

Southwest Riverside County Industrial Market

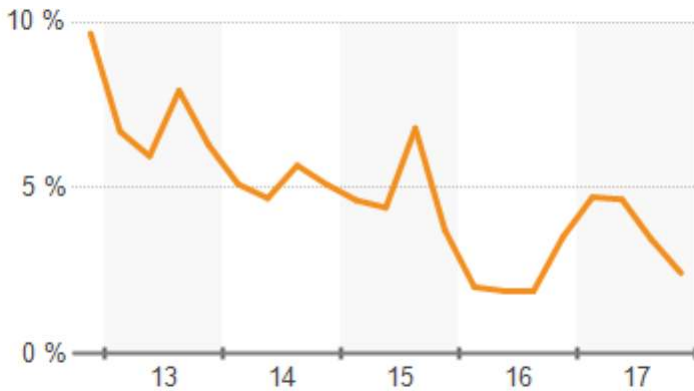
Availability	Survey	5-Year Avg
Rent Per SF	\$8.15	\$6.46
Vacancy Rate	2.4%	4.8%
Vacant SF	1,066,297	1,852,545
Availability Rate	8.7%	9.3%
Available SF	4,117,606	3,828,005
Sublet SF	9,189	16,055
Months on Market	2.1	7.5

Inventory	Survey	5-Year Avg
Existing Buildings	1,478	1,458
Existing SF	43,907,712	38,594,855
12 Mo. Const. Starts	844,555	2,374,935
Under Construction	3,685,830	2,492,780
12 Mo. Deliveries	2,955,760	2,049,137

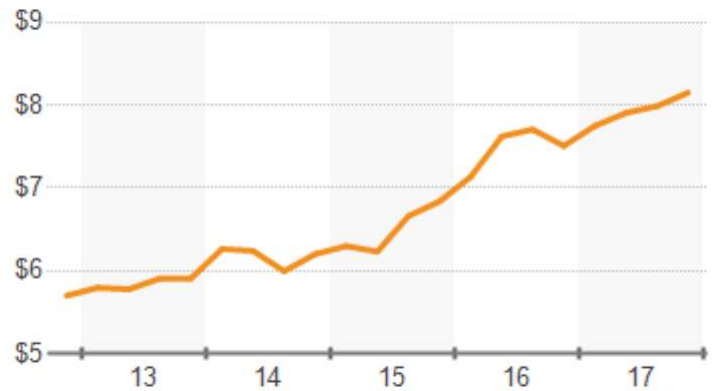
Demand	Survey	5-Year Avg
12 Mo. Absorption SF	2,744,654	2,318,203
12 Mo. Leasing SF	3,747,498	3,742,606

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$103	\$78
Asking Price Per SF	\$164	\$114
Sales Volume (Mil.)	\$100	\$164
Cap Rate	5.9%	6.6%

Vacancy Rate



Asking Rent Per SF



Net Absorption

