risk and requirements that apply to all aircraft operating in domestic airspace."

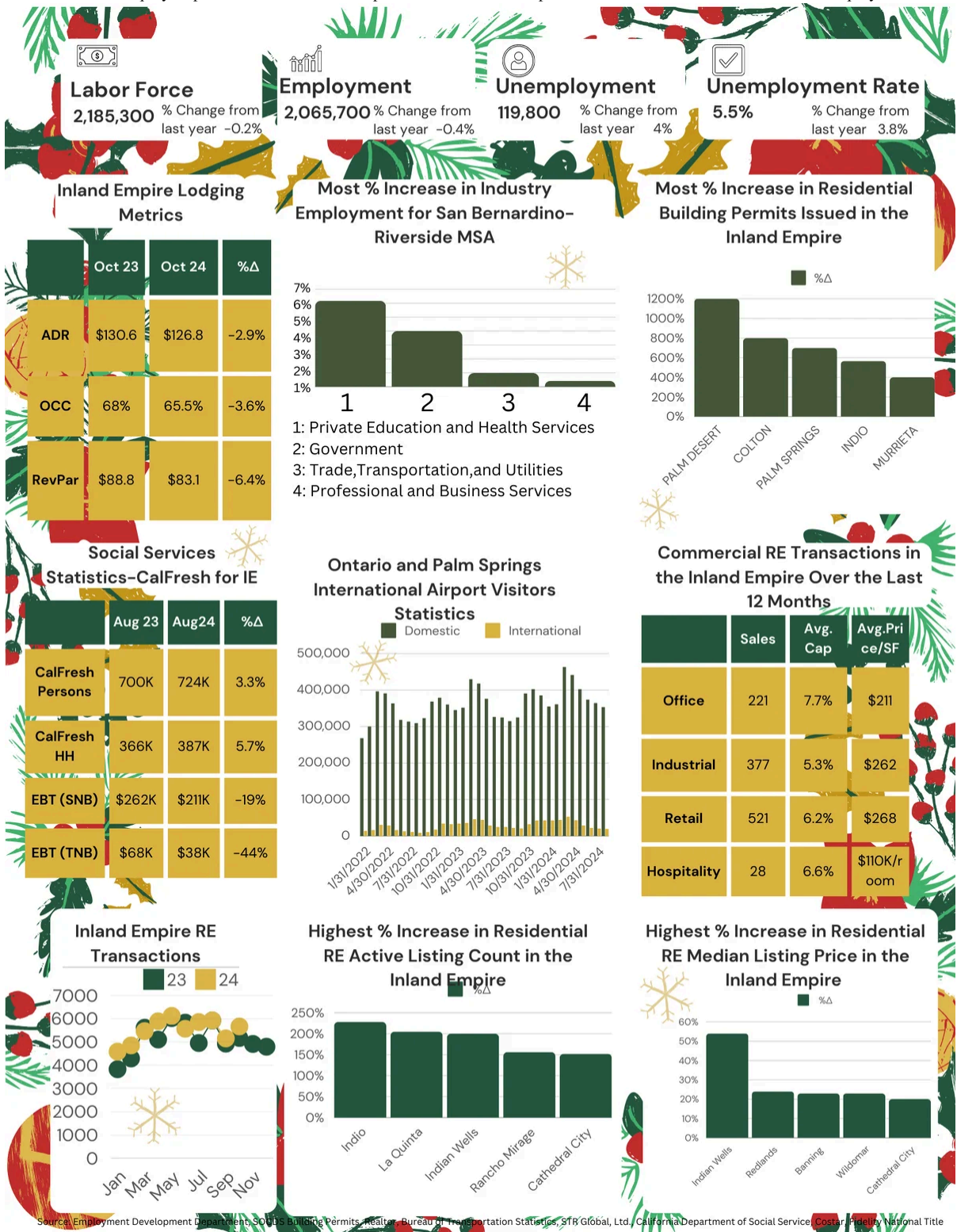
The industry has seen significant advancement in recent years. UPS and Matternet received FAA authorization for medical supply deliveries in March 2020, with UPS later expanding to commercial home deliveries in California. In another milestone, Wing Aviation secured the FAA's first commercial drone delivery certification in 2020. Most recently, as of August 2023, UPS gained clearance for beyond visual line of sight (BVLOS) operations. Urban environments present unique challenges through microclimates that can significantly impact drone operations. [Read more.](#)

