



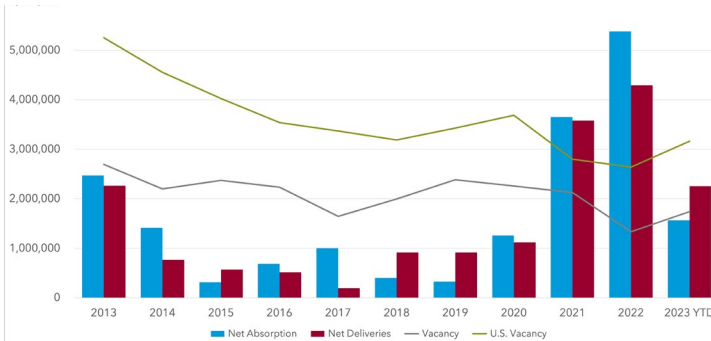
INDUSTRIAL MARKET OVERVIEW

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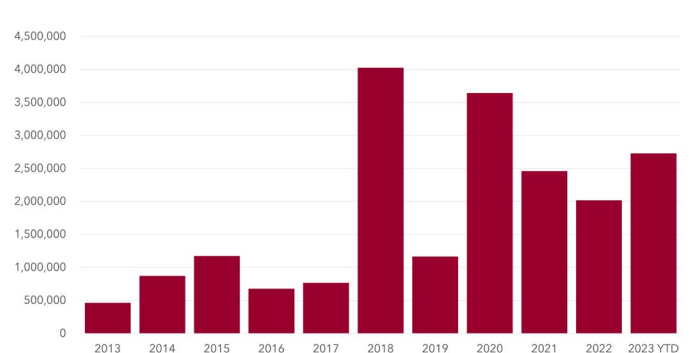
Vacancy in the Omaha industrial market during Q2 2023 was 2.6% and decreased 0.4% over the past 12 months. During Q2 2023, there was a net absorption of 17,000 SF, a net delivery of 17,500 SF and over 3.4 million SF under construction, representing a 3.3% expansion of inventory. Rents increased over 1.1% from last quarter and have increased a cumulative 19.9% in the past three years. The market cap rate for Omaha was 8.2%, above its trailing three-year average of 7.8%. Both employment and population have grown in the past year, the number of jobs has increased 2.9% in the past year, while the population has grown by 0.9%.

MARKET INDICATORS	Q2 2023	Q1 2023	Q4 2022	Q3 2022	Q2 2022
▼ 12 Mo. Net Absorption SF	2,971,621	6,351,226	5,381,907	7,433,472	7,184,921
◀ ▶ Vacancy Rate	2.6%	2.6%	2.0%	2.3%	3.1%
▲ Avg NNN Asking Rate PSF	\$7.72	\$7.64	\$7.51	\$7.40	\$7.27
▲ SF Under Construction	3,437,034	3,436,602	2,965,760	2,588,863	2,056,035
▲ Inventory SF	105,684,831	105,667,331	103,428,689	103,380,822	103,076,235

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1929 S. 20th Street Omaha, NE	39,904 SF	\$1,025,000 \$25.69 PSF	Safe Harbour Eat LLC Big V Rentals LLC	Class C
2029 Harney Street Omaha, NE	28,974 SF	\$2,500,000 \$86.28 PSF	BHK Properties LLC Harney Group LLC	Class C
10711 Chandler Street La Vista, NE	21,300 SF	\$3,125,000 \$146.71 PSF	KL Holding Companies LLC Elite Glass Services	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
10025 I Street Omaha, NE	54,000 SF	Stag Industrial, Inc	Everlasting Cabinetry	Manufacturing
4444 S. 94th Street Omaha, NE	30,000 SF	Bret Linden	MacArthur Company	Retailer
8817 S. 117th Street La Vista, NE	19,683 SF	Fred Korth	Mad City	Supply

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