



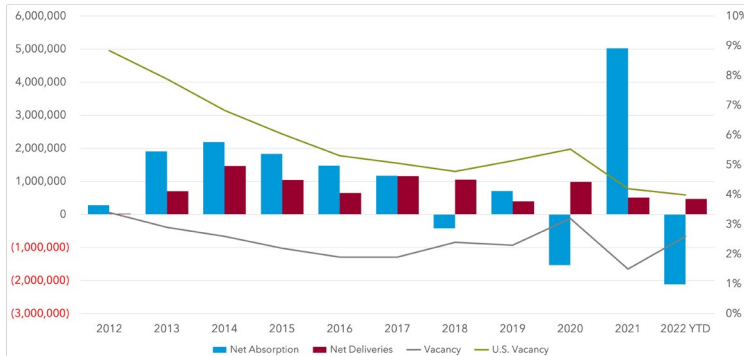
INDUSTRIAL MARKET OVERVIEW

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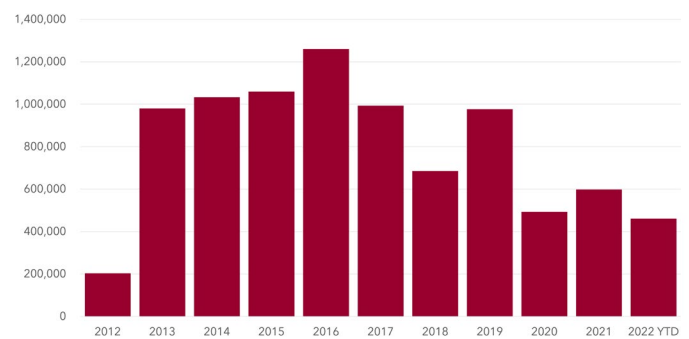
With vacancy below 3% for a record 41 consecutive quarters, the Central-Los Angeles industrial market maintains its status as the tightest-large market in the nation. Although over 460,000 SF of space is under construction, it's not enough to keep pace with demand. There is not enough industrial product to transact. Tenants must be willing to move across the LA basin if they are looking for new space and must begin their search early as competition for space is fierce, and the market has tilted in favor of landlords. The average rental price is \$19.20 per SF, NNN, the highest on record.

MARKET INDICATORS	Q3 2022	Q2 2022	Q1 2022	Q4 2021	Q3 2021
▼ 12 Mo. Net Absorption SF	(1,232,124)	1,356,741	179,372	1,012,750	940,921
▲ Vacancy Rate	2.4%	1.8%	1.5%	1.9%	2.1%
▲ Avg NNN Asking Rate PSF	\$19.20	\$17.52	\$17.52	\$16.92	\$14.76
▼ SF Under Construction	460,770	630,782	482,999	311,758	602,061
▲ Inventory SF	244,235,047	243,933,493	245,100,509	245,081,009	244,790,706

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
2900 & 2901 Fruitland (Portfolio) Vernon, CA	870,873 SF	\$180,750,500 \$307.36 PSF	2900 Fruitland LLC Owner-Brodckway Glass	Class C
5801 S 2nd Street Vernon, CA	336,283 SF	\$62,212,622 \$185.00 PSF	5801 2nd St Wimatex, Inc.	Class C
8685 Bowers Avenue South Gate, CA	199,403 SF	\$43,000,000 \$215.64 PSF	HUSPRF Bowers Bowers Bam	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2900 Fruitland Los Angeles, CA	306,854 SF	2900 Fruitland LLC	O-I Glass	Manufacturing
4444 Ayers Los Angeles, CA	219,555 SF	IDS Real Estate Group	Curacao	Warehouse
7255 Rosemean Pico Rivera, CA	202,629 SF	TRPF Cam Pico Rivera	Pacific Logistics	Warehouse

