

Southwest Riverside County Industrial Market

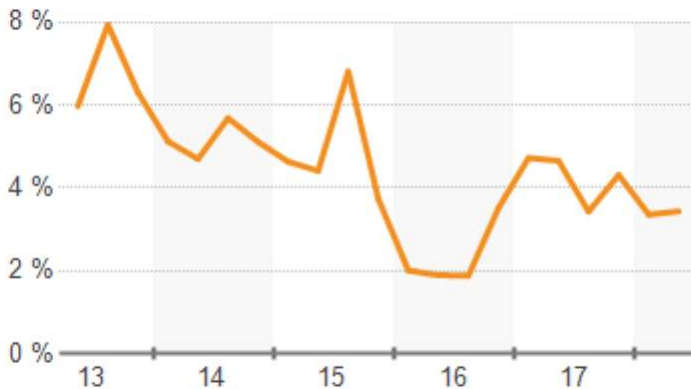
Availability	Survey	5-Year Avg
Rent Per SF	\$9.33	\$6.76
Vacancy Rate	3.4%	4.4%
Vacant SF	1,573,155	1,752,110
Availability Rate	11.0%	8.8%
Available SF	5,460,614	3,692,730
Sublet SF	14,741	13,773
Months on Market	4.0	6.6

Inventory	Survey	5-Year Avg
Existing Buildings	1,490	1,467
Existing SF	45,790,337	39,529,609
12 Mo. Const. Starts	1,304,657	1,870,105
Under Construction	3,931,610	2,331,916
12 Mo. Deliveries	2,432,122	2,220,861

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	2,866,514	2,261,781
12 Mo. Leasing SF	3,031,587	3,791,928

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$111	\$82
Asking Price Per SF	\$166	\$113
Sales Volume (Mil.)	\$182	\$127
Cap Rate	5.7%	6.5%

Vacancy Rate



Asking Rent Per SF



Net Absorption

