



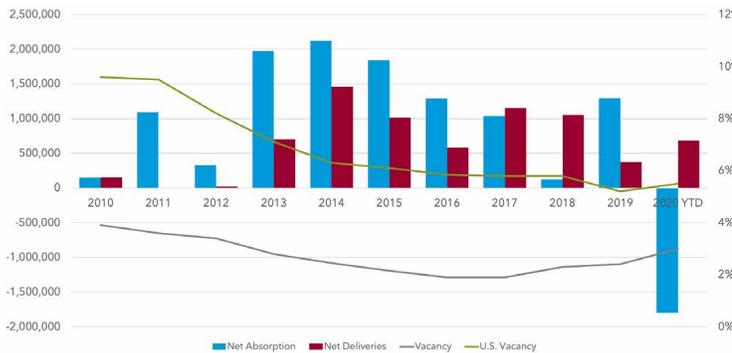
INDUSTRIAL MARKET OVERVIEW

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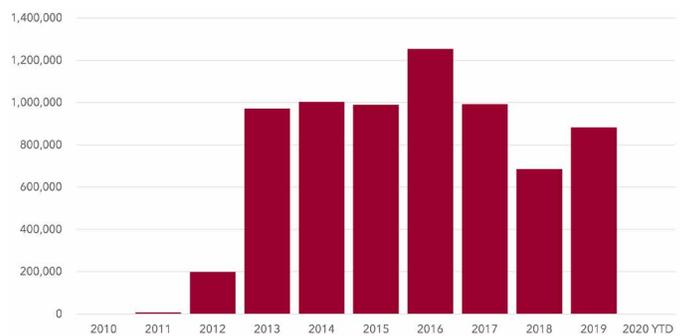
In the 3rd quarter, the Central Market's net absorption was negative nearly 280,000 SF. The significant loss in occupancy levels brought the overall vacancy rate to 3.0%. Moreover, there has been a sizeable increase in the amount of sublease space on the market. Vacant sublease space now accounts for 13.4% of the market's vacancy, compared to 8% in third-quarter 2019. Overall rents are holding steady with an average asking NNN rate of \$13.14 on an annual basis. Even though leasing activity and absorption numbers were down, the market is generally in good health. With activity expected to pick up as soon as business return to some level of normalcy in the months to come.

MARKET INDICATORS	Q3 2020	Q2 2020	Q1 2020	Q4 2019	Q3 2019
▲ Net Absorption	(275,398) SF	(729,260) SF	1,009,677 SF	(62,389) SF	664,320 SF
▼ Vacancy Rate	3.1%	3.3%	3.0%	2.4%	1.6%
▼ Avg NNN Asking Rate	\$13.14 PSF	\$13.56 PSF	\$14.52 PSF	\$13.92 PSF	\$13.92 PSF
▼ Under Construction	0 SF	491,666 SF	491,666 SF	883,151 SF	940,357 SF
▲ Inventory	230,259,194 SF	229,783,901 SF	229,775,034 SF	229,216,823 SF	229,154,617 SF

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
2800-2900 Sierra Pine Ave Vernon, CA	132,929 SF	\$17,200,000.00 \$129.39 PSF	Vig Furniture Forever 21	Class C
3305 E Vernon Vernon, CA	103,603 SF	\$18,550,000.00 \$179.05 PSF	Safco Capital Corp Chalmers Corp	Class B
2438-2454 E 7th St Vernon, CA	83,768 SF	\$13,300,000.00 \$158.77 PSF	Alchalel Children's Trust Blatt 2454 LLC	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
5215 S Boyle Ave Vernon, CA	232,229 SF	Prologis	US Elogistics	Transportation
6501 Flotilla Commerce, CA	171,388 SF	RBABS Investments	Justman Packaging	Signage
5801 S Boyle Ave Vernon, CA	80,000 SF	Update Intl.	QX Logistics	Logistics

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