



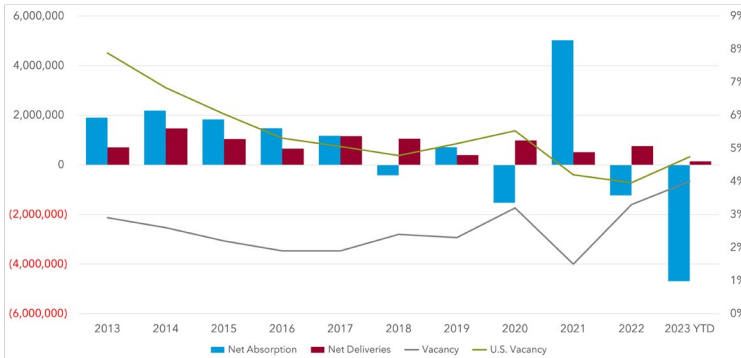
INDUSTRIAL MARKET OVERVIEW

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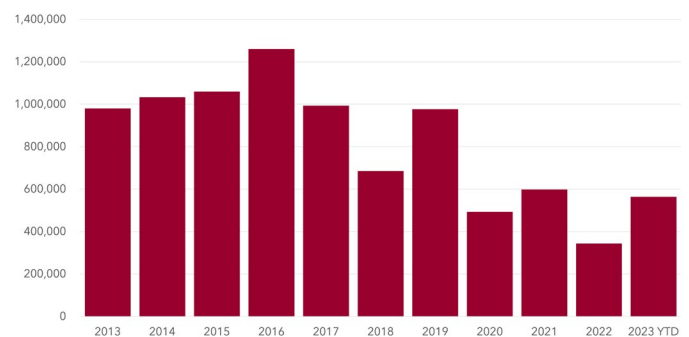
The second quarter witnessed a rise in the vacancy rate of the Los Angeles Central market to 4.7%, a 90 basis point increase from the prior quarter. Currently, around 340,000 square feet of industrial space are under development, and plans for an additional 564,000 square feet are in motion. The asking NNN lease rates slightly dropped to \$19.64 per square foot by the end of the quarter. Industrial demand remains largely focused in the Vernon and Commerce micro-markets, where food production and apparel manufacturing are the key sectors.

MARKET INDICATORS	Q2 2023	Q1 2023	Q4 2022	Q3 2022	Q2 2022
▼ 12 Mo. Net Absorption SF	(4,374,000)	(4,301,288)	(1,608,436)	(1,232,124)	1,356,741
▲ Vacancy Rate	4.70%	3.80%	3.20%	2.40%	1.80%
▼ Avg NNN Asking Rate PSF	\$19.64	\$20.28	\$20.16	\$19.20	\$17.52
▲ SF Under Construction	563,673	343,494	303,284	460,770	630,782
▼ Inventory SF	236,457,474	237,240,331	237,240,331	236,917,410	236,796,992

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
2121 E. 25th Street Los Angeles, CA	250,906 SF	\$45,995,500 \$183.32 PSF	JB Hunt Transport 25th Street Recycling	Land
1701 E. 41st Street Vernon, CA	133,680 SF	\$42,198,500 \$315.67 PSF	Bokk 1701 LLC Pima Alameda Partnership	Class B
1700 E. Martin Luther King, Bldg 1 Vernon, CA	115,973 SF	\$34,805,000 \$300.11 PSF	Undisclosed Pima Alameda Partnership	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
5560-5580 E. Slauson Ave Commerce, CA	248,759 SF	AMB Property	Century Snack	Food
1700 E. Martin Luther King Boulevard Los Angeles, CA	115,012 SF	Pima Alameda Partners	Verta Bottling	Food
6152 S. Boyle Avenue Vernon, CA	99,671 SF	Adaya Assets	Green Oaks International	Warehouse

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