

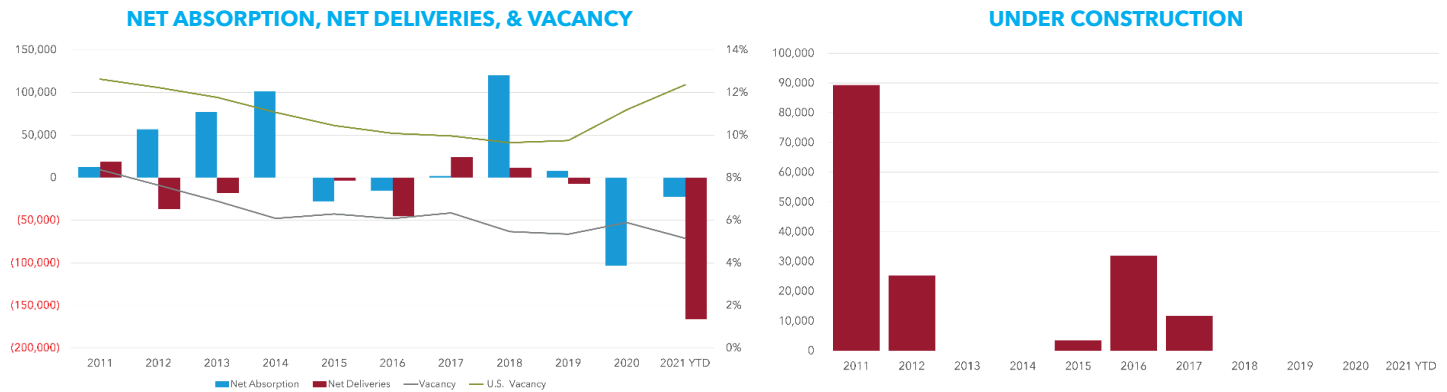


OFFICE MARKET OVERVIEW

CHRISTOPHER LARIMORE, *Founding Principal*

For the first time in one year, the Mid-Cities office market has a positive net absorption and a falling vacancy rate at 5% in leasing activity. Rents have also bounced in a year up to \$2.11 PSF. Time to lease up vacant space continues to fall as more space is absorbed and no new construction is scheduled. Cap rates remained consistent at 6.37% and PSF flatlined at \$275. Post-pandemic sales are focused on owner-user properties from 2000-8000SF, which are in very short supply soon to cause prices to go up. As an affordable alternative to the City of Los Angeles, the Mid-Cities remains a solid solution for businesses getting their workforce back to the office.

MARKET INDICATORS	Q2 2021	Q1 2021	Q4 2020	Q3 2020	Q2 2020
▲ 12 Mo. Net Absorption SF	168,628	(177,142)	(74,607)	(54,993)	(25,335)
▼ Vacancy Rate	5.0%	7.7%	6.2%	5.6%	5.2%
▲ Avg FSG Asking Rate PSF	\$25.32	\$25.08	\$24.96	\$25.56	\$25.32
◀▶ SF Under Construction	-	-	-	-	-
▼ Inventory SF	12,296,653	12,464,105	12,464,105	12,464,105	12,464,105



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
5100 S Eastern Avenue Commerce, CA	46,980 SF	\$12,000,000 \$255.43 PSF	Qualtech Circuits, Inc. Pooya Bakhtiari	Class B
16506 Lakewood Blvd Bellflower, CA	14,233 SF	\$6,000,000 \$421.56 PSF	Kwan M Lee Lakewood Blvd Bldg Partnership	Class B
6001 E Washington Blvd Commerce, CA	15,706 SF	\$4,450,000 \$283.33 PSF	Family Health Care Ctrs of Greater LA TAAD Group	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
5200 S Eastern Avenue Commerce, CA	9,400 SF	Catalina Pacific Aviation, LLC	Undisclosed	Undisclosed
16506 Lakewood Blvd Bellflower, CA	8,000 SF	Lakewood Blvd Building Partnership, LLC	Undisclosed	Medical
9033 Washington Blvd Pico Rivera, CA	7,874 SF	Lawrence Mackel	Undisclosed	Medical