

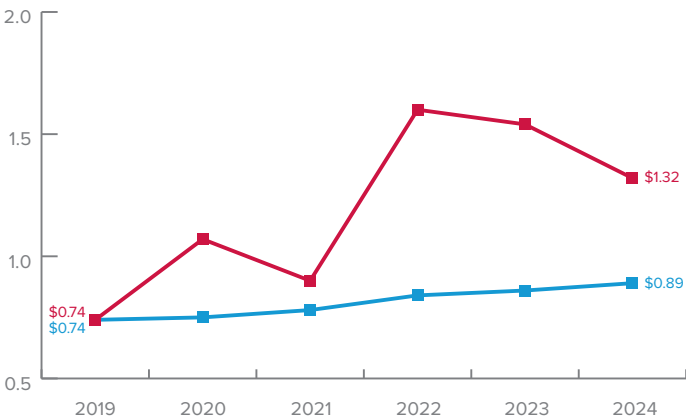
**2019-2024 (June) | Potential Lease Equilibrium
CLASS B & C PROPERTIES**

REFLECTION

The graphs for B and C properties trend appears to be consistent with our assumption that rents will trend toward 2019 rents plus infalction. Industrial properteries are a hedge on inflation and the Covid impact on rent rates is waning. It's an important observation that the increase in property tax expenses has significantly affected the net income on gross lease rates. The rising property taxes have led to a reduction in the landlord's actual Net Operating Income (NOI). This situation highlights the importance of closely monitoring operating expenses and their impact on overall profitability, especially when property tax rates are rising rapidly.

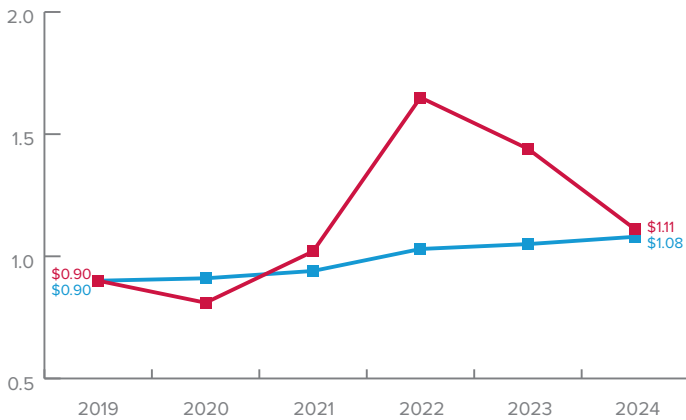
ALL MARKETS IN LOS ANGELES - NNN

Lease Comp Rate VS. Lease Comp Rate w/ Inflation



ALL MARKETS IN LOS ANGELES - GRS

Lease Comp Rate VS. Lease Comp Rate w/ Inflation



Year	Lease Comp Rate	Lease Comp Rate With Inflation	% Inflation
2019	\$0.74	\$0.74	
2020	\$1.07	\$0.75	1.4%
2021	\$0.90	\$0.78	4.0%
2022	\$1.60	\$0.84	8.6%
2023	\$1.54	\$0.86	2.5%
2024	\$1.32	\$0.89	3.2%

Year	Lease Comp Rate	Lease Comp Rate With Inflation	% Inflation
2019	\$0.90	\$0.90	
2020	\$0.81	\$0.91	1.4%
2021	\$1.02	\$0.94	4.0%
2022	\$1.65	\$1.03	8.6%
2023	\$1.44	\$1.05	2.5%
2024	\$1.11	\$1.08	3.2%