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COMMERCIAL REAL ESTATE SERVICES

Q2 2022 MARKET REPORTS

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Q2 2022
MARKET REPORTS

FEATURED MARKET REPORTS


INDUSTRIAL


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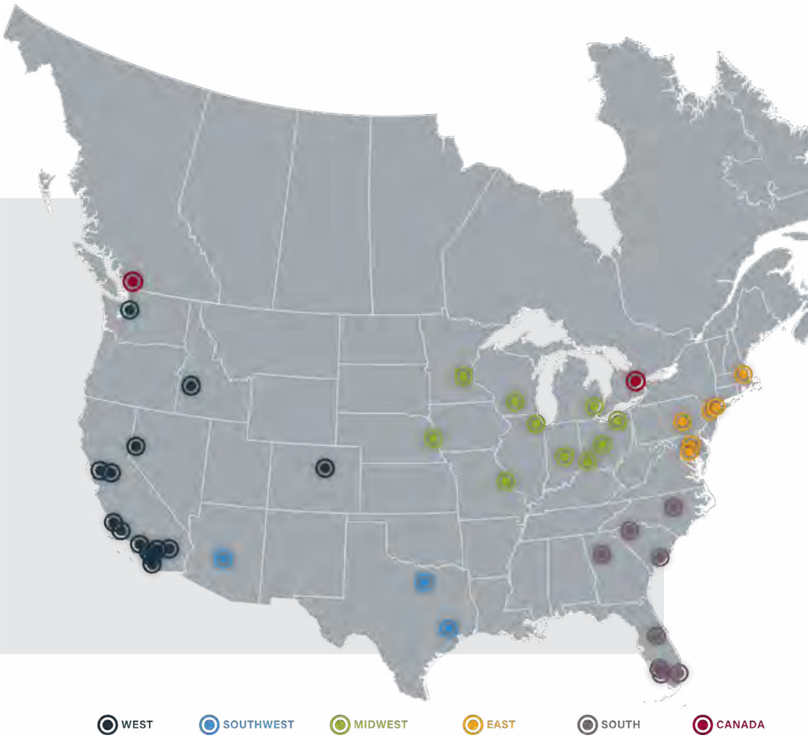

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2022
INDUSTRIAL OVERVIEW

INDUSTRIAL OVERVIEW: RECORD LOW SUPPLY, RENT GROWTH

Demand for industrial space eased slightly from its record-setting growth of last year but remained strong through for the first half of 2022 as annualized rent growth moved into double digits and the overall vacancy rate fell to 3.9%, a record low. Net absorption through June totaled 192.2 million SF. It was the second highest two-quarter total on record and more than the 170 million SF of tenant growth for all of 2019. It was exceeded only by 297.8 million SF of net absorption in the second half of last year.

The Canadian market also is tight. At the end of Q2 the vacancy rate was 1.4%. Net absorption in the first half totaled 9.2 million SF. Annual rent growth was 12.4% nationally and 15.4% in the Toronto market, the nation's largest, and 13% in Vancouver.

Since early last year, quarterly net absorption in the U.S. market has averaged 53% or more than in all the years before the pandemic. Net absorption in 2021 totaled 515.8 million SF. That's 57% more than in 2020, the year of the lockdown and before e-commerce could fully ramp up to meet sudden demand. Nevertheless, measurements show that with lower hospitalization rates, in-person shopping in 2021 gained ground on e-commerce, perhaps for the first time. The shift was affirmed with Amazon's recent announcement that it is slowing expansion of its distribution network. The news prompted one tech columnist to write consumers have moved on from the lockdown's "e-commerce craze to malaise." But U.S. households accrued an extra $5 trillion during the pandemic – savings that will help consumers weather a downturn or further erosion of spending power due to inflation.

It doesn't change the fact that Amazon, which accounted for up to 20% of industrial demand in North America throughout 2020 and 2021, reported an overall net loss in the first quarter. It attributed the loss to rising expenses tied to labor, transportation costs and excess space in its distribution network. So far, Amazon appears to be disproportionately shedding its smaller spaces, particularly in multitenant properties. The total the e-commerce giant is rumored to be subleasing or not renewing would add less than 2% to the total amount of U.SD. industrial space now listed as available. Annual rent growth hit 11.7% at the end of Q2, a 220-basis-point jump from the end of 2021. Rents increased at slightly more than twice the average rate from 2016 to the lockdown in 2020 and have been gaining in recent months as surging demand collides with limited supply. Among the largest 50 U.S. industrial markets, 33 have 10% or more annual rent growth. Rent growth has been greatest in logistics properties, hitting 13.3% at the end of Q2, compared to 8.4% for flex space. In Miami, Northern New Jersey, Los Angeles and other land-constrained port markets, annual rent growth has ranged from 14% to 21%. Existing available modern space and space under construction in these markets is roughly equal to 12 months of supply at current absorption rates.

LOWEST VACANCY RATE	
ON, Toronto	0.8%
BC, Vancouver	0.9%
CA, Inland Empire	1.6%
ID, Boise	1.6%
CA, Los Angeles	19%
U.S. Index	3.9%
Canada Index	1.4%

HIGHEST MARKET RENT / SF ANNUAL	
CA, San Francisco	$26.16
CA, San Diego	$19.80
NY, New York	$17.28
CA, Orange County	$17.04
CA, Los Angeles	$17.04
U.S. Index	$10.56 PSF
Canada Index	$10.80 PSF

HIGHEST MARKET SALE PRICE / SF	
CA, San Francisco	$481
CA, Orange County	$337
CA, San Diego	$325
BC, Vancouver	$322
CA, Los Angeles	$320
U.S. Index	$149 PSF
Canada Index	$205 PSF

MOST SF UNDER CONSTRUCTION	
TX, Dallas-Fort Worth	67,208,448
GA, Atlanta	40,453,318
IL, Chicago	39,265,960
AZ, Phoenix	38,679,012
CA, Inland Empire	37,117,575
U.S. Index	651,497,037 SF
Canada Index	44,385,543 SF

LARGEST INVENTORY BY SF	
IL, Chicago	1,340,387,216
TX, Dallas-Fort Worth	1,047,395,684
CA, Los Angeles	943,689,759
ON, Toronto	858,682,673
NY, New York	845,987,020
U.S. Index	17,801,882,700 SF
Canada Index	1,765,042,870 SF

LOWEST MARKET CAP RATE	
BC, Vancouver	3.8%
CA, Inland Empire	3.9%
ON, Toronto	4.1%
CA, Los Angeles	4.2%
CA, Orange County	4.3%
U.S. Index	6.1%
Canada Index	4.7%

** Please note that the statistics represented in these tables are based on CoStar defined market territories and may not all represent the geographic area the label depicts.*

Q2 2022
INDUSTRIAL OVERVIEW

MARKET	VACANCY RATE	MARKET RENT / SF	MARKET SALE PRICE / SF	SF UNDER CONSTRUCTION	INVENTORY SF	MARKET CAP RATE
AZ, Phoenix	4.1%	$0.89	$166	38,679,012	398,062,480	5.5%
BC, Vancouver	0.9%	$1.11	$322	9,371,685	263,986,646	3.8%
CA, East Bay	4.5%	$1.34	$285	5,399,263	270,578,346	4.5%
CA, Inland Empire	1.6%	$1.03	$247	37,117,575	711,359,095	3.9%
CA, Los Angeles	1.9%	$1.42	$320	6,147,077	943,689,759	4.2%
CA, Orange County	2.2%	$1.42	$337	2,620,833	299,725,389	4.3%
CA, San Diego	2.6%	$1.65	$325	2,877,103	203,434,228	5.0%
CA, San Francisco	6.0%	$2.18	$481	5,316,038	96,160,262	4.5%
CA, San Luis Obispo	1.9%	$1.28	$205	38,929	9,119,623	5.3%
CA, Santa Barbara	3.6%	$1.44	$240	0	17,808,310	5.4%
CA, Stockton	7.2%	$0.71	$120	7,006,295	139,450,708	5.3%
CA, Ventura	1.7%	$1.13	$202	583,136	74,207,396	5.2%
CO, Denver	4.9%	$0.95	$184	9,851,665	265,455,718	5.9%
DC, Washington	4.0%	$1.19	$208	10,898,690	288,520,065	6.0%
FL, Fort Myers	2.1%	$0.88	$116	2,530,065	36,262,227	7.2%
FL, Miami	2.5%	$1.41	$235	9,056,293	258,738,370	5.1%
FL, Naples	1.2%	$1.19	$161	944,800	16,899,582	6.4%
FL, Orlando	3.5%	$0.90	$130	9,671,488	187,893,386	5.9%
GA, Atlanta	3.0%	$0.65	$101	40,453,318	783,860,863	5.8%
GA, Savannah	2.3%	$0.60	$110	23,035,419	94,971,747	5.9%
ID, Boise	1.6%	$0.79	$139	4,668,166	51,855,415	6.2%
IL, Chicago	4.3%	$0.71	$92	39,265,960	1,340,387,216	6.6%
IN, Indianapolis	4.3%	$0.56	$70	30,349,177	375,152,809	7.0%
MA, Boston	3.9%	$1.21	$181	6,335,111	355,133,702	5.9%
MD, Baltimore	5.3%	$0.78	$127	5,950,446	255,929,394	6.5%
MI, Detroit	4.5%	$0.68	$74	9,792,903	615,391,720	8.4%
MN, Minneapolis	3.2%	$0.62	$84	5,216,862	404,234,364	7.6%
MO, Saint Louis	2.7%	$0.52	$68	7,874,260	323,420,566	6.9%
NC, Durham	4.4%	$0.83	$135	2,782,101	46,746,046	6.1%
NC, Raleigh	2.7%	$0.86	$127	4,370,413	95,086,271	6.4%
NE, Omaha	3.1%	$0.59	$79	1,547,000	102,596,290	7.3%
United States Index	3.9%	$0.88	$149	651,497,037	17,801,882,700	6.1%
Canada Index	1.4%	$0.90	$205	44,385,543	1,765,042,870	4.7%

