



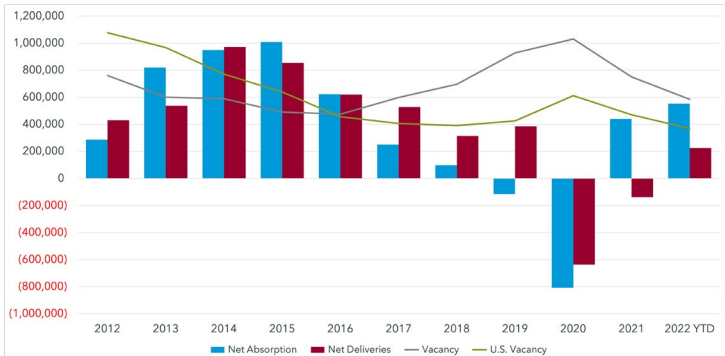
RETAIL MARKET OVERVIEW

GRACE NEWTON, *Vice President*

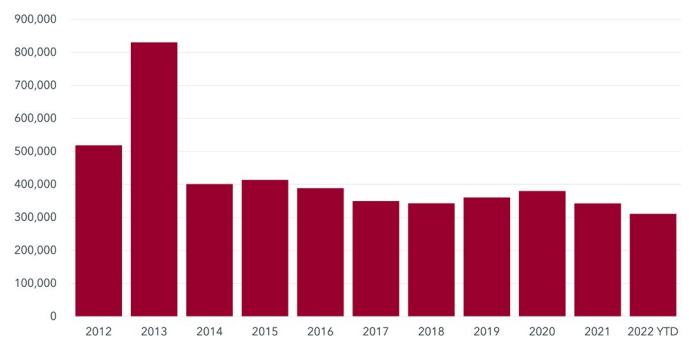
The Omaha retail market recorded its strongest stats within the last year. It comes as no surprise to those in the industry the vacancy rate has decreased, and now sits below 5%. We anticipate this trend to continue and will play a big factor in retail leasing in Q4. Included in this large net absorption number is a permanent lease at Oak View Mall for The Rush Market and a temporary location in Council Bluffs for Bargain Barn. Several large retail properties were sold this quarter including two Family Fare grocers, a Kohl's/Aldi/Cavender's center and a portfolio of seven properties totaling 192,000 SF and \$28.3 million. All of which were sold by local owners to out of state buyers.

| MARKET INDICATORS | Q3 2022 | Q2 2022 | Q1 2022 | Q4 2021 | Q3 2021 |
|----------------------------|------------|------------|------------|------------|------------|
| ▲ 12 Mo. Net Absorption SF | 720,088 | 583,726 | 606,842 | 440,473 | 418,413 |
| ▼ Vacancy Rate | 4.8% | 5.2% | 5.3% | 5.6% | 5.6% |
| ▲ Avg NNN Asking Rate PSF | \$15.15 | \$14.99 | \$15.00 | \$14.80 | \$14.81 |
| ▼ SF Under Construction | 310,936 | 370,640 | 345,242 | 342,535 | 314,426 |
| ▲ Inventory SF | 64,281,400 | 64,191,932 | 64,133,729 | 64,057,099 | 64,028,459 |

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



| TOP SALE TRANSACTIONS BY SF | SIZE | SALE PRICE | BUYER / SELLER | TENANCY TYPE |
|------------------------------------|------------|------------------------------|--|---------------|
| 885-909 S 72nd Street Omaha, NE | 124,628 SF | \$21,450,000 \$172.00 PSF | Steven H. Caller Newstreet Properties | Multi-Tenant |
| 3003 N 108th Street Omaha, NE | 66,474 SF | \$4,415,000 \$66.00 PSF | Santa Teresa Capital LLC Access Group | Single-Tenant |
| 5110 S 108th Street Omaha, NE | 65,413 SF | \$4,628,000 \$71.00 PSF | Calstrip Steel Corporation Access Group | Single-Tenant |

| TOP LEASE TRANSACTIONS BY SF | SIZE | LANDLORD | TENANT | TENANT INDUSTRY |
|-------------------------------------|-----------|-------------------|------------------------|--|
| 909 Capitol Avenue Omaha, NE | 14,504 SF | Capitol Place LLC | Worley Investments LLC | Restaurant/ Entertainment |
| 2345 N 90th Street Omaha, NE | 14,208 SF | The Lund Company | Tom Rine Auctioneers | Professional, Scientific and Technical Services |
| 17305 Davenport Street Omaha, NE | 10,804 SF | RED Development | Ancho & Agave | Restaurant |

