



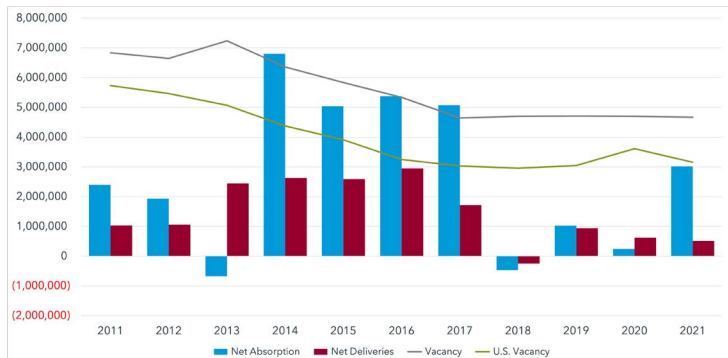
### RETAIL MARKET OVERVIEW

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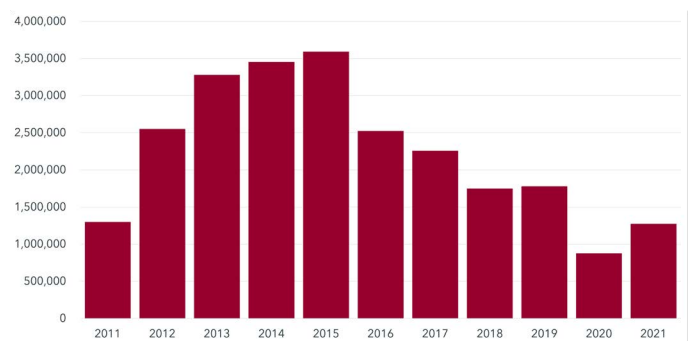
Vacancy in the Chicago retail market continued to decrease during the fourth quarter of 2021. Improving from the previous quarter's 6.06%, vacancy dropped to 6.00%. Net absorption totaled 1,262,856 SF in the fourth quarter. From the 726,745 SF measured in the quarter prior, net absorption rose by 536,111 SF. Average rental rates increased to \$17.28 per SF per year; a difference of only \$0.20 per SF. A total of 41 retail buildings were delivered in the fourth quarter. Rising from the previous quarter's 119,506 SF, the fourth quarter added 443,932 SF of retail space to the market. Currently, there are 88 buildings under construction, totaling 1,273,358 SF.

MARKET INDICATORS	Q4 2021	Q3 2021	Q2 2021	Q1 2021	Q4 2020
▲ 12 Mo. Net Absorption SF	3,017,712	2,651,196	1,916,391	728,639	428,081
▼ Vacancy Rate	6.00%	6.06%	6.08%	6.13%	6.03%
▲ Avg NNN Asking Rate PSF	\$17.28	\$17.08	\$19.22	\$18.91	\$16.37
▲ SF Under Construction	1,273,358	924,928	869,164	931,644	877,436
▲ Inventory SF	579,883,730	577,108,951	574,000,757	572,087,837	570,672,298

#### NET ABSORPTION, NET DELIVERIES, & VACANCY



#### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
2213-2429 S. Green Bay Road Racine, WI	243,797 SF	\$7,265,098 \$29.80 PSF	NETSTREIT Corp Rhino Investments	Multi-Tenant
9500-9700 S. Western Avenue Evergreen Park, IL	173,106 SF	\$41,993,765 \$242.59 PSF	LBX Investments Lormax Stern Development Co.	Multi-Tenant
3443 W. Addison Street Chicago, IL	119,565 SF	\$43,237,328 \$361.62 PSF	NETSTREIT Corp Angelo, Gordon & Co.	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
8560 S. Cottage Grove Avenue Chicago, IL	126,880 SF	DL3 Realty	Undisclosed	Undisclosed
5415-5553 W. Touhy Avenue Skokie, IL	53,561 SF	Crossing Ddrtc Vig	Undisclosed	Undisclosed
9231-9239 159th Street Orland Hills, IL	38,000 SF	CP Management Inc	Edge Fitness	Health Club

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