Q2 2022
INDUSTRIAL OVERVIEW

MARKET	VACANCY RATE	MARKET RENT / SF	MARKET SALE PRICE / SF	SF UNDER CONSTRUCTION	INVENTORY SF	MARKET CAP RATE
NJ, Atlantic City	3.6%	$0.77	$84	0	8,995,347	6.9%
NJ, Northern New Jersey *	2.2%	$1.12	$188	5,832,691	245,784,307	5.5%
NJ, Trenton	4.1%	$0.74	$158	2,227,226	41,440,370	5.6%
NJ, Vineland	5.4%	$0.51	$65	25,000	17,865,595	6.5%
NV, Reno	2.9%	$0.70	$120	6,296,218	106,879,133	5.3%
NY, Long Island	3.5%	$1.40	$197	1,709,286	178,212,027	6.8%
NY, New York *	3.4%	$1.44	$267	19,818,389	845,987,020	5.0%
OH, Cincinnati	3.0%	$0.52	$65	6,564,661	336,986,795	7.2%
OH, Cleveland	4.2%	$0.47	$49	3,717,244	352,636,273	8.5%
OH, Columbus	3.2%	$0.57	$77	23,473,003	331,710,842	6.3%
ON, Toronto	0.8%	$0.98	$233	16,914,591	858,682,673	4.1%
PA, Harrisburg	2.8%	$0.59	$91	4,815,678	106,013,290	5.9%
PA, Lehigh Valley *	4.5%	$0.63	$115	8,553,679	155,705,697	5.7%
PA, Philadelphia *	4.3%	$0.78	$110	22,103,680	585,514,884	6.3%
SC, Charleston	2.5%	$0.74	$97	7,403,978	94,130,110	6.6%
SC, Greenville	3.6%	$0.48	$59	5,028,353	136,731,966	7.6%
SC, Spartanburg	3.2%	$0.45	$63	12,655,531	101,783,176	7.4%
TN, Nashville	3.5%	$0.81	$104	12,584,578	256,230,671	5.7%
TX, Dallas-Fort Worth	5.6%	$0.68	$110	67,208,448	1,047,395,684	5.5%
TX, Houston	5.4%	$0.70	$100	22,600,058	743,501,383	6.4%
WA, Seattle	4.6%	$1.11	$244	7,967,060	343,948,909	4.7%
WI, Madison	3.4%	$0.58	$76	1,284,107	72,121,895	7.0%
United States Index	3.9%	$0.88	$149	651,497,037	17,801,882,700	6.1%
Canada Index	1.4%	$0.90	$205	44,385,543	1,765,042,870	4.7%

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Q2 2022
PHOENIX, AZ

INDUSTRIAL MARKET OVERVIEW

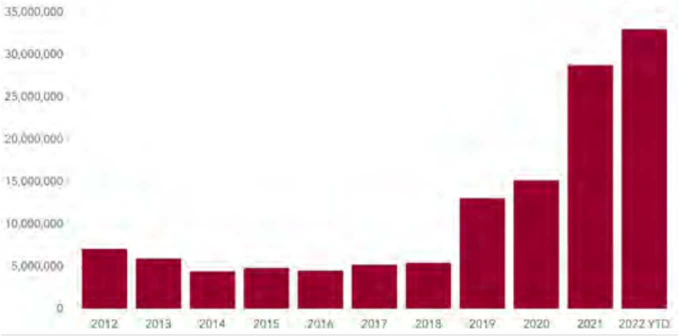
CHRIS MCCHESNEY, *Research Director*

The Phoenix Industrial Market remained one of the top performing markets nationally setting near quarterly records for construction, asking rents and absorption. Even with record new construction, tenants continue to compete for available space meeting their size and timing requirements as demand for every size range remains strong. Vacancy rates continued to compress as the overall rate dropped to a record 4%. With 47 consecutive quarters of positive net absorption driving both vacancy rates and lease rates to historic lows Phoenix has shown no signs of a slow down. Looking forward, a careful eye on the upward movement of interest rates will need to be monitored as a potential headwind.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼ Monthly Net Absorption SF	4,789,550	6,849,290	5,524,391	5,965,271	5,778,155
▼ Vacancy Rate	4.0%	4.30%	4.70%	5.20%	5.90%
▲ Avg NNN Asking Rate PSF	$9.48	$8.88	$8.28	$8.16	$7.80
▼ SF Under Construction	33,000,361	35,629,639	28,753,259	26,063,863	21,997,529
▲ Inventory SF	354,482,546	350,686,864	344,993,291	341,082,229	337,050,723

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
2600 S. Miller Road Buckeye, AZ	862,622 SF	$128,650,000 $149.14 PSF	Cohen Asset Management Creation Equity	Class A
6735 & 6575 W. Frye Road Chandler, AZ	245,232 SF	$62,384,280 $254.39 PSF	LaSalle Investment Conor Commercial	Class A
Pecos Commerce Ctr. - 6 Buildings Mesa, AZ	222,457 SF	$60,250,000 $270.84 PSF	Investcorp Wilson Property Service	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
303 Crossroads, Building A Waddell, AZ	1,023,610 SF	Clarius Partners	Puma USA	Retail
Cabot303 Litchfield Park, AZ	542,975 SF	Cabot Properties	Logistics Plus	Logistics
Goodyear Industrial Center Goodyear, AZ	450,619 SF	CIM Group	NPSG Global	e-Commerce

Q2 2022
VANCOUVER, BC

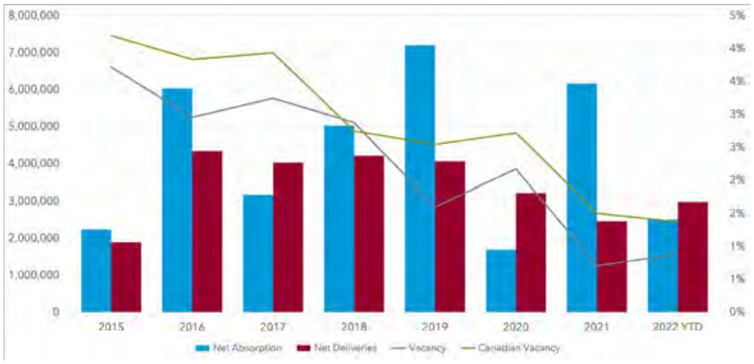
INDUSTRIAL MARKET OVERVIEW

MARIA FAYLOGA, *Director of Research*

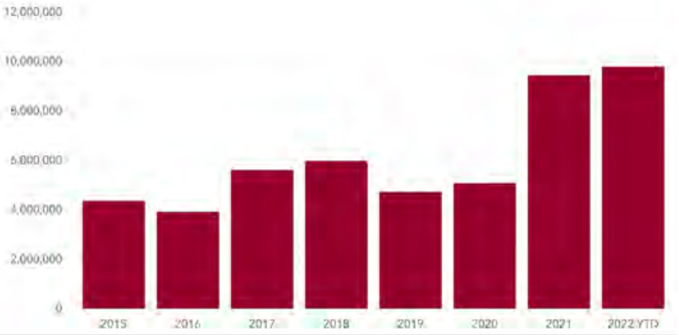
The Greater Vancouver area's vacancy rates have experienced a slight increase from Q1 to around 0.8%. However, vacancy rates remain near record lows. In response to the low vacancy, there has been a healthy amount of new construction from 9.71 million square feet in Q1 up to 9.88 million square feet in Q2. A notable upcoming development is Wesgroup's plans to construct a 300,000 square foot, multi-storey industrial building in Vancouver's Strathcona district. Inflation continues to rise amd was last reported at 7.7%. To combat inflation, the Bank of Canada has introduced multiple interest rate hikes, recently adding 50 basis points on June 1st, for a total of 1.5%.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼ 12 Mo. Net Absorption SF	5,478,322	6,530,364	6,330,004	5,955,866	4,709,386
▲ Vacancy Rate	0.83%	0.71%	0.72%	0.97%	1.47%
▲ Avg NNN Asking Rate PSF	$17.21	$16.87	$16.18	$15.56	$15.18
▲ SF Under Construction	9,883,368	9,718,938	9,354,653	8,482,137	8,371,960
▲ Inventory SF	264,008,736	263,263,789	261,283,302	260,747,760	259,882,752

