OPPORTUNITY 1

LOCAL EQUITY'S MONTHLY IMPACT INVESTMENT NEWSLETTER

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

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Chino company devotes all of its time and skill to one brand of plane

Navion Customs LLC at Chino Airport is one of approximately 3,700 businesses in the United States licensed by the Federal Aviation Administration to repair and restore airplanes.

It's also one of the few – and maybe the only – domestic operation that works exclusively on one plane: the single-engine, four-seat Navion aircraft designed and built by North American Aviation shortly after World War II. Read more.

Doing Business in California: Then and Now, and How It Compares to Other States

California has always carried a special energy when it comes to business. From Hollywood creativity to Silicon Valley's innovation, it's a place where bold ideas take root and flourish. or decades, entrepreneurs and dreamers have seen California as a land of opportunity. While the landscape has changed over time, the state still offers incredible advantages for those ready to seize them. Read more.

Inland Empire apartment rents nearly fall flat

Development and rising vacancies outside of new supply stymie rent growth

Inland Empire apartment rent growth has all but stalled as a wave of development comes online and low-quality apartment vacancies inch higher. Overall year-over-year rent growth has slowed to 0.4%. Read more.

Publicly Available Infrastructure Mapping Resources

Infrastructure maps play a critical role in feasibility studies and site selection, as developers need to understand the availability and capacity of utilities before moving forward with projects. Municipalities often receive inquiries about these systems, particularly related to energy and pipelines. To support both developers and the public, several publicly available mapping tools provide useful infrastructure information. This article highlights key resources that can help inform early-stage planning and investment decisions. Read more.

iDC Logistics Signs Double Lease Deal for Inland Empire Warehouses

Securing two new leases for a combined 1.1 million square feet, iDC Logistics is expanding its footprint in southern California. The third-party logistics (3PL) company, which has ties to China, inked a deal for an 844,311-square-foot, temperature-controlled industrial space in San Bernardino, Calif., at 5690 Industrial Pkwy. This transaction with Alere Property Group is the second-largest lease in the Inland Empire so far this year. Read more.

California Partners with Tech Giants to Boost AI Workforce

The partnerships aim to prepare students from high schools to California State Universities for careers in artificial intelligence and other emerging technologies. Governor Gavin Newsom announced that California has signed agreements with major technology companies Google, Adobe, IBM, and Microsoft to provide advanced AI training to students across the state. The partnerships aim to prepare students from high schools to California State Universities for careers in artificial intelligence and other emerging technologies. Read more.

California Housing Affordability Drops in Q2 2025 Amid High Mortgage Rates

The dream of homeownership in California took a slight hit in the second quarter of 2025, with affordability dipping compared to the first quarter. This means fewer households could afford to buy a median-priced home this past quarter. However, it's not all doom and gloom; looking back a full year, things have actually improved slightly. Read more.

California Unemployment Rate Increased Slightly to 5.5% in July 2025 from June Rate of 5.4%, Also .1% Higher Year-Over-Year - Private Education and Health Services Led the Way in Job Gains

Important Note: The employment data for the month of July 2025 comes from the survey week that included July 12. Data for August is scheduled for release on September 19, 2025.
August 16, 2025 - SACRAMENTO - California gained 15,000 nonfarm payroll jobs in July 2025 and the unemployment rate rose slightly to 5.5 percent, according to the latest Employment Development Department (EDD) data that comes from two separate surveys. July's job gain follows a downward-revised job loss of 9,500 for June 2025. Read more.

Inland Empire Industrial Reaches A Crossroads As Leasing Shifts North

When it comes to huge industrial spaces, the Inland Empire still reigns supreme, with big-name companies leasing up swaths of space that can top 1M SF. But overall, the desert market is a bit sluggish as it works its way through a backlog of inventory.
The market's overall vacancy rate in the second quarter was 6.7%, a marginal increase over the first quarter and roughly in line with the same period last year, according to CBRE. Read more.

More than 1 in 5 Inland Empire homes owned by investors, report finds

Nearly a quarter of homes in the Inland Empire are owned not by the residents but by people using them as investments, according to a new report.
A report by Jonathan Lansner indicates 22% of single-family homes in San Bernardino and Riverside counties are not occupied by their owner but instead are owned by investors. Read more.

Inland Empire Multifamily Complex Trades for $148M

A 328-unit apartment complex in Southern California has just traded hands in one of the largest multifamily deals in San Bernardino County in years.
New York-based Sentinel Real Estate paid $148.4 million, or nearly $452,500 per unit, for the Venue at Orange, a seven-building property in Redlands, Calif. The community was Redlands' first multifamily development in decades once seller LuxView Properties completed it in 2023, and is the first "high-quality," stabilized multifamily complex to trade in the Inland Empire since 2021, according to broker Institutional Property Advisors (IPA). Read more.

Inland Empire's Industrial Pipeline Slows, Investment Stays Strong

The Inland Empire's industrial market saw a notable slowdown in development activity through June, with just under 5.8 million square feet underway—less than half the volume recorded during the same period last year. Deliveries also declined sharply, totaling 5.9 million square feet across 15 properties, compared to 14 million square feet delivered in the first half of 2024.
Despite the drop in construction and completions, investor interest remained strong. The metro recorded more than $669 million in industrial sales year-to-date, with pricing among the highest nationally. Leasing

activity also helped stabilize fundamentals, keeping the vacancy rate below the U.S. average. Read more.

