



OPPORTUNITY 1

LOCAL EQUITY'S MONTHLY IMPACT INVESTMENT NEWSLETTER / ISSUE 63

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

March 1, 2026

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How to Use the Opportunity Zones 2.0 Eligibility Map

Background: Updated Low-Income Community (LIC) Methodology

In a previous article, we discussed the updated Low-Income Community (LIC) calculation framework. Applying this methodology to 2020–2024 American Community Survey data, we developed this interactive map as a fast and convenient visualization tool for developers, local governments, and other stakeholders. [Read more.](#)

MDH Partners Acquires Inland Empire Warehouse for \$105M

Atlanta-based MDH Partners has acquired a five-state industrial portfolio, highlighted by a property on the opposite side of the country from its East Coast headquarters.

The investment firm paid \$105 million for a 410,000-square-foot warehouse at 13880 Monte Vista Avenue in Chino, Calif., in the larger region known as the Inland Empire, Commercial Observer has learned. An affiliate of Nuveen sold the building, PropertyShark records show. [Read more.](#)

Newcastle Fuels Inland Empire Project With \$65M Loan

Bank OZK funded the development.

Newcastle Partners has secured a \$65.1 million construction loan for Ellis Avenue Logistics Center, a 631,011-square-foot industrial project in Perris, Calif., within the Inland Empire market. Bank OZK issued the debt in a deal arranged by JLL Capital Markets. [Read more.](#)

Covington Group Lands \$34M for Inland Empire Project

The Covington Group has secured a \$33.8 million construction loan for a Class A, 428,185-square-foot industrial development in Hesperia, Calif., within the Inland Empire market.

TDA Investment Group provided the five-year, fixed-rate note, on behalf of its pension client. JLL Capital Markets negotiated on behalf of the borrower. [Read more.](#)

UCSB scientists develop 'liquid battery' that stores sunlight as heat

Scientists at U.C. Santa Barbara have developed a new kind of "liquid battery" that can capture sunlight and release it later as heat, a breakthrough researchers say could help solve one of renewable energy's biggest challenges — storing solar energy after the sun goes down.

The discovery, published this week in the journal Science, comes from a research team led by UCSB chemist Grace Han, whose group engineered a bio-inspired molecule capable of storing solar energy

Local Equity Impact Investment- Opportunity Zones 2.0 Map; IE Warehouse trades for \$105M; Inland Empire Project gets \$65M Loan; Covin... inside chemical bonds rather than traditional electrical batteries. [Read more.](#)

Ontario International Airport Extends Surge in Global Travel

Southern California's Ontario International Airport is charging into 2026 with fresh momentum, reporting a 3.7% year-over-year jump in January passenger traffic and the highest monthly total of international travelers in its history. [Read more.](#)

California real estate executives raise development outlook in latest sign of property rebound

Multifamily segment leads demand, according to Allen Matkins, UCLA survey. California commercial real estate executives are feeling better about breaking ground on real estate projects in 2026 as long-stalled demand finally turns positive, according to a survey of industry participants. [Read more.](#)

Homes in this California county will soon be auctioned with bids as low as \$100

RIVERSIDE COUNTY, Calif. - Riverside County is preparing for one of its most significant real estate events of the year as nearly 1,000 properties head to a public online auction this April. [Read more.](#)

California Housing Market: Challenges, Opportunities, and What's Next

The California housing market is a challenging but opportunistic region for builders. Many markets in the Golden State are characterized by affordability and limited supply, however, California is home to several of the largest new-home markets in the United States. Riverside-San Bernadino ranked as the 11th largest metro on Zonda's 2025 Local Leaders list while Los Angeles was the 29th largest market by closing volume. [Read more.](#)

The Looming Taiwan Chip Disaster That Silicon Valley Has Long Ignored

Federal officials have for years tried to wean Silicon Valley from its dependence on Taiwan, an island democracy roughly the size of Maryland that makes 90 percent of the world's high-end computer chips. [Read more.](#)



Registration for CALED's Annual Conference Now Open! April 15-17, 2026 in Palm Springs, CA

The CALED Annual Conference will be celebrating economic developers "In Motion" from April 15-17, 2026 at the Renaissance Palm Springs Hotel in Palm Springs, CA. As the environment changes, economic developers evolve and adapt to meet the needs of their businesses and communities. Don't miss this chance to increase your knowledge and connect with your peers on a variety of economic development topics and opportunities. [Register here.](#)

Spot the difference— can you find the 8 mistakes?