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
5744 268th Street Langley, BC	157,850 SF	$60,000,000 $381.00 PSF	Kingsett Capital(KS 5744 268 St Hldgs) Eddi's Whlsle Garden Sup (More or Les)	Class B
19315 96th Avenue Surrey, BC	87,700 SF	$34,750,000 $396.20 PSF	Beedie Group (453595 B.C. Ltd) Ceekel Holdings Ltd	Class B
12160 103A Avenue Surrey, BC	77,000 SF	$17,500,000 $227.30 PSF	Canada Road Carrier Ltd.(1328262 B.C.) 411824 Britich Columbia Ltd	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
19225 32 Avenue Surrey, BC	111,814 SF	Beedie Group	Undisclosed	Undisclosed
68 Brigantine Drive Coquitlam, BC	52,775 SF	Undisclosed	Garden Protein	Food
3162-3188 Thunderbird Crescent Burnaby, BC	31,285 SF	Mason Investments Ltd	Opus	Retailer

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Q2 2022
EAST BAY, CA

INDUSTRIAL MARKET OVERVIEW

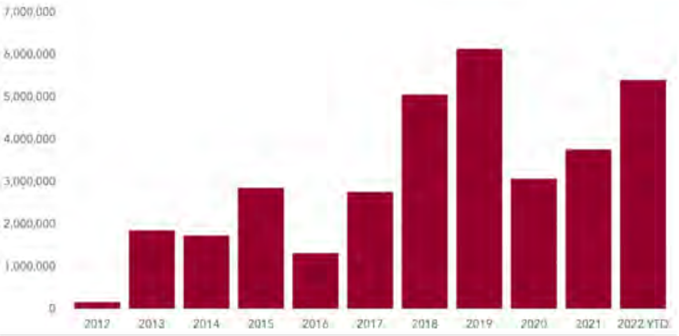
CHRIS SCHOFIELD, SIOR, *Principal*

The greater East Bay industrial market remained strong in the second quarter of 2022. With over 1 million square feet of year-to-date net absorption, the 270 million square foot marketplace dropped its vacancy rate into the mid 4% range for a third straight quarter. Lease rates ticked up slightly once again, but the pace of increase has slowed. The first week of the third quarter saw a 500,000 square foot lease signed and will also see some buildings under construction pre-lease that will keep the numbers strong moving forward.

	MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▲	12 Mo. Net Absorption SF	6,235,270	5,508,381	6,062,344	2,469,428	675,523
▼	Vacancy Rate	4.5%	4.8%	4.7%	6.1%	7.0%
▲	Avg NNN Asking Rate PSF	$1.35	$1.32	$1.29	$1.27	$1.26
▲	SF Under Construction	5,399,263	4,754,867	3,758,459	2,636,552	2,637,715
▲	Inventory SF	270,578,332	270,565,220	270,227,388	270,822,628	271,079,117

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
30865 San Clemente Hayward, CA	115,073 SF	Undisclosed	EastGroup Properties Tulloch Construction	Class B
7741-7825 San Leandro Oakland, CA	107,481 SF	$62,800,000 $584.29 PSF	Duke Realty McWane	Class C
2450 Alvarado San Leandro, CA	103,182 SF	$27,500,000 $217.18 PSF	Ark Row Benchmark PCH, LLC	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
7395 Morton Newark, CA	161,680 SF	Overton Moore	Lucid Motors	Electric Automobiles
25858-64 Clawiter Hayward, CA	160,000 SF	CenterPoint	Matagrano	Beverage Distributor
31250-60 Wiegman Hayward, CA	84,480 SF	EastGroup	CED Greentech	Solar Services & Equipment

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Q2 2022
INLAND EMPIRE EAST, CA

INDUSTRIAL MARKET OVERVIEW

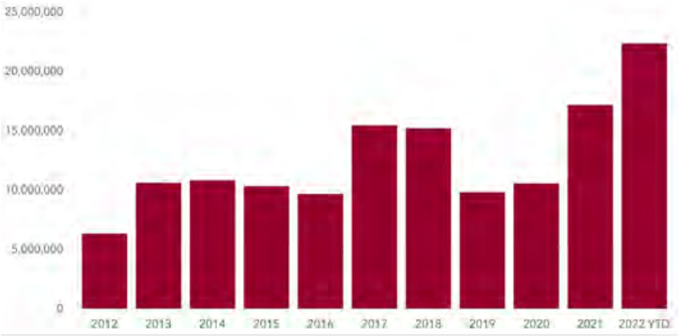
CAROLINE PAYAN, *Director of Marketing & Research*

Demand continues to outpace supply with extremely low vacancy despite record high prices and lease rates in nearly all size ranges and submarkets. The Fed's sharp increase in interest rates in June, and further expected rate hikes in July, have caused some investors to take a wait-and-see approach on land acquisitions and development. Despite high inflation on consumer goods and gasoline, the activity in the industrial sector continues to be strong. Experts predict growth may slow, but industrial sale and leasing activity is expected to continue to be robust throughout 2022. Many anticipate that interest rates will continue to rise and inflationary pressure will persist, causing cap rates to rise. Steady industrial absorption will continue in the near term.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼ Gross Absorption SF	3,975,366	4,765,076	7,704,277	8,622,243	3,978,980
▼ Vacancy Rate	0.41%	0.56%	0.37%	0.56%	1.24%
▲ Avg GRS Asking Rate PSF	$15.05	$14.47	$11.87	$12.48	$10.27
▲ SF Under Construction	22,365,124	17,179,286	17,182,301	16,071,753	14,260,772
▲ Inventory SF	275,150,149	269,073,857	266,855,100	261,863,709	258,737,927

GROSS ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
630 Nicholas Road Beaumont, CA	600,000 SF	$131,000,000 $218.00 PSF	Exeter Ambest Real Estate	Class A
20820-20900 Krameria Avenue Riverside, CA	390,480 SF	$134,000,000 $343.00 PSF	TA Realty Operon Development	Class A
18025 Slover Avenue Bloomington, CA	344,360 SF	$102,000,000 $296.00 PSF	Terra Enterprises Crow Holdings	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
36855 W. 4th Street Beaumont, CA	1,777,708 SF	USAA Real Estate	United Legwear	Apparel
2255 W. Lugonia Avenue Redlands, CA	606,133 SF	TIAA-CREF	Auto Zone	Automotive
1901 California Street Redlands, CA	467,853 SF	ProLogis Trust	Performance Team Freight	Logistics

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Q2 2022
INLAND EMPIRE WEST, CA

INDUSTRIAL MARKET OVERVIEW

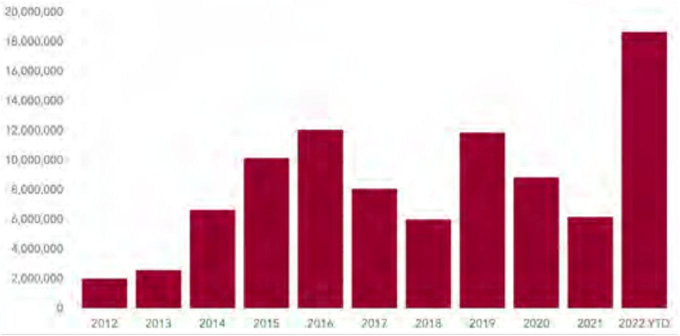
KARLY KAZANJIAN, *Director of Marketing & Research*

Despite national and local economic setbacks, the Inland Empire West industrial market continues to prevail and prove its dominance as one the strongest industrial markets in the nation. With vacancy at just 0.33%, the sheer lack of space ready for occupancy has accelerated rental rates beyond record-breaking heights, with deals now being executed at over $24.00 PSF NNN. Developers are eager to fill this unbelievable demand, as 70 buildings totaling over ±18.6M SF are currently under construction. Investors recognize the market's strength and projected rent growth so much so, that sale prices for big box product have surpassed $475 PSF and initial cap rates for two sales this quarter recorded under 2.00% at close of escrow.

	MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼	12 Mo. Net Absorption SF	1,367,935	2,738,816	877,446	1,847,562	2,026,747
▲	Vacancy Rate	0.33%	0.25%	0.59%	0.60%	0.79%
▲	Avg NNN Asking Rate PSF	$15.66	$14.28	$14.98	$14.20	$13.19
▲	SF Under Construction	18,663,661	12,490,629	6,174,633	6,950,489	8,168,618
▲	Inventory SF	350,261,015	342,836,362	336,768,473	334,349,956	334,105,449

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
5555 Jurupa Street Ontario, CA	459,000 SF	$180,000,000 $392.16 PSF	JP Morgan JW Mitchell Company	Class B
600-620 Wanamaker (Portfolio) Ontario, CA	238,911 SF	$94,000,000 $393.45 PSF	UBS Realty Investors, LLC 600 Wanamaker LLC | 620 Wanamaker LLC	Class B
10855 Philadelphia Avenue Jurupa Valley, CA	210,195 SF	$100,685,000 $479.01 PSF	Centerpoint Properties Trust York Capital Group	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
11625 Venture Drive Jurupa Valley, CA	418,500 SF	Lincoln Property Company	Home Depot USA	Retailer
5351 Jurupa Street Ontario, CA	405,864 SF	ProLogis	Exel Inc. / DHL	Logistics
2830 Philadelphia Street Ontario, CA	383,619 SF	Vogel Properties, Inc.	Pixior	3PL

