



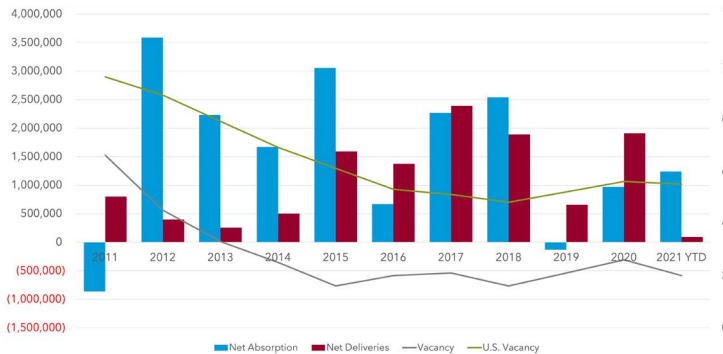
### INDUSTRIAL MARKET OVERVIEW

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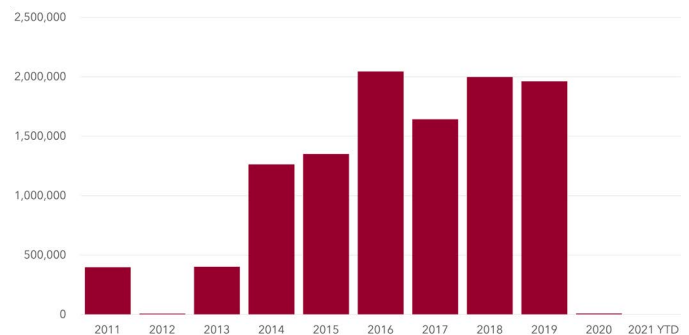
Leasing activity made an impressive comeback in Q1. Propelled by demand from 3PLs, retailers, food-related-firms, and the automotive industry, leasing in the SGV submarket. The largest new lease of the quarter in San Gabriel Valley as well as in the Los Angeles region was Noble House Home Furnishings' ten-year lease for 572,240 sf at Goodman Logistics Center in El Monte. Due to strong demand, rent growth accelerated ended with an average rate of \$1.08 psf/mo which equates to a 11% growth, from a year ago. Vacancy was down to 1.9% for the quarter.

MARKET INDICATORS	Q1 2021	Q4 2020	Q3 2020	Q2 2020	Q1 2020
▲ Net Absorption SF	1,433,951	922,462	619,111	1,100,446	(1,176,990)
▼ Vacancy Rate	1.9%	2.7%	3.3%	3.4%	3.7%
▲ Avg NNN Asking Rate	\$10.80 PSF	\$10.68 PSF	\$10.32 PSF	\$10.08 PSF	\$9.84 PSF
▼ SF Under Construction	0	51,455	92,466	495,846	1,035,857
▼ Inventory SF	168,455,936	168,922,751	168,686,275	168,854,706	168,250,030

### NET ABSORPTION, NET DELIVERIES, & VACANCY



### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
3100 New York Drive Pasadena, CA	163,575 SF	\$33,000,000 \$201.74 PSF	Alvarez & Marsal Holdings Graymark Capital	Class B
15010 Don Julian Road Industry, CA	107,662 SF	\$22,200,000.00 \$206.20 PSF	Rexford Industrial Edkstrom Properties	Class C
310 S East End Avenue Pomona, CA	80,375 SF	\$8,700,000.00 \$108.24 PSF	SoCal Industrial LLC Belvedere Plumbing	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
4300 Shirley Avenue Bldg 1 El Monte, CA	572,240 SF	Goodman North America	Noble House Furniture	Furniture
918 S Stimson Avenue Industry, CA	282,377 SF	LBA Logistics	Ardmore Home Designs	Interior Furnishings
19465-19485 E Walnut Drive N Industry, CA	220,000 SF	Industrial Park E Sub	Thunder International	Logistics

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