

Southwest Riverside County Industrial Market

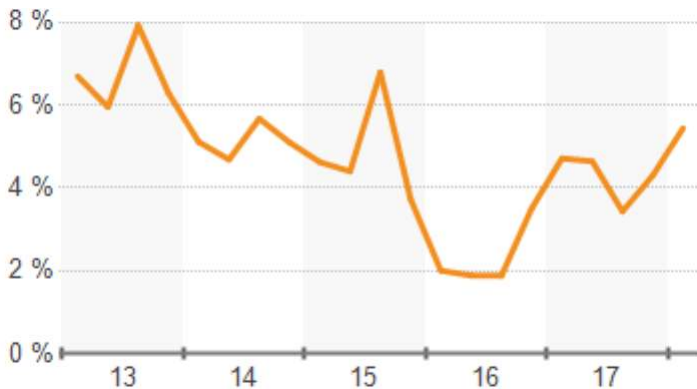
Availability	Survey	5-Year Avg
Rent Per SF	\$8.64	\$6.61
Vacancy Rate	5.4%	4.6%
Vacant SF	2,496,178	1,789,590
Availability Rate	8.6%	8.9%
Available SF	4,082,417	3,672,332
Sublet SF	20,665	14,548
Months on Market	3.4	7.1

Inventory	Survey	5-Year Avg
Existing Buildings	1,488	1,461
Existing SF	45,874,556	38,995,048
12 Mo. Const. Starts	563,187	2,014,960
Under Construction	1,792,697	2,312,597
12 Mo. Deliveries	3,235,070	2,169,414

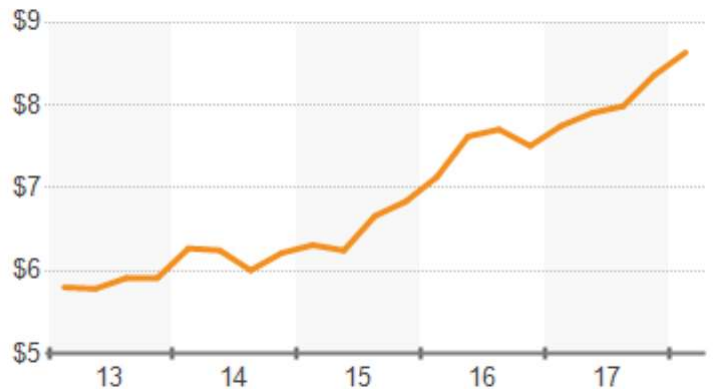
Demand	Survey	5-Year Avg
12 Mo. Absorption SF	2,194,393	2,228,098
12 Mo. Leasing SF	3,025,528	3,617,624

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$109	\$78
Asking Price Per SF	\$175	\$118
Sales Volume (Mil.)	\$162	\$155
Cap Rate	5.7%	6.6%

Vacancy Rate



Asking Rent Per SF



Net Absorption