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Q2 2022
LA - CENTRAL, CA

INDUSTRIAL MARKET OVERVIEW

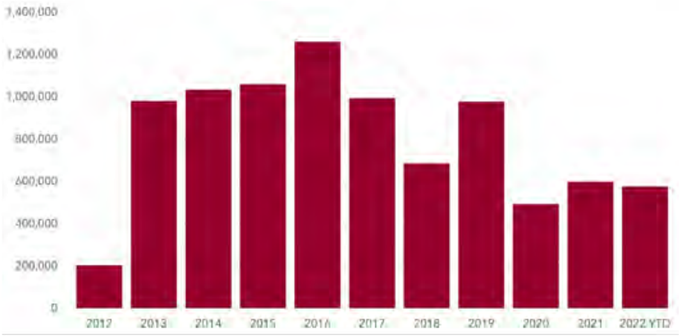
LEJO MAMMEN, *Director of Technology & Market Research*

The Los Angeles Central Market ended the 2nd quarter with a vacancy rate of 1.8%, which is up 40 basis points from the previous quarter. Approximately 575,000 square feet of industrial space is currently under construction, with over 800,000 square feet being planned to be built. The average asking rate remained flat at $17.52 NNN on an annual basis compared to the previous quarter. Rents for direct leases over 50,000 square feet in warehouses with clearances of 30 feet or more are leasing at $16.80/SF annually, up 35% from a year ago. Expect rents to increase throughout 2022 as e-commerce propels industrial real estate.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▲ 12 Mo. Net Absorption SF	1,356,741	179,372	1,012,750	940,921	1,585,023
▲ Vacancy Rate	1.8%	1.5%	1.9%	2.1%	2.7%
◀ ▶ Avg NNN Asking Rate PSF	$17.52	$17.52	$16.92	$14.76	$13.44
▲ SF Under Construction	630,782	482,999	311,758	602,061	629,613
▼ Inventory SF	243,933,493	245,100,509	245,081,009	244,790,706	244,588,126

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
5729 Smithway Commerce, CA	272,625 SF	$69,836,500 $256.16 PSF	PSIF Smithway Smithway Associates	Class B
2761 Fruitland Vernon, CA	261,537 SF	$45,000,000 $172.06 PSF	Scind Fruitland Point INI Investment	Class B
4701 S Santa Fe Vernon, CA	224,640 SF	$35,000,000 $155.80 PSF	Prime Data Centers INI Investment	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
5770 Peachtree Street Commerce, CA	168,352 SF	Clarion	Keeco	Textile
5200 Sheila Street Commerce, CA	114,898 SF	Link Logistics	Fastner Distribution	Aerospace
2726 Fruitland Avenue Vernon, CA	104,110 SF	Double Y LLC	F Gavina & Sons	Food

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2022
LA - NORTH, CA

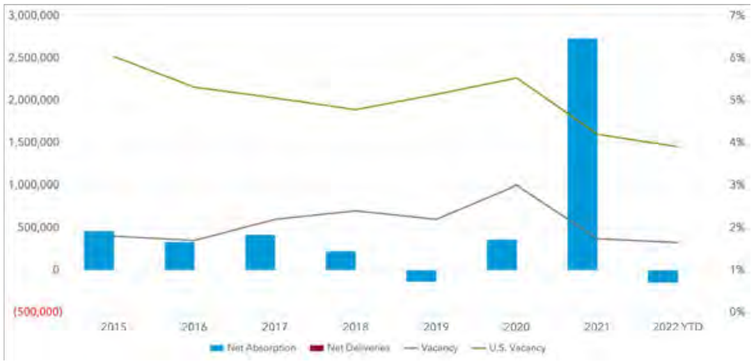
INDUSTRIAL MARKET OVERVIEW

MIKE TINGUS, *President*

Q2 asking lease rates climbed to $1.44 PSF, again shattering previous record of $1.37 PSF in Q1. Meanwhile, the .6% vacancy rate fell just short of market's record of 1.5% in Q1. Ten quarters have come and gone since COVID-19 triggered a public health response that changed consumer behavior. As a result, the pandemic was a catalyst for an industrial real estate boom that has made sales and leasing records a quarterly tradition in the LA North industrial market. LA North's healthy industrial market continued to support robust sales activity and prices. The quarter's 29 non-distressed transactions with median sales price of $301 PSF, is second to the market record of $306 PSF set in Q1.

MARKET INDICATORS		Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼	12 Mo. Net Absorption SF	(147,874)	3,407,062	3,092,291	3,289,299	2,140,470
▼	Vacancy Rate	1.65%	1.83%	1.84%	1.24%	2.97%
▲	Avg NNN Asking Rate PSF	$9.74	$9.32	$8.89	$8.52	$8.21
▼	SF Under Construction	703,699	713,699	964,813	976,771	963,624
▲	Inventory SF	165,786,670	164,869,706	165,222,507	165,288,308	165,244,550

NET ABSORPTION, NET DELIVERIES, & VACANCY



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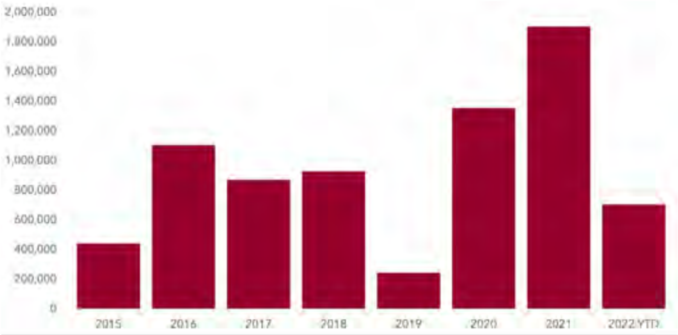


TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
9200 Eton Avenue Chatsworth, CA	19,763 SF	$6,400,000 $323.84 PSF	9200 Eton, LLC Northwest Industrial Center, LLC	Class B
28751 Industry Drive, Bldg 3 Valencia, CA	14,925 SF	$3,495,000 $234.17 PSF	Ostrowsky Trust Halter Companies, LLC	Class B
12473 San Fernando Road Sylmar, CA	6,586 SF	$1,910,000 $290.01 PSF	One Electric, LLC Artin Khachatourian & Sonik Arutyunyan	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
19735 Dearborn Chatsworth, CA	24,350 SF	NBP Partners I	Teledyne RISI, Inc.	Manufacturer
9207 Eton Avenue Chatsworth, CA	22,048 SF	Northwest Industrial Center, LLC	HUB Folding Box Co, Inc.	Printing & Packaging Specialist
11949 Borden Avenue San Fernando, CA	16,720 SF	Borden LLC	Ethik Brands, LLC	Textile Manufacturer

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2022

LA - SAN GABRIEL VALLEY, CA

INDUSTRIAL MARKET OVERVIEW

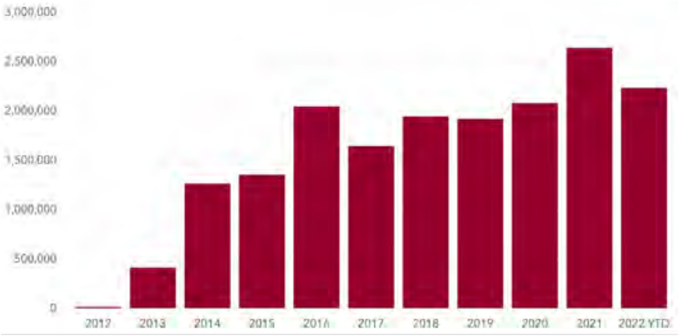
LEJO MAMMEN, *Director of Technology & Market Research*

The San Gabriel Valley industrial market continues to strong, with an overall vacancy rate of 1.8%. It is slightly higher than the previous month, up 30 basis points. Average asking rents increased nearly 21% quarter over quarter, bringing the average to $18.12 on an annualized rate. Construction activity remains strong with 1.2M SF currently underway. the SGV market will likely see an uptick in pre-leasing since compared to other markets in Southern California there is more available space. Well-located buildings with high clearance and dock-high loading will attract expanding e-commerce tenants who are willing to pay top dollar for strategic locations.

	MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▲	12 Mo. Net Absorption SF	1,005,784	(356,032)	1,347,963	505,928	762,187
▲	Vacancy Rate	1.8%	0.9%	0.6%	0.8%	1.0%
▲	Avg NNN Asking Rate PSF	$18.12	$14.28	$12.72	$12.72	$11.04
▲	SF Under Construction	2,232,494	2,207,003	2,516,343	1,500,226	2,076,209
▲	Inventory SF	171,204,928	170,988,970	170,679,630	170,402,801	169,500,657

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
120 Puente Avenue Industry, CA	253,256 SF	$92,000,000 $363.27 PSF	TA Puente LP JCS Properties	Class A
14724 Proctor Avenue Industry, CA	230,471 SF	$54,100,000 $234,74 PSF	Duke Realty Eight & Proctor	Class B
16175 Stephens Street Industry, CA	120,029 SF	$51,250,000 $426.98 PSF	Aireit Industry Pingstone	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
13131 Los Angeles Street Irwindale, CA	528,710 SF	Duke Realty	The Home Depot	Retailer
408 Brea Canyon Road Industry, CA	400,322 SF	Industry East Land	APL Logistics	Logistics
333 S Hacienda Boulevard Industry, CA	216,716 SF	LW Investments	JD Logistics	Logistics

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2022

LA - SOUTH BAY - PORT MARKETS, CA

INDUSTRIAL MARKET OVERVIEW

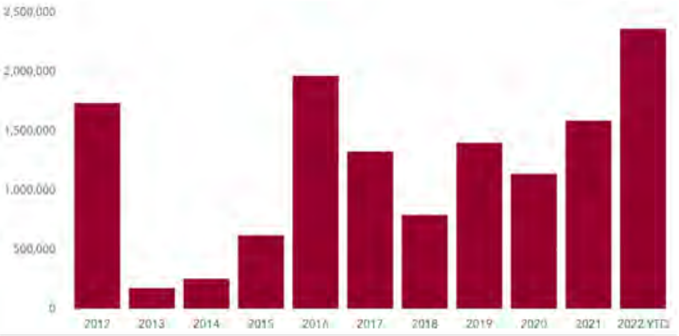
DAVID BALES, *Principal*

Intense demand for industrial and logistics space in Los Angeles' South Bay market continued to drive rents up another 10% to 20% from just the previous quarter. Vacancies are as low as 1% in some submarkets. Many tenants are priced out of the market or forced to renew their existing space at double or even triple their current rent. Developers are building new space as fast as possible but are hobbled by lengthy processing and permitting regimes. Looking forward, demand for warehouses should continue for the foreseeable future, even if the economy slows in the upcoming quarters.

MARKET INDICATORS		Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼	12 Mo. Net Absorption SF	(470,441)	293,889	92,943	2,143,985	1,507,752
▲	Vacancy Rate	1.1%	0.9%	0.8%	0.7%	1.0%
▲	Avg NNN Asking Rate PSF	$1.57	$1.42	$1.27	$1.21	$1.16
▼	SF Under Construction	2,359,882	2,774,351	2,579,246	1,655,321	1,584,932
▲	Inventory SF	200,628,647	200,214,178	199,990,330	200,010,330	199,249,481

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
14527 San Pedro Gardena, CA	114,051 SF	$49,105,000 $430.53 PSF	Rexford City of Refuse Ministries	Class C
1010 Sandhill Carson, CA	85,259 SF	$46,000,000 $539.53 PSF	Carpenters Union Private Seller	Class C
1999 W. Walnut Compton, CA	57,751 SF	$25,000,000 $432.87 PSF	TAL 1999 Walnut Family Trust	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
4444 Ayers Vernon, CA	219,555 SF	Link	Curacao	Ecommerce
20212 Racho Way Rancho Dominguez, CA	103,262 SF	Carson Companies	Don Wong	Third Party Logistics
19875 Pacific Gateway Los Angeles, CA	66,565 SF	Centerpoint Properties	Lotte Global Logistcs	Third Party Logistics

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2022
LA - WEST, CA

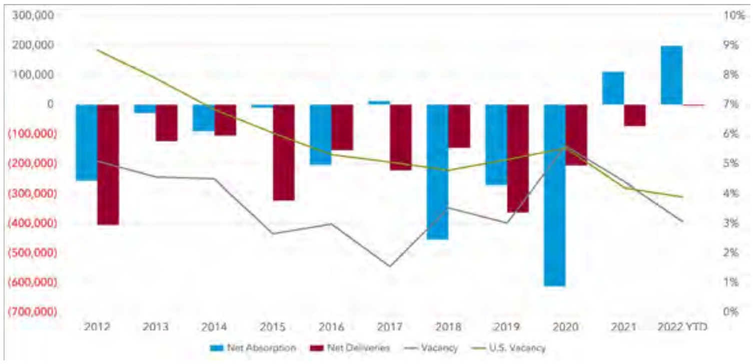
INDUSTRIAL MARKET OVERVIEW

DOUGLAS MARSHALL, SIOR, *Principal*

The industrial marketplace remains tight in the Westside of Los Angeles. Lease prices are softening but sale prices are firm. It remains a landlords' market. In the past decade, the industrial base has substantially decreased. Properties have been converted to creative space with industrial tenants migrating southward. Remaining buildings often have clear height, parking, or loading deficiencies. Tenant demand is softening due to the high prices. What demand there is comes from companies needing last-mile distribution space to serve nearby high-end residential customers. Gross asking rents range from about $2.25 PSF to $3.00 PSF for industrial space/flex space.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼ 12 Mo. Net Absorption SF	73,562	131,108	3,775	115,348	(99,654)
▼ Vacancy Rate	3.0%	3.5%	4.4%	4.5%	5.5%
▲ Avg NNN Asking Rate PSF	$2.77	$2.63	$2.40	$2.45	$2.45
◄ ► SF Under Construction	0	0	0	0	0
◄ ► Inventory SF	15,034,830	15,034,830	15,034,830	15,049,830	15,076,232

NET ABSORPTION, NET DELIVERIES, & VACANCY



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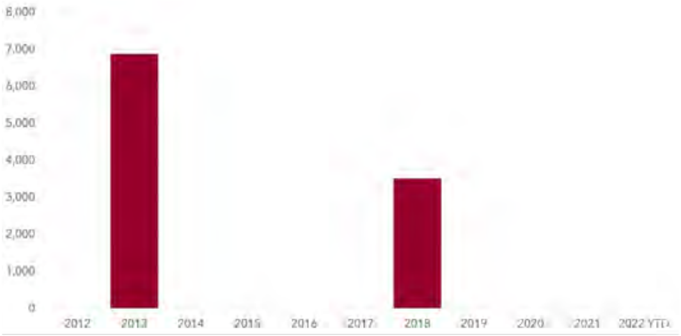


TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1054-1060 Lillian Way Los Angeles, CA	18,100 SF	$3,850,000 $212.71 PSF	BLT Enterprises Fe Irene Segal	Undisclosed
10840 Vanowen Street Los Angeles, CA	5,870 SF	$2,650,000 $451.45 PSF	Broccolli Properties LLC Judapi Tong	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
7915 & 7933 Haskell Avenue Van Nuys, CA	37,473 SF	KB Haskell Strathern	Member Hub Haskell, LLC	Car Storage
13104 S Avalon Boulevard Los Angeles, CA	24,250 SF	5 KAPS Properties	Sine Trading International LLC	Warehouse/ Distribution
8432 Steller Drive Culver City, CA	24,200 SF	8432 Steller Drive LLC	8432 Steller Owner, LLC	Creative

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2022
ORANGE COUNTY, CA

INDUSTRIAL MARKET OVERVIEW

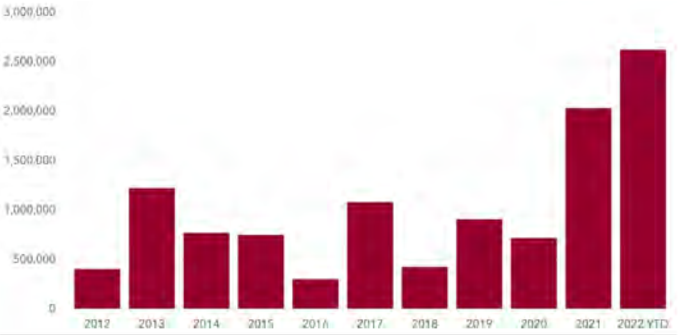
JACK HALEY, *Principal*

The Orange County Industrial Market has seen rental rates increase at levels without historical precedent and available space remains at an all-time low as healthy demand continued through the first half. Countywide, average asking rents climbed 20.6% year over year with the average industrial rent settling at $1.46 per SF NNN at the end of Q2. Demand will stay strong for rental properties especially as the sale market activity starts to slow. With the increases of interest rates buyer demand should slow but sale prices will stay high until the end of 2022.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼ 12 Mo. Net Absorption SF	434,504	1,662,748	1,837,252	2,066,798	1,811,319
◄ ► Vacancy Rate	2.00%	2.00%	2.10%	2.70%	2.80%
▲ Avg NNN Asking Rate PSF	$1.43	$1.39	$1.34	$1.30	$1.27
▲ SF Under Construction	2,620,833	2,294,428	2,028,935	1,988,097	391,897
▼ Inventory SF	299,731,159	299,936,167	299,921,057	301,348,987	301,600,030

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
10521-10579 Dale Avenue Stanton, CA	118,059 SF	$23,000,000 $194.82 PSF	Dunbar Stanton LLC Burke Stanton, LLC	Class B
4 Studebaker Irvine, CA	91,723 SF	$33,150,000 $361.41 PSF	Aireit 4 Studebaker CC LP Alcone Marketing Group, Inc.	Class C
3000 Airway Avenue, Bldg C Costa Mesa, CA	82,823 SF	$27,128,795 $328.77 PSF	Aero Orange County LLC CPF Airway Associates, LLC	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
14451 Myford Road Tustin, CA	219,827 SF	Panattoni Development	Rivian	Automotive
3441 W MacArthur Boulevard Santa Ana, CA	124,948 SF	Rexford Industrial Realty, Inc.	Woodbridge Glass Inc	Glass/Glazing work
114 S Berry Street Brea, CA	109,060 SF	IDI Logistics	Dr Squatch	Soap products