Newcastle Breaks Ground on Inland Empire Project

The speculative building is scheduled for completion in 2026.

Newcastle Partners has broken ground on a 406,138-square-foot Class A, speculative industrial development in Hesperia, Calif.

The project's delivery is expected in the second quarter of next year, and the building is currently available for sale or lease. Voit Real Estate Services handles all marketing, sales and leasing efforts for the property. Read more.

Join Local Equity at the CALEDs Finance and Real Estate Summit

The Summit is happening Sep.16th and 17th, 2025, — a must-attend event for economic developers and private sector consultants engaged in real estate and site development. Session topics will include training on how to create a tax increment finance (TIF) district, how to run and maintain a TIF once it's been created, ways to creatively use financing tools to complete projects, and many more. Register here.

Federal Grants w/ Opportunity Zone Priority

AGENCY	GRANT	CLOSING DATE	OPPORTUNITY NUMBER
Department of Energy	Reliable Ore Characterization with Keystone Sensing SBIR/STTR (ROCKS SBIR/STTR)	Sep. 25, 2025	DE-FOA-0003593
	Reliable Ore Characterization with Keystone Sensing (ROCKS)	Sep. 25, 2025	DE-FOA-0003592
	Magnetic Acceleration Generating New Innovations and Tactical Outcomes (MAGNITO)	Sep. 24, 2025	DE-FOA-0003590
	MAGNETIC ACCELERATION GENERATING NEW INNOVATIONS AND TACTICAL OUTCOMES SBIR/STTR (MAGNITO SBIR/STTR)	Sep. 24, 2025	DE-FOA-0003591
	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	Employment	Unemployment	Unemployment Rate
2,240,900 % Change from last year 1.4%	2,098,500 % Change from last year 2.0%	142,400 % Change from last year 10.7%	6.4% % Change from last year 8.5%

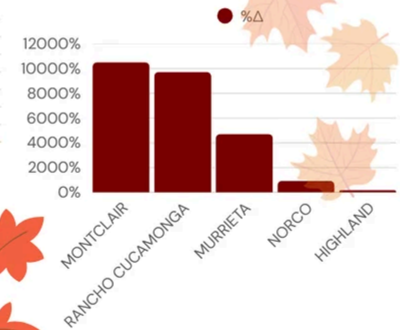
Inland Empire Lodging Metrics

	Jul 24	Jul 25	%Δ
ADR	126.8	$125.7	-0.9%
OCC	65.5%	64.9%	-0.9%
RevPar	$83.1	$81.6	-1.8%

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

1: Private Education and Health Services
2: Government
3: Trade,Transportation,and Utilities

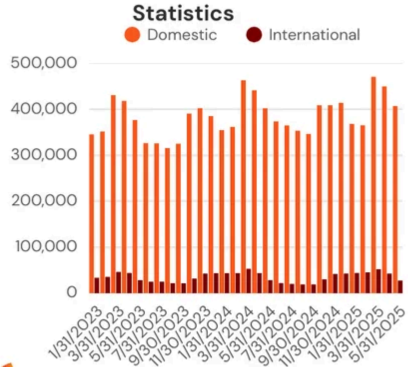
Most % Increase in Residential Building Permits Issued in the Inland Empire



Social Services Statistics-CalFresh for IE

	Jun 24	Jun 25	%Δ
CalFresh Persons	714K	724K	1.5%
CalFresh HH	381K	395K	3.7%
EBT (SNB)	$217K	$179K	-18%
EBT (TNB)	$43K	$34K	-22%

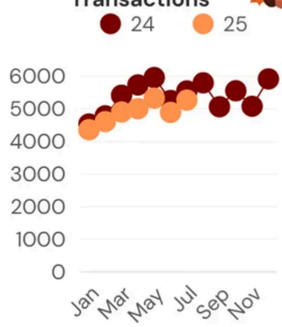
Ontario and Palm Springs International Airport Visitors Statistics



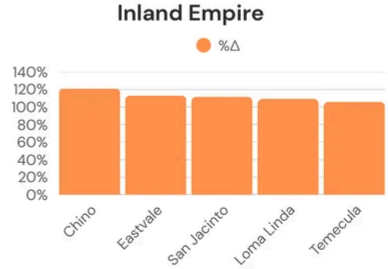
Single Family Residential RE Data in the Inland Empire

	Jul 24	Jul 25	%Δ
Sales	8,526	9,468	11%
Median Sales Price	$576K	$595K	3%
Median Days On Market	28	37	30%
Sales Over List Price	42%	33%	-20%

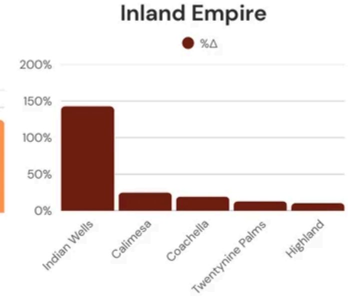
Inland Empire RE Transactions



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



Highest % Increase in Residential RE 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. California Finance Lender & Broker: 60DBO-128090
2. United States Customers and Immigration Services (USCIS) Regional Center: RC2300004157

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