Federal Grants w/ Opportunity Zone Priority

AGENCY	GRANT	CLOSING DATE	OPPORTUNITY NUMBER
Department of Energy	SPURRING PROJECTS TO ADVANCE ENERGY RESEARCH AND KNOWLEDGE SWIFTLY (SPARKS)	Sep. 30, 2029	DE-FOA-0003164
	SEEDING CRITICAL ADVANCES FOR LEADING ENERGY TECHNOLOGIES WITH UNTAPPED POTENTIAL (SCALEUP) READY	Sep. 29, 2029	DE-FOA-0003467
	RFI on Geologic Hydrogen Resource Exploration	Dec. 2, 2024	DE-FOA-0003494
	DISRUPTIVE DC CONVERTERS FOR GRID RESILIENT INFRASTRUCTURE TO DELIVER SUSTAINABLE ENERGY (DC-GRIDS)	Dec.10, 2024	DE-FOA-0003499
	DISRUPTIVE DC CONVERTERS FOR GRID RESILIENT INFRASTRUCTURE TO DELIVER SUSTAINABLE ENERGY SBIR/STTR (DC-GRIDS SBIR/STTR)	Dec.10, 2024	DE-FOA-0003500
	CATALYTIC APPLICATION TESTING FOR ACCELERATED LEARNING CHEMISTRIES VIA HIGH-THROUGHPUT EXPERIMENTATION AND MODELING EFFICIENTLY (CATALCHEM-E)	Dec.17, 2024	DE-FOA-0003505
	CATALYTIC APPLICATION TESTING FOR ACCELERATED LEARNING CHEMISTRIES VIA HIGH-THROUGHPUT EXPERIMENTATION AND MODELING EFFICIENTLY SBIR/STTR (CATALCHEM-E SBIR/STTR)	Dec.17, 2024	DE-FOA-0003506
	Realize Energy-rich Compound Opportunities Valorizing Extraction from Refuse waters (RECOVER)	Dec.31, 2024	DE-FOA-0003510
	Realize Energy-rich Compound Opportunities Valorizing Extraction from Refuse waters (SBIR/STTR)	Dec.31, 2024	DE-FOA-0003511
Department of Health and Human Services	Basic Center Program		HHS-2025-ACF-ACYF-C Y-0008
	Early Head Start Expansion and Early Head Start-Child Care Partnership Grants - Multiple Communities in GA, LA, MD, MI, NJ, NY, OH, VA, WI	Jan. 6, 2025	HHS-2025-ACF-ACYF-C Y-0125
	Tribal Early Childhood and Family Economic Well-being Research Center (TRC)		HHS-2025-ACF-OPRE-P H-0017
	Measurement of Reflective Supervision in Home Visiting: Research and Evaluation Grants		HHS-2025-ACF-OPRE-P V-0035
Department of Agriculture	Solid Waste Management Grant Program	Dec. 31, 2024	SWMFY25
	Technical Assistance and Training Grant Program	Dec. 31, 2024	TATFY25

Local Equity Data Dashboard

Good investment decisions can only be made with reliable data. We also recognize that many official data sources lack the accuracy and freshness needed to paint the real picture of the local economy. Our comprehensive platform of data is fed by a growing number of fresh sources, enabling local investors and developers to make quicker decisions. Custom reports are now available by City.



About Us:

Local Equity LLC is an economic development organization and impact investment firm. The mission of the company is to advance disadvantaged communities by providing technical assistance and finding financial solutions to priority projects that are supported by local stakeholders. Local Equity is also a registered California Finance Lender, and a California EB-5 Regional Center. We create financing solutions and provide tools & technical support to advance deals in the areas of community development, healthcare equity, food access, affordable housing, tourism, and infrastructure.

Statement: At Local Equity, our mission is to empower communities by working alongside their leaders, not by directing them. Guided by the Capital Absorption Framework we offer support from behind the

The company is engaged in:

1. Technical Assistance:

- Surplus Land Act (SLA) prep, syndication, and coordination with HCD
- Governor's Office for Business & Economic Development (GoBiz) Site Selection response
- Developer attraction, development underwriting, and capital stack creation
- Incentive management (Impact Fees, Infrastructure, TOT Rebates)
- Local developer support and intake qualification.
- Cannabis reporting and compliance advisory
- Economic Impact Studies
- Tax Increment Financing (EIFD, CRIA) and other district formations coordination
- RFP creation & response coordination
- Easement and Right of Way acquisition and recording
- Indian tribes non tribal land development
- Pro Housing designation process
- Site assemblage
- Entitlement work

2. Real Estate Investment, Development, and Management Pipeline:

- Civic infrastructure buildings
- Entertainment and tourism assets
- Medical facilities
- Hotels
- Supermarkets, QSRs, Gas Stations
- Water & wastewater facilities
- Brownfields Management & Support
- Energy Generation & Storage
- Airport Hangars
- Industrial

Notable Memberships and participation:

- The California Association for Local Economic Development (CalED)- Financing Committee
- Small Business Development Corporation of Orange County (Board Seat)
- Discover Inland Empire Tourism (Board Chair)
- Beverly Hills Conference and Visitor's Bureau (Board Seat)

Strength:

- Extensive national investor and lender network
- Existing relationships in economic development and senior leadership with State/Federal
- Strong bench strength in economic analysis and investment modelling with scalable platform
- Experience in alternative financing including C-Pace, EB-5, Opportunity Zones, Tax Credits
- Strong reputation for 'getting things done in a timely manner'

Licenses:

1. California Finance Lender & Broker: 60DBO-128090
2. United States Customers and Immigration Services (USCIS) Regional Center: RC2300004157

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