



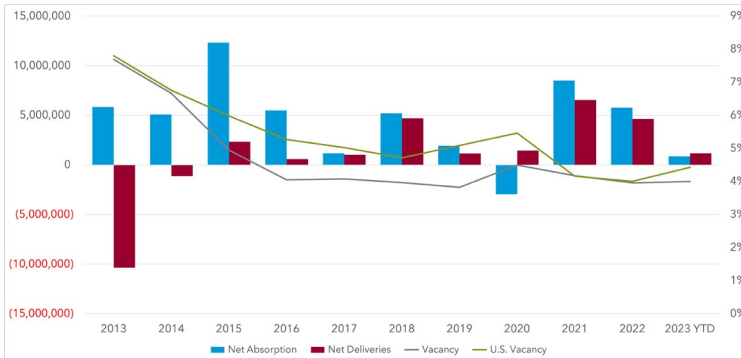
INDUSTRIAL MARKET OVERVIEW

JON SAVOY, CCIM, SIOR, *President*

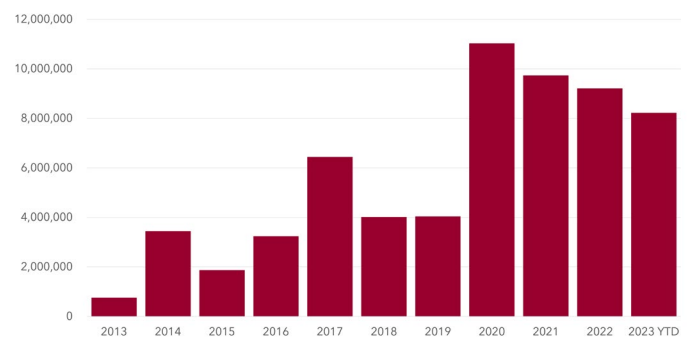
Detroit's new construction market remained red hot during the First Quarter of 2023, with over 9 million square feet of space under construction by the end of the period. Sale prices have continued to increase, and leasing activity has remained strong. Bingham Farms-based Burton-Katzman recently announced a \$240 million joint venture with New York-based DRA Advisors that will recapitalize 22 properties spanning over 2.2 million square feet. Edina, Minnesota-based Wildamere Capital Management recently disposed of a three property, 1.1 million square foot portfolio. Atlanta-based Crestlight Capital was the buyer. New York-based Ashley Capital is currently developing 1 million square feet at the Eastland Commerce Center in Harper Woods.

MARKET INDICATORS	Q1 2023	Q4 2022	Q3 2022	Q2 2022	Q1 2022
▼ 12 Mo. Net Absorption SF	4,967,735	5,763,775	3,462,369	8,304,482	8,483,345
◀ ▶ Vacancy Rate	4.0%	4.0%	4.1%	4.5%	4.4%
◀ ▶ Avg NNN Asking Rate PSF	\$8.20	\$8.20	\$8.11	\$8.02	\$7.87
▼ SF Under Construction	8,226,357	9,211,243	9,736,504	8,657,760	7,262,008
▲ Inventory SF	617,037,044	615,867,414	613,479,769	615,755,869	614,876,602

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
6505 Cogswell Street Romulus, MI	429,959 SF	Undisclosed	Crestlight Capital Wildamere Capital Management	Class B
26601 W. Huron River Drive Flat Rock, MI	307,700 SF	Undisclosed	GIC Real Estate STORE Capital	Class C
1415 Durant Drive Howell, MI	125,000 SF	\$11,250,000 \$90.00 PSF	DRA Advisors Burton-Katzman	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
13901 Joy Road Detroit, MI	448,642 SF	Schostak Brothers	Undisclosed	Undisclosed
6200 Metropolitan Parkway Sterling Heights, MI	388,273 SF	ICP	Gannett	Media & Publications
17423 W. Jefferson Avenue Riverview, MI	120,000 SF	B6 Real Estate Advisors	Undisclosed	Undisclosed

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