



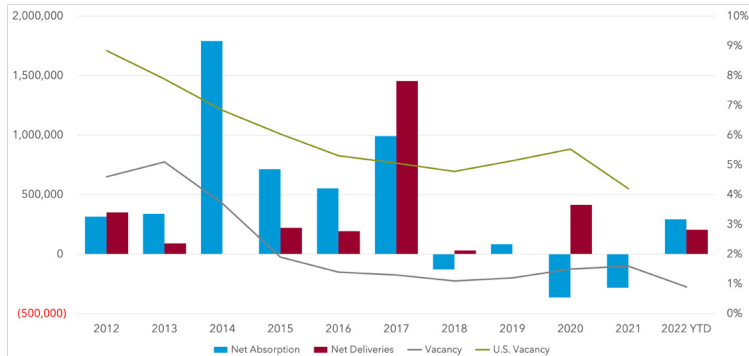
INDUSTRIAL MARKET OVERVIEW

DAVID BALES, *Principal*

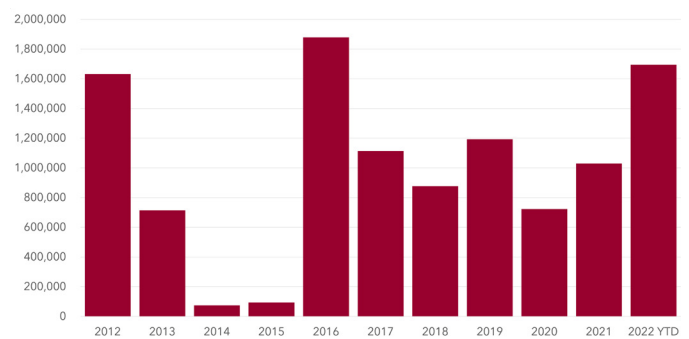
The South Bay market remains in high demand with vacancy below 1%. Rates for Class A facilities are \$2.00 NNN and up. After record-breaking volumes last year, the Southern California Port Complex appears it will finish Q1 about 5% higher. But China's spiking Covid-19 infections and restrictions are backing up Chinese ports. This supply-chain disruption also could cut the backlog of container ships awaiting berths at the twin ports of Los Angeles and Long Beach. Meanwhile, port officials and longshoremen representatives are in contract talks to avoid disruption when the current labor agreement expires July 1st.

MARKET INDICATORS	Q1 2022	Q4 2021	Q3 2021	Q2 2021	Q1 2021
▲ 12 Mo. Net Absorption SF	293,889	84,085	2,145,143	1,508,452	(282,076)
▲ Vacancy Rate	0.90%	0.80%	0.70%	1.0%	1.60%
▲ Avg NNN Asking Rate PSF	\$1.35	\$1.23	\$1.19	\$1.14	\$1.12
▼ SF Under Construction	1,694,899	1,792,238	1,160,757	1,107,072	1,029,763
▲ Inventory SF	199,834,097	199,610,249	199,630,249	198,869,400	198,853,040

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
301 E Alondra Boulevard Gardena, CA	162,726 SF (Land)	\$24,034,630 \$147.70 PSF	Centerpoint Properties Trust Madeline Dickerson Trust	Class - Land
128-144 W Gardena Boulevard Gardena, CA	57,555 SF	\$10,500,000 \$188.52 PSF	Partners Capital TWM	Class - Multi-Tenant
16930 Valley View Avenue La Mirada, CA	125,000 SF	\$51,773,636 \$414.19 PSF	AKY Development L-W Income Properties	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
20943 Maciel Avenue Carson, CA	176,031 SF	Neil J. Curry Trust	Capital Logistics & Warehousing Group Inc.	Fulfillment & Logistics
220 W Victoria Street Compton, CA	111,000 SF	Prudential Financial, Inc.	Pacific Expressway	Logistics
14725 Maple Avenue Gardena, CA	98,881 SF (Land)	Terreno	Team Alliance Logistics	Logistics

