



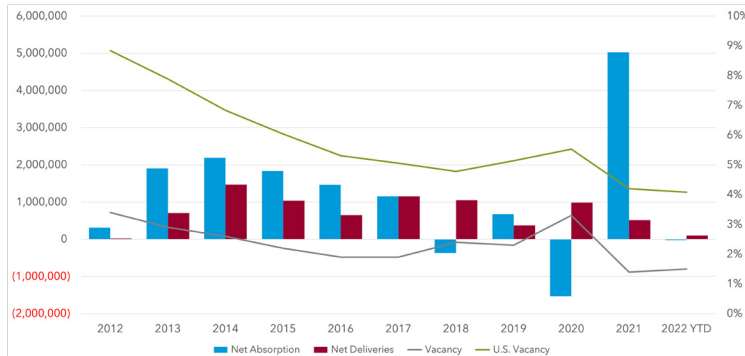
### INDUSTRIAL MARKET OVERVIEW

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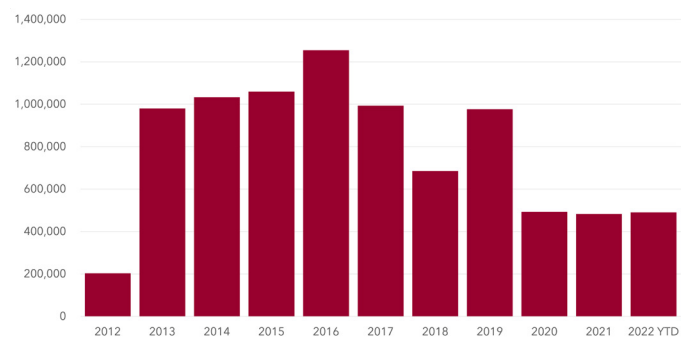
In Q1 the Central LA market posted its fifth consecutive quarter of positive gains with nearly 180,000 SF of net absorption. The market's overall vacancy rate to 1.4 %, 130 bps lower than Q1 2021. Nearly 500,000 SF of industrial space is under construction, and over 900,000 SF is planned to be built. At this time last year, the average asking lease rate was \$1.02. Now it is at \$1.28 on a gross basis. That is a year-over-year increase of 20%. Rents for direct leases over 50,000 SF in warehouses with clearances of 30 feet or more are leasing at \$1.42/SF, up 37% from a year ago. Expect rents to only increase throughout 2022 as e-commerce propels industrial real estate.

MARKET INDICATORS	Q1 2022	Q4 2021	Q3 2021	Q2 2021	Q1 2021
▼ 12 Mo. Net Absorption SF	179,372	1,012,750	940,921	1,585,023	1,489,786
▼ Vacancy Rate	1.4%	1.5%	1.9%	2.1%	2.7%
▼ Avg NNN Asking Rate PSF	\$14.40	\$17.52	\$16.92	\$14.76	\$13.44
▲ SF Under Construction	490,204	482,999	311,758	602,061	629,613
▲ Inventory SF	245,201,037	245,100,509	245,081,009	244,790,706	244,588,126

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



#### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
5729-5743 Smithway Street Commerce, CA	230,000 SF	\$69,800,000 \$303.64 PSF	Penwookd RE Mgmt Smithway Associates	Class C
3151-3161 E Washington Boulevard Los Angeles, CA	98,441 SF	\$20,900,000 \$212.31 PSF	NBA Washington LLC Sunrise Brands	Class B
8640 Slauson Avenue Pico Rivera, CA	64,536 SF	\$15,900,000 \$246.37 PSF	Cohen Asset Management Hoyet Stratford Trust	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2650 Commerce Way Commerce, CA	124,980 SF	G3 Realty Two	Crane World	Logistics
6023-6025 Bandini Los Angeles, CA	70,148 SF	6015-6025 Bandini	Envision LED	Lighting
2230-2250 Tubeway Avenue Commerce, CA	51,270 SF	360 N Detroit LLC	Diamond Marketing Group	Warehouse

