

# CHALMERS EQUITY GROUP

## EXECUTIVE SUMMARY 2022

6100 Garfield Ave, Los Angeles - 610,000 sq. ft.

### History

1987

Chalmers Equity Group was founded with a focus on small apartments in East LA and Compton.

1993

CEG Construction was founded with its first project being a handicap bathroom remodel for Trammel Crow.

1997

Chalmers Equity Group bought land down the street from its current office and developed its first industrial building.

2005

CEG was listed as the second fastest-growing company in LA County by the Los Angeles Business Journal.

2009

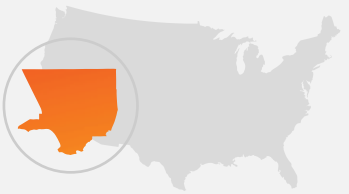
CEG bought land in the City of Commerce for its largest building to date at 610,000 sq. ft. (shown above).

2022

Reached a milestone of 8 million sq. ft. developed and 2.75 million sq. ft. under management.

### Where We Develop

Greater Los Angeles, California, USA



- Industrial
- Commercial
- Build to Suit
- Food Industry
- Leaseback
- Design-Build

8M+

S.F. Developed

#6

Developer in LA

\$2B+

Total Building Value

2.75M

Currently Leased S.F.

### Financial Capacity

Chalmers Equity Group is one of the largest industrial developers in Southern California with around \$1.75 Billion of projects. Since 2001, we have been ranked in the top 10 of the largest developers in Los Angeles County, according to the Los Angeles Business Journal. With over 7 million sq. ft. of industrial buildings purchased, built, and sold and 2 million sq. ft. leased, we have a proven track record for closing deals.

From the standpoint of financial capacity, Chalmers Equity Group is quite unique. We are the only major developer in LA County that does not have capital partners or investors. All of the capital comes from Mr. Chalmers and we maintain an acquisition fund generally between \$15 and \$20 million. CEG has enjoyed a great relationship with our primary lenders, Pacific Western National Bank, and City National bank. The success of our projects in terms of cash flow and equity gives us access to a nearly inexhaustible lending limit with our primary lenders.

### Bank References

**Pacific Western National Bank**  
275 N. Brea Blvd., Second Floor  
Brea, CA 92821  
Contact: Lisa G. Nielson Senior VP  
Tel: (714) 674-5362

**City National Bank**  
555 S. Flower Street, 19th Floor  
Los Angeles, CA 90071  
Contact: Gary E. Kasper Senior VP  
Tel: (213) 673-0824

### D&B Rating

Chalmers Corporation's Dun & Bradstreet number is:  
**79-018-5714**

Chalmers Corporation carries one of the highest credit ratings that Dun & Bradstreet can bestow:

**3A2**