Federal Grants w/ Opportunity Zone Priority

AGENCY	GRANT	CLOSING DATE	OPPORTUNITY NUMBER
Department of Energy	Stimulate Utilization of Plentiful Energy in Rocks through High-temperature Original Technologies SBIR/STTR (SUPERHOT SBIR/STTR)	Mar. 5, 2026	DE-FOA-0003557
	Stimulate Utilization of Plentiful Energy in Rocks through High-temperature Original Technologies (SUPERHOT)	Mar. 6, 2026	DE-FOA-0003556
	SEEDING CRITICAL ADVANCES FOR LEADING ENERGY TECHNOLOGIES WITH UNTAPPED POTENTIAL (SCALEUP) READY	Sep. 29, 2029	DE-FOA-0003467
	SPURRING PROJECTS TO ADVANCE ENERGY RESEARCH AND KNOWLEDGE SWIFTLY (SPARKS)	Sep. 30, 2029	DE-FOA-0003164

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.



Labor Force*
2,265,900 % Change from last year 1.4%



Employment*
2,149,800 % Change from last year 1.2%



Unemployment*
116,100 % Change from last year 5.2%



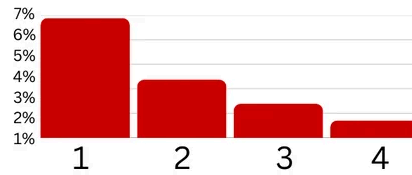
Unemployment Rate*
5.1% % Change from last year 4.1%

* December 2025 number

Inland Empire Lodging Metrics

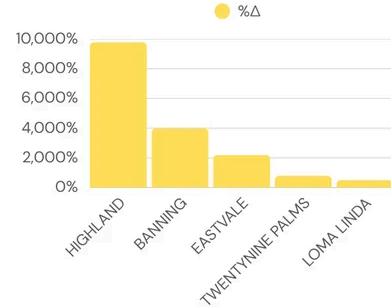
	Jan 25	Jan 26	%Δ
ADR	\$120.0	\$118.6	-1.2%
OCC	62.6%	59.6%	-4.7%
RevPar	\$75.1	\$70.7	-5.3%

Most % Increase in Industry Employment for San Bernardino-Riverside MSA*



- 1: Private Education and Health Services
- 2: Government
- 3: Other Services
- 4: Leisure and Hospitality

Most % Increase in Residential Building Permits Issued in the Inland Empire**

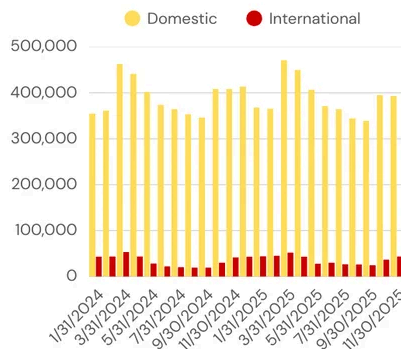


** December 2025 number

Social Services Statistics- CalFresh for IE

	Dec 24	Dec 25	%Δ
CalFresh Persons	726K	688K	-5.4%
CalFresh HH	389K	377K	-2.9%
EBT (SNB)	\$193K	\$156K	-20%
EBT (TNB)	\$37K	\$32K	-14%

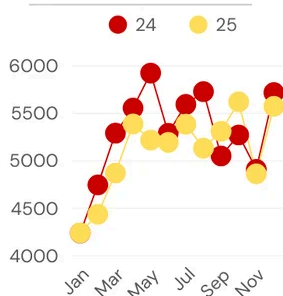
Ontario and Palm Springs International Airport Visitors Statistics



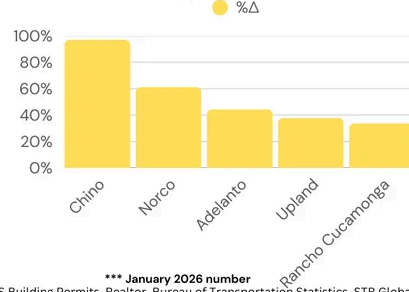
Commercial RE Transactions in the Inland Empire Over the Last 12 Months

	Sales	Avg. Cap	Avg. Price/SF
Office	264	6.7%	\$219
Industrial	434	5.6%	\$213
Retail	644	5.7%	\$303
Hospitality	28	7.8%	\$96K/room

Inland Empire RE Transactions

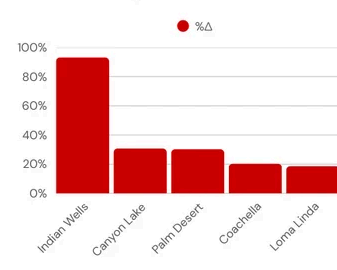


Highest % Increase in Residential Active Listing Count in the Inland Empire***



*** January 2026 number

Highest % Increase in Residential Median Listing Price in the Inland Empire***



Source: Employment Development Department, SOCDS Building Permits, Realtor, Bureau of Transportation Statistics, STR Global, Ltd., California Department of Social Service, Costar, Fidelity National Title

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 scenes, helping to advance local initiatives without imposing external agendas.

The company is engaged in:

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

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. United States Customers and Immigration Services (USCIS) Regional Center: RC2300004157

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