



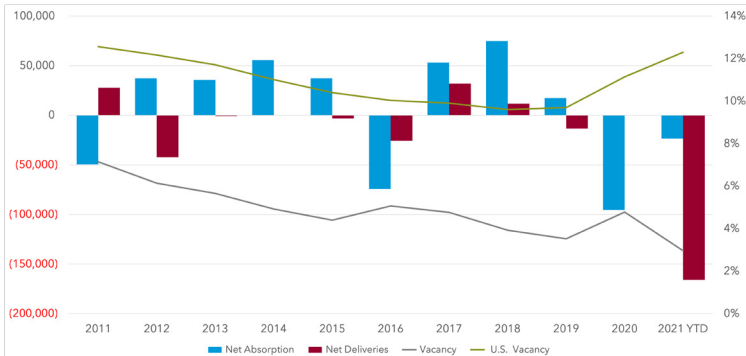
OFFICE MARKET OVERVIEW

CHRISTOPHER LARIMORE, *Founding Principal*

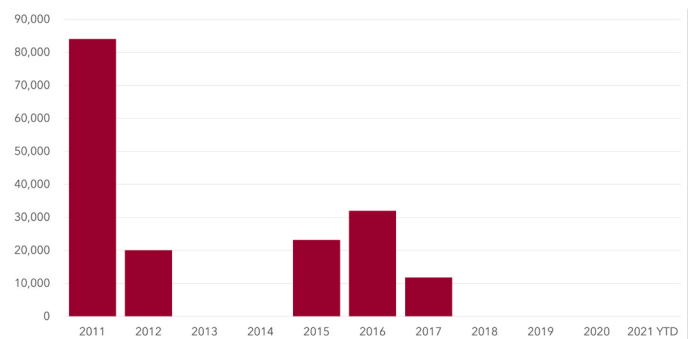
Vacancy in the Mid-Cities Southeast Los Angeles Submarket is 3.0%, well below the metro average. Average asking rates has remained steady with only the slightest increase in Q3 to reach \$2.00 PSF. Construction activity has been restrained for decades with no new developments in the pipeline attributed to the submarket's low rental rates, making it hard to justify development. This lack of inventory coupled with favorable rates for tenants continues to make this area very tight for availability.

MARKET INDICATORS	Q3 2021	Q2 2021	Q1 2021	Q4 2020	Q3 2020
▼ 12 Mo. Net Absorption SF	61,491	98,602	(184,822)	(53,132)	(31,973)
▼ Vacancy Rate	3.0%	3.8%	7.2%	4.8%	4.1%
▲ Avg NNN Asking Rate PSF	\$24.00	\$23.64	\$23.28	\$23.28	\$24.24
◀▶ SF Under Construction	-	-	-	-	-
◀▶ Inventory SF	7,398,408	7,398,408	7,398,408	7,398,408	7,398,408

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
2675 E Slauson Avenue Huntington Park, CA	29,040 SF	\$19,451,008 \$669.80 PSF	Medical Properties Trust, Inc. Avanti Health System, LLC	Class B
13132 Studebaker Road Norwalk, CA	15,407 SF	\$9,725,000 \$631.21 PSF	Medical Properties Trust, Inc. Avanti Health System, LLC	Class B
5100 S Eastern Avenue Commerce, CA	46,980 SF	\$12,000,000 \$255.43 PSF	Jim Khosh Pooya Bakhtiari	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
10375 Slusher Drive Santa Fe Springs, CA	25,743 SF	Morgan Stanley Services Group Inc.	Performance Team Engineering	Professional, Scientific, and Technical Services
12440 Firestone Boulevard Norwalk, CA	15,000 SF	Sunny Hills Management Company	Undisclosed	Professional Administrative
10840 Norwalk Boulevard Santa Fe Springs, CA	13,804 SF	Goodman Santa Fe Springs SPE LLC	Oil Well Service Company	Mining, Quarrying, Oil and Gas Extraction

