



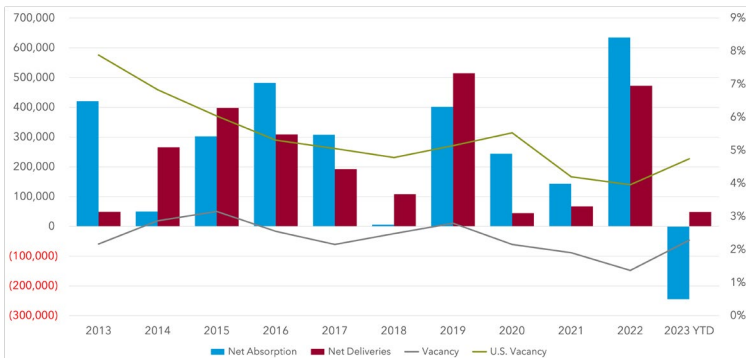
### INDUSTRIAL MARKET OVERVIEW

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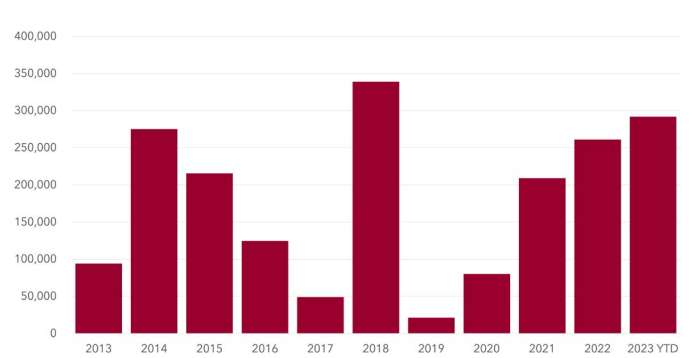
Vacancy in the Lincoln industrial market during Q2 2023 was 2.3% which showed an increase by 1.0% over the past 12 months. During Q2 2023, there was a negative net absorption of 100,745 SF, a net delivery of 11,400 SF and 292,000 SF under construction, representing a 0.9% expansion of inventory. Rents increased over 1.0% from last quarter and have increased a cumulative 20.0% in the past three years. The market cap rate for Lincoln was 8.7%, above its trailing three-year average of 8.5%. Both employment and population have grown in the past year, the number of jobs has increased by 1.8% and the population has grown by 1.1%.

MARKET INDICATORS	Q2 2023	Q1 2023	Q4 2022	Q3 2022	Q2 2022
▼ 12 Mo. Net Absorption SF	33,608	511,228	634,945	570,159	700,595
▲ Vacancy Rate	2.2%	1.9%	1.4%	1.2%	1.2%
▲ Avg NNN Asking Rate PSF	\$7.03	\$6.97	\$6.85	\$6.75	\$6.64
▼ SF Under Construction	291,900	303,300	261,050	385,140	116,278
▲ Inventory SF	31,922,696	31,911,296	31,873,796	31,600,556	31,568,678

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



#### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
415 S. 7th Street Lincoln, NE	5,400 SF	\$495,000.00 \$91.67 PSF	Derek Kats Sohay Holdings LLC	Class C
3711 Touzalin Avenue Lincoln, NE	2,190 SF	\$287,500.00 \$136.32 PSF	ASI Roofing LLC Metim LLC	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
3340 Oxbow Circle Lincoln, NE	10,000 SF	Superior Investment LLC	Continental Siding	Construction
500 W. South Street Lincoln, NE	5,670 SF	Speedway Properties	Midwest Petroleum	Service
2821 W. P Circle Lincoln, NE	4,550 SF	Las Brisas Land Development Company	Home Town Industries	Retail

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