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2022
SAN DIEGO NORTH, CA

INDUSTRIAL MARKET OVERVIEW

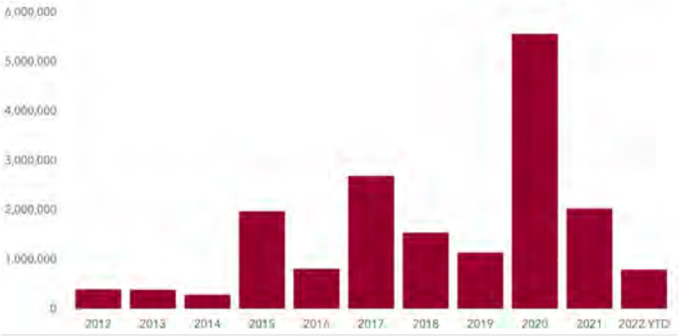
TIM GOSSELIN, *Principal*

The industrial market in San Diego is well balanced between high demand for logistics space for nearby distribution and e-commerce tenants. San Diego increased entry lanes for cargo trucks to Otay Mesa Port of Entry from 9 lanes to 16 in 2022 to help increase volume and growth. Since mid 2020, the leasing volume per quarter has been averaging over 3 million square feet of new leases. This is 20% above the demand levels pre-pandemic. Vacancy this quarter has fallen to 2.7% (the 5-year average was 4.5%). Annual rent growth is steady at 12% in San Diego compared to the national rate of 12.2%.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼ 12 Mo. Net Absorption SF	8,125,827	8,608,185	8,281,037	6,688,799	2,752,92
▼ Vacancy Rate	2.7%	2.8%	3.1%	4.2%	4.8%
▲ Avg NNN Asking Rate PSF	$19.92	$19.32	$18.72	$18.24	$17.76
▼ SF Under Construction	2,900,000	3,000,000	2,700,000	2,500,000	5,800,000
◄ ► Inventory SF	203,000,000	203,000,000	203,000,000	203,000,000	199,000,000

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
12220 Scripps Summit Drive San Diego, CA	129,916 SF	$76,100,000 $585.76 PSF	DWF VI Northridge Summit LLC Northridge Summit TIC-16 LLC	Class A
10089 Willow Creek Road San Diego, CA	121,496 SF	$25,300,000 $208.24 PSF	Willow Creek SD, LLC LBA Realty Fund Holding Co I, LLC	Class B
10111 Riverford Road Lakewide, CA	72,783 SF	$30,000,000 $412.18 PSF	Costco Wholesale Southland Envelope Co, Inc.	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
4150 Campus Point Court San Diego, CA	170,000 SF	Alexandria Real Estate Equities, Inc.	Leidos	Manufacturing
2340 Cousteau Court Vista, CA	134,299 SF	Elion	Aptera Motors Corp.	Manufacturing
1 Viper Way Vista, CA	100,500 SF	CenterSquare Investment Mgmt	Cymer Laser Technologies	Manufacturing

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2022

STOCKTON/CENTRAL VALLEY, CA

INDUSTRIAL MARKET OVERVIEW

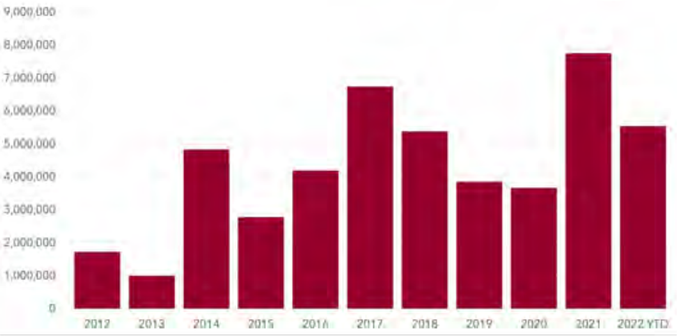
JIM MARTIN, SIOR *Senior Vice President*

Construction remains active on several speculative projects being developed by institutional landlords who remain bullish on the Central Valley as a primary warehouse/distribution and logistics market positioned to serve the Western US. Despite economic concerns with inflation, oil prices and Wall Street volatility supply chain issues continue to require increasing inventories be kept at the ready, driving demand for distribution/fulfillment centers easily accessible to the consumer/ population base.

MARKET INDICATORS		Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▲	12 Mo. Net Absorption SF	1,700,000	768,414	1,677,800	4,118,399	688,427
▼	Vacancy Rate	6.2%	7.8%	5.5%	6.0%	6.6%
▲	Avg NNN Asking Rate PSF	$7.80	$7.32	$7.08	$6.96	$6.60
▼	SF Under Construction	5,500,000	8,201,466	9,953,565	8,148,212	8,148,212
▲	Inventory SF	194,670,000	193,856,220	191,802,460	190,620,125	190,620,125

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1627 Army Court Stockton, CA	277,500 SF	$23,800,000 $86.00 PSF	Blackstone Stockbridge	Class B
1050 E. Grant Line Road Tracy, CA	219,500 SF	$18,800,000 $86.00 PSF	Blackstone Stockbridge	Class B
4545 Qantas Land Stockton, CA	172,500 SF	$14,800,000 $86.00 PSF	Blackstone Stockbridge	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
689 Pavillion Parkway Tracy, CA	1,100,000 SF	Prologis	Williams Sonoma	Warehouse/ Distribution
16825 Murphy Parkway Lathrop, CA	346,631 SF	Duke	NFI	Warehouse/ Distribution
5050 Yosemite Avenue Lathrop, CA	191,150 SF	Crow Holdings	Ryder	Warehouse/ Distribution

Q2 2022
DENVER, CO

INDUSTRIAL MARKET OVERVIEW

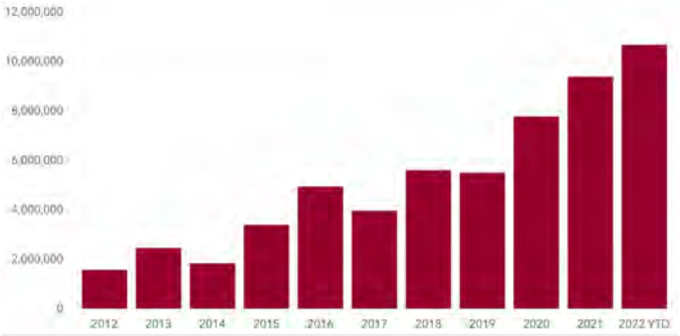
RON WEBERT, SIOR, *Principal*

The second quarter for the Denver Industrial market ended off with some very consistent metrics: record low vacancy rates, record rental growth, and a high volume of construction. We have seen investment activity remain high, with $1.2B in transactions YTD, and even with the rise in interest rates the market has experienced some record pricing. One large investment transaction recently traded at a sub 4% cap, and this was after the recent interest rate increase. While we are still seeing great momentum in the overall market, one area to keep an eye on is the number of large lease transactions in new product. The Denver market saw a significant number of deals land in 2021, and hope that the 2nd half of 2022 improves on the first two quarters.

	MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▲	12 Mo. Net Absorption SF	11,486,736	9,642,367	9,210,790	3,340,889	1,639,583
▼	Vacancy Rate	4.90%	5.40%	5.40%	6.30%	6.80%
▲	Avg NNN Asking Rate PSF	$11.44	$11.13	$10.83	$10.59	$10.40
▲	SF Under Construction	9,584,646	9,176,213	9,391,632	10,192,745	8,701,347
▲	Inventory SF	266,000,000	264,000,000	263,000,000	260,000,000	259,000,000

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
3801 Brighton Boulevard Denver, CO	671,161 SF	$158,000,000 $230.27 PSF	Stoltz Real Estate Partners PepsiCo Beverages	Class C
11175 E 55th Avenue Denver, CO	236,800 SF	$42,400,000 $179.04 PSF	Stockbridge Capital Group, LLC Link Logistics Real Estate	Class B
4735-4795 Leyden Street Denver, CO	233,784 SF	$33,040,000 $141.31 PSF	Stockbridge Capital Group, LLC Link Logistics Real Estate	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
11700 E 47th Avenue Denver, CO	336,800 SF	Clarion Partners	Blue Triton Brands, Inc	Beverage Company
6300 N Broadway Denver, CO	141,524 SF	County of Adams	Undisclosed	Undisclosed
10000-10300 E 40th Avenue Denver, CO	115,829 SF	United Properties	Priority Wire & Cable	Wire & Cable Supplier

Q2 2022
FORT MYERS, FL

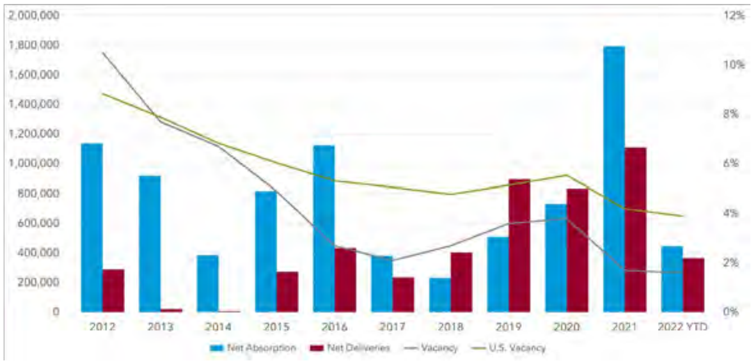
INDUSTRIAL MARKET OVERVIEW

CLAIRE SEARLS, *Director of Research*

The Fort Myers industrial market had another benchmark quarter with a solid velocity of new leasing activity and another consecutive quarter of positive absorption. The construction pipeline expanded to more than 2.5 million square feet, which is a record high for the market. Tight market conditions and continued demand brought another quarter of overall rent growth, averaging mid-year at $10.16 per square foot. The Cape Coral submarket had the greatest increase with average NNN rent rising 22.8% year-over-year to $11.10 per square foot. Overall vacancy compressed to a historic low at 1.5%.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼ Qtrly Net Absorption SF	168,733	224,331	312,822	568,170	439,310
▼ Vacancy Rate	1.5%	2.0%	1.7%	1.9%	2.5%
▲ Avg NNN Asking Rate PSF	$10.16	$9.73	$9.57	$9.53	$9.37
▲ SF Under Construction	2,530,065	1,562,487	1,601,868	1,207,393	917,690
▲ Inventory SF	36,156,222	36,148,824	35,789,082	35,714,082	35,478,554

