



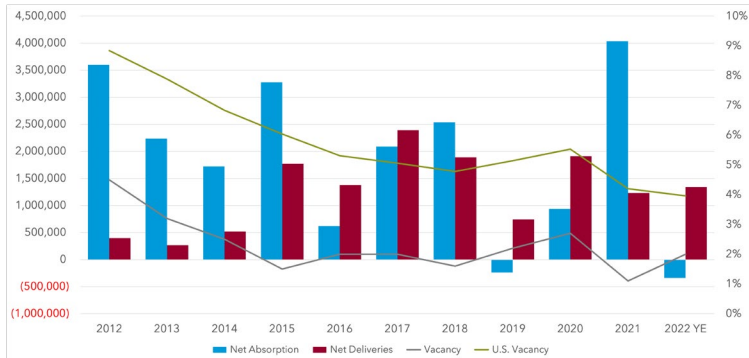
INDUSTRIAL MARKET OVERVIEW

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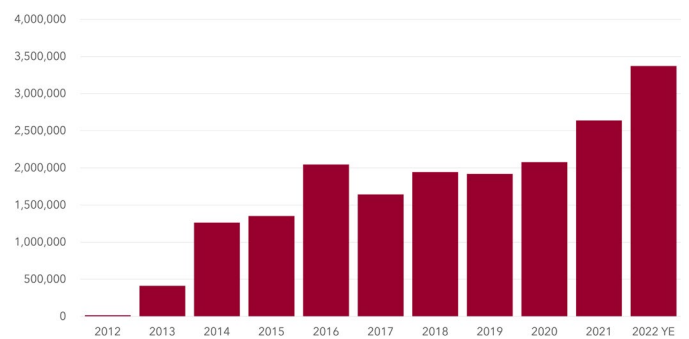
The San Gabriel Valley industrial market continues to be strong, with an overall vacancy rate of 1.9%. It is slightly higher than the previous quarter, up ten basis points. Average asking rents increased nearly 32% from a year ago, bringing the average to \$19.08 per square foot on an annualized rate. Construction activity remains strong, with 3.3 million square feet currently underway. The City of Industry represents about 72% of SVG's industrial base and is the micro-market of most of the new development of Class A warehouses and distribution space. All major occupiers fiercely compete for these spaces and these spaces command premium rates.

MARKET INDICATORS	Q4 2022	Q3 2022	Q2 2022	Q1 2022	Q4 2021
▼ 12 Mo. Net Absorption SF	(1,114,741.00)	(476,921.00)	1,005,784.00	(356,032.00)	1,347,963.00
▲ Vacancy Rate	2.0%	1.9%	1.8%	0.9%	0.6%
▲ Avg NNN Asking Rate PSF	\$19.08	\$18.60	\$18.12	\$14.28	\$12.72
▲ SF Under Construction	3,376,415	1,277,735	2,232,494	2,207,003	2,516,343
▼ Inventory SF	172,274,051	172,382,129	171,204,928	170,988,970	170,679,630

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
13131 Los Angeles Street Irwindale, CA	529,866 SF	\$127,180,094 \$240.02 PSF	Prologis Duke Realty Corp	Class A
825 Ajax Avenue Industry, CA	430,078 SF	\$90,544,653 \$210.53 PSF	Prologis Duke Realty Corp	Class A
14724 Proctor Avenue Industry, CA	229,200 SF	\$48,253,653 \$210.53 PSF	Prologis Duke Realty Corp	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
21508-21622 Baker Pkwy Industry, CA	1,180,000 SF	Majestic Realty	Williams Somona	Retail
21921-21931 Industry Way Industry, CA	1,000,720 SF	Successor Agency to Industry	Ryder	Trucking
408 Brea Canyon Road Industry, CA	400,322 SF	Industry East Land, LLC	APL Logistics	Logistics

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