



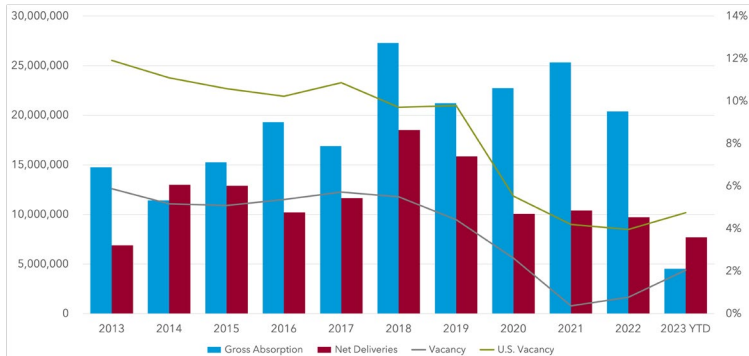
### INDUSTRIAL MARKET OVERVIEW

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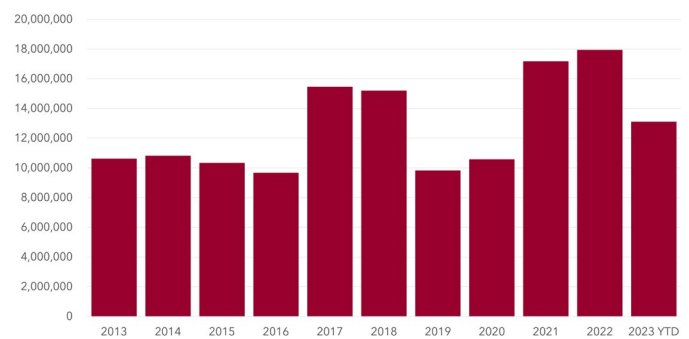
In the second quarter of 2023, the industrial sector in the Inland Empire East Valley continued to grow its inventory, coupled with slowing activity. While the pace of activity has gradually slowed since the end of 2022, absorption rates, the rate at which available industrial space is leased or occupied, and overall activity remain strong. Sale prices and lease rates have begun easing in certain size ranges, responding to the decrease in market absorption and the increase in product availability. The next few quarters will be critical to the finish for 2023 and the overall condition of the market.

MARKET INDICATORS	Q2 2023	Q1 2023	Q4 2022	Q3 2022	Q2 2022
▲ Gross Absorption SF	2,734,089	1,792,311	3,459,099	8,194,939	3,975,366
▲ Vacancy Rate	2.05%	1.86%	0.77%	0.79%	0.41%
▲ Avg GRS Asking Rate PSF	\$15.80	\$15.37	\$15.66	\$15.44	\$15.05
▼ SF Under Construction	13,109,194	15,136,063	17,944,921	19,712,800	22,365,124
▲ Inventory SF	280,392,698	279,326,974	277,669,509	275,895,042	275,150,149

#### GROSS ABSORPTION, NET DELIVERIES, & VACANCY



#### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
14063 Brown St. (Purchase Option) Riverside, CA	596,090 SF	\$78,000,000 \$130.84 PSF	High Tech Logistics Exeter Property Group	Class A
531 E. Central Avenue (Investment) San Bernardino, CA	462,125 SF	\$121,079,500 \$262.01 PSF	Oaktree Capital Management REDA	Class A
3350 S. Enterprise Drive (Investment) Rialto, CA	274,494 SF	\$84,200,000 \$306.75 PSF	New York Life TA Realty	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
24103 San Michele Road (Renewal) Moreno Valley, CA	739,903 SF	IDS Real Estate Group	DMSI   Ross Stores	Apparel
1543 Alder Avenue (Renewal) Rialto, CA	426,302 SF	Prologis Trust	CTDI, Inc.	Logistics
26525 Pioneer Avenue (Renewal) Redlands, CA	375,839 SF	Watson Land Company	XPO Logistics Supply Chain	Logistics

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