NET ABSORPTION, NET DELIVERIES, & VACANCY



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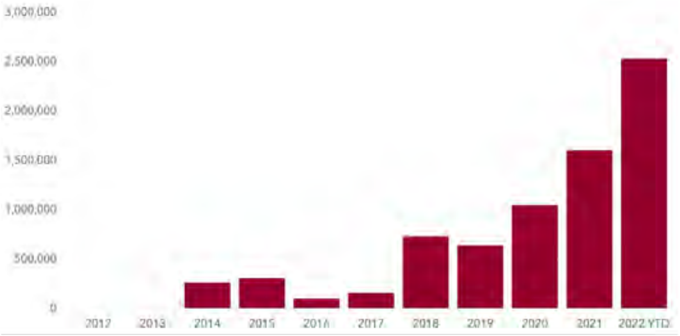


TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
11600 Adelmo Lane Fort Myers, FL	120,000 SF	$15,200,000 $127.00 PSF	Vanta Development Knight & Grabowski Construction	Class B
4740 S. Cleveland Avenue Fort Myers, FL	65,190 SF	$13,200,000 $203.00 PSF	EL Family Property Owner, LLC Alternative Laboratories, Inc.	Class B
14580 Global Parkway Fort Myers, FL	52,633 SF	$6,625,000 $126.00 PSF	Holly Hill 81 LLC PILOT Real Estate Group, LLC	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
9357 Laredo Avenue Fort Myers, FL	79,081 SF	EastGroup Properties	Bill Smith	Appliance Wholesaler
10411 Meridian Center Parkway Fort Myers, FL	57,433 SF	Knott Realty	Trane US, Inc.	Manufacturer
8951 Alico Trade Center Road Fort Myers, FL	40,000 SF	Seagate Development Group	Sensible Closet Company, Inc.	Wholesaler

Q2 2022
NAPLES, FL

INDUSTRIAL MARKET OVERVIEW

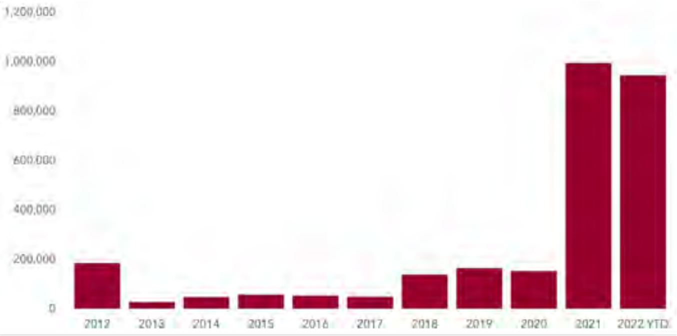
CLAIRE SEARLS, *Director of Research*

Industrial-related employment growth was positive with an 8.0% increase in Manufacturing jobs and a 7.2% increase in Construction employment YOY. The Transportation, Warehousing and Utilities industry had a 4.3% increase in employment. The Naples industrial market remained tight with a 40-basis point decrease in vacancy year-over-year (YOY) to 1.3%. Rent growth continued with NNN rents averaging mid-year at $14.30 psf. Demand outpaced supply with little speculative construction in the pipeline to alleviate pressure and moderate rent growth. Leasing activity slowed and overall net absorption decreased YOY. New leasing activity in the North Naples submarket accounted for most of second quarter's absorption.

MARKET INDICATORS		Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▲	Qtrly Net Absorption SF	45,168	(19,165)	156,298	60,165	156,725
▲	Vacancy Rate	1.3%	1.2%	0.8%	1.7%	1.7%
▲	Avg NNN Asking Rate PSF	$14.30	$13.84	$14.23	$13.35	$13.22
▼	SF Under Construction	944,800	977,800	994,353	105,643	120,453
▲	Inventory SF	13,511,902	13,478,902	13,462,349	13,381,059	13,349,696

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
2050 Commerce Avenue Immokalee, FL	30,000 SF	$3,570,000 $119.00 PSF	H&M Properties Staffordshire Properties USA, Inc.	Class B
3384 Progress Avenue Naples, FL	19,900 SF	$6,821,136 $343.00 PSF	Airport Progress Trust, LLC Lighthouse Group Realty, LLC	Class B
4185 Corporate Square Naples, FL	19,880 SF	$4,600,000 $231.00 PSF	Skywater Naples FL, LLC Naples Moving & Storage	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1400 Rail Head Boulevard Naples, FL	12,432 SF	Old 41 Flex, LLC	Plumbing Nerds	Plumbing
2900 S. Horseshoe Drive Naples, FL	10,120 SF	Helios Colliers LLC	Dal-Tile Distribution	Manufacturing
6100 Shirley Street Naples, FL	7,812 SF	SL Group Holdings, LLC	Undisclosed	Undisclosed

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COMMERCIAL REAL ESTATE SERVICES

Q2 2022
ORLANDO, FL

INDUSTRIAL MARKET OVERVIEW

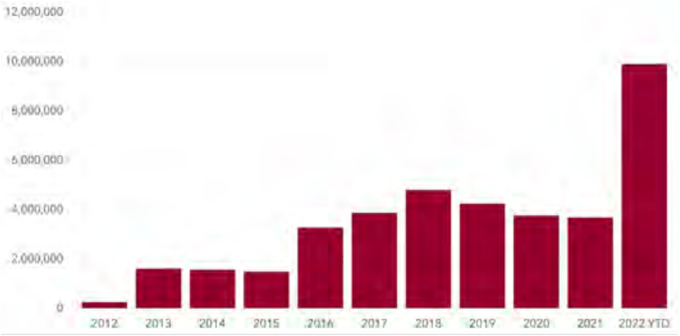
BO BRADFORD, *Co-President*

The Orlando Industrial market remains robust and active. Although there is minimal product available for lease, pre leasing on new buildings under construction is occurring often and with multiple prospects competing for limited options. Demand continues to outstrip supply but that imbalance should change as there is a record 10+ million square feet under construction. Investment sales in the second quarter topped $650,000,000, more sales than all of 2021 combined.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼ 12 Mo. Net Absorption SF	6,160,651	6,595,617	6,345,687	5,805,846	5,315,259
▼ Vacancy Rate	3.3%	3.6%	3.5%	4.2$	4.7%
▲ Avg NNN Asking Rate PSF	$10.76	$10.43	$10.14	$9.87	$9.58
▲ SF Under Construction	9,896,225	5,264,894	3,680,786	3,865,881	3,397,373
▲ Inventory SF	187,979,975	187,571,849	186,236,173	184,810,202	184,221,368

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
3015 Coast Line Drive Orlando, FL	1,086,384 SF	$115,500,000 $106.32 PSF	Related Company Starwood	Class C
2500 American Way Longwood, FL	828,649 SF	$139,500,000 $168.35 PSF	Starwood Blue Vista	
10900 Central Port Drive Orlando, FL	202,000 SF	$43,628,000 $215.98 PSF	BJ Wholesale Burris Logistics	

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2001 Oak Ridge Road Orlando, FL	295,400 SF	KKR	Coke	Beverage
3040 Shelby Road Apopka, FL	246,460 SF	Dogwood Industrial	Kramer America	Automotive Parts
4752 Judge Road Orlando, FL	169,938	Prologis	DHL	3PL / Logistics

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COMMERCIAL REAL ESTATE SERVICES

Q2 2022
SOUTH FLORIDA, FL

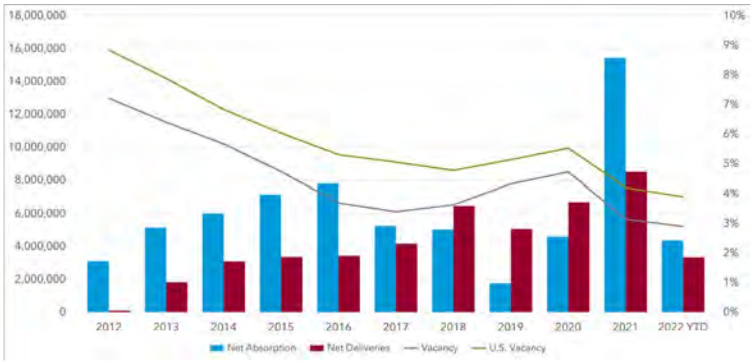
INDUSTRIAL MARKET OVERVIEW

WILLIAM DOMSKY, *Principal*

Inflation is beginning to slow the feverish pace of South Florida's industrial market. Although, that has not taken away from the skyrocketing rent growth over the year. Land constraints continue to prohibit overbuilding, and current projects under construction represent only 1% of the existing industrial inventory. Miami ranks as one of the most expensive industrial markets on the East Coast due to lack of land suitable for large-scale industrial development. The overall vacancy rate in Miami has fallen to a decade low of only 2.5%, and Broward remains to hold at 3.5%. The migration south is expected to continue in Florida and further drive spending and the demand for distribution space. Industrial landlords are raising rents at a brisk pace.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼ Mo. Net Absorption SF	12,315,431	13,897,927	15,431,249	13,665,818	11,452,157
▼ Vacancy Rate	2.7%	2.9%	3.0%	3.5%	4.0%
▲ Avg NNN Asking Rate PSF	$12.59	$11.96	$11.53	$10.95	$10.67
▲ SF Under Construction	12,178,129	9,832,321	9,265,532	8,500,368	8,897,074
▲ Inventory SF	465,664,007	464,434,913	462,539,974	460,833,018	459,644,883

