



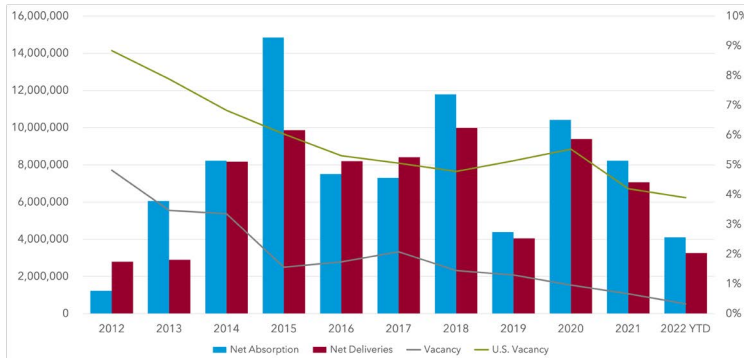
INDUSTRIAL MARKET OVERVIEW

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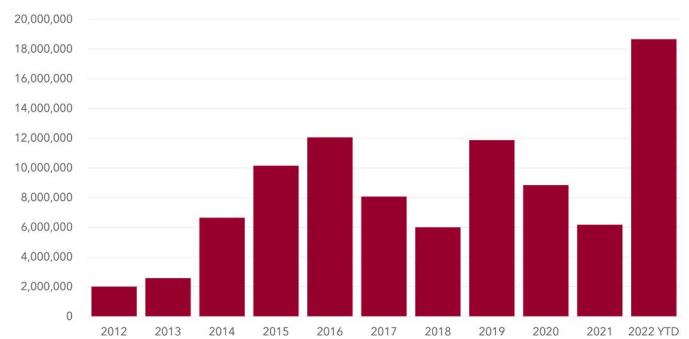
Despite national and local economic setbacks, the Inland Empire West industrial market continues to prevail and prove its dominance as one of the strongest industrial markets in the nation. With vacancy at just 0.33%, the sheer lack of space ready for occupancy has accelerated rental rates beyond record-breaking heights, with deals now being executed at over \$24.00 PSF NNN. Developers are eager to fill this unbelievable demand, as 70 buildings totaling over ±18.6M SF are currently under construction. Investors recognize the market's strength and projected rent growth so much so, that sale prices for big box product have surpassed \$475 PSF and initial cap rates for two sales this quarter recorded under 2.00% at close of escrow.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼ 12 Mo. Net Absorption SF	1,367,935	2,738,816	877,446	1,847,562	2,026,747
▲ Vacancy Rate	0.33%	0.25%	0.59%	0.60%	0.79%
▲ Avg NNN Asking Rate PSF	\$15.66	\$14.28	\$14.98	\$14.20	\$13.19
▲ SF Under Construction	18,663,661	12,490,629	6,174,633	6,950,489	8,168,618
▲ Inventory SF	350,261,015	342,836,362	336,768,473	334,349,956	334,105,449

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
5555 Jurupa Street Ontario, CA	459,000 SF	\$180,000,000 \$392.16 PSF	JP Morgan JW Mitchell Company	Class B
600-620 Wanamaker (Portfolio) Ontario, CA	238,911 SF	\$94,000,000 \$393.45 PSF	UBS Realty Investors, LLC 600 Wanamaker LLC 620 Wanamaker LLC	Class B
10855 Philadelphia Avenue Jurupa Valley, CA	210,195 SF	\$100,685,000 \$479.01 PSF	Centerpoint Properties Trust York Capital Group	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
11625 Venture Drive Jurupa Valley, CA	418,500 SF	Lincoln Property Company	Home Depot USA	Retailer
5351 Jurupa Street Ontario, CA	405,864 SF	ProLogis	Exel Inc. / DHL	Logistics
2830 Philadelphia Street Ontario, CA	383,619 SF	Vogel Properties, Inc.	Pixior	3PL

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