NET ABSORPTION, NET DELIVERIES, & VACANCY



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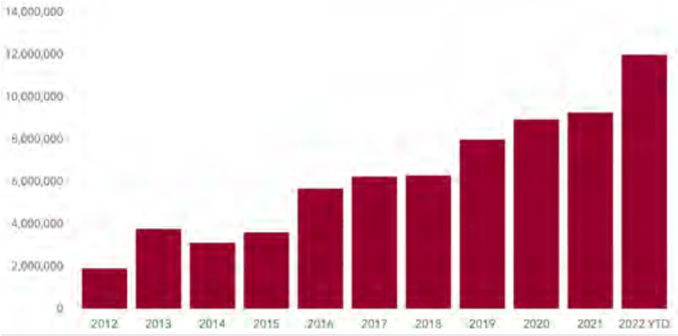

TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
3701 S Flamingo Road Miramar, FL	550,212 SF	$133,970,690 $243.49 PSF	CenterPoint Properties Link Logistics Real Estate	Class B
9400 NW 104th Street Medley, FL	275,113 SF	$53,600,000 $194.83 PSF	Ares Management Corporation Lincoln Property Company	Class A
11801 NW 102nd Road Medley, FL	241,457 SF	$65,994,000 $273.32 PSF	Platform Ventures United States Cold Storage	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
4280 W 104th Street Hialeah, FL	213,907 SF	Flagler Real Estate Services, LLC	Undisclosed	Undisclosed
4220 W 104th Street Hialeah, FL	192,567 SF	Flagler Real Estate Services, LLC	Undisclosed	Undisclosed
14400 NW 112th Avenue Hialeah Gardens, FL	181,124 SF	Environmental Processing Systems	American Fine Food Corporation	Accommodation and Food Services

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COMMERCIAL REAL ESTATE SERVICES

Q2 2022
ATLANTA, GA

INDUSTRIAL MARKET OVERVIEW

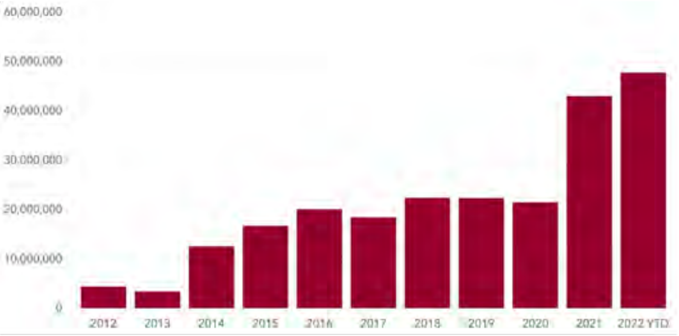
DAN WAGNER, *Chief Data Officer*

Demand for Atlanta industrial space remains very strong, slightly below record levels experienced in 2021. Net absorption in Q2 approached 4.5M SF, a healthy figure despite a dwindling supply of available space. Developers are active, having delivered more than 12M SF this year and another 47.7M SF (a record high) underway. Overall vacancy declined again in Q2, to 3.4%, giving the upper hand to landlords. Average rents have increased significantly as options become limited, rising 8.0% since Q4 of 2021. The consumer shift to e-commerce, strong regional demographic trends and the rapidly growing Port of Savannah are durable growth drivers that will underpin industrial demand for the foreseeable future in Atlanta.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▲ 12 Mo. Net Absorption SF	29,798,443	35,671,710	43,808,561	34,411,383	37,452,634
▼ Vacancy Rate	3.4%	3.7%	3.3%	4.4%	4.8%
▲ Avg NNN Asking Rate PSF	$6.13	$5.95	$5.68	$5.60	$5.40
▲ SF Under Construction	47,750,348	39,207,216	37,072,148	35,885,070	29,971,277
▲ Inventory SF	777,168,160	775,022,782	768,005,653	759,447,377	757,392,254

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
2210-2135 Lawrence Avenue Atlanta, GA	538,500 SF	$51,500,000 $95.64 PSF	Taurus Investment Holdings Summit RE Group	Class A
4785 Fulton Industrial Boulevard Atlanta, GA	342,400 SF	$24,512,913 $71.59 PSF	EverWest RE Investors Waste Pro USA	Class C
4970 & 4990 Fulton Industrial Blvd. Atlanta, GA	235,549 SF	$24,500,000 $104.01 PSF	EverWest RE Investors Longpoint Realty Partners	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
700 Palmetto Logistics Pkwy, Bldg 3 Palmetto, GA	1,008,474 SF	Hardie RE Group	USPS	Transportation & Public Utilities
1057 Coweta Industrial Parkway Newnan, GA	1,001,000 SF	Crow Holdings	DG Distribution	Retail Trade
200 Metcalf Road Ellenwood, GA	909,509 SF	TA Realty	Spreetail	Transportation & Warehousing

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COMMERCIAL REAL ESTATE SERVICES

Q2 2022
SAVANNAH, GA

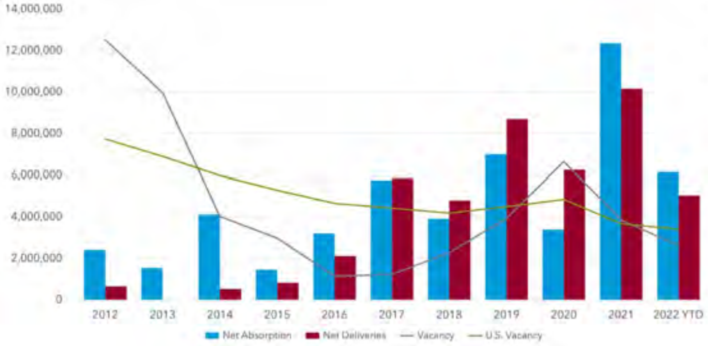
INDUSTRIAL MARKET OVERVIEW

DAN WAGNER, *Chief Data Officer*

Demand for warehousing and distribution space to accommodate growing freight volumes is at an all-time high in Savannnah. The market continued its expansion in Q2, delivering more than 5 million SF of space while maintaining a construction level topping 23 million SF for the second consecutive quarter. The catalyst for this growth is the Port of Savannah, which regularly surpasses monthly TEU processing volumes and continues to invest in expanding processing capacity. Consequently, third-party logistics firms and large industrial users are frequently planting roots in this expanding market. Through the first half of 2022, Savannah's strong performance is on pace to meet or exceed its record activity of 2021.

	MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▲	12 Mo. Net Absorption SF	14,241,539	11,365,594	12,351,110	10,075,045	5,640,144
▲	Vacancy Rate	3.0%	2.8%	4.4%	4.9%	8.1%
▲	Avg NNN Asking Rate PSF	$5.42	$5.38	$5.31	$5.21	$5.02
▲	SF Under Construction	23,829,810	18,324,938	14,887,858	13,577,756	12,885,858
▲	Inventory SF	97,690,069	92,662,472	92,662,472	89,488,612	87,563,680

NET ABSORPTION, NET DELIVERIES, & VACANCY



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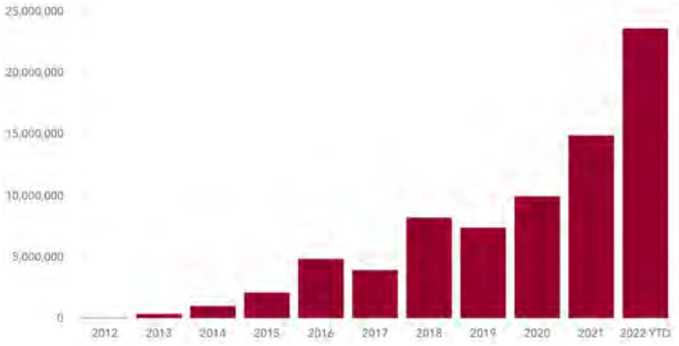

TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
195 Nordic Way Pooler, GA	230,400 SF	$33,300,000 $144.53 PSF	TerraCap Management Port City Logistics, LLC	Class B
25 Artley Road (Part of Portfolio Sale) Savannah, GA	110,000 SF	$9,723,415 $92.47 PSF	Thor Equities Saxum Real Estate	Class C
2600 Louisville Road (Part of 3-Bldg Sale), Savannah, GA	25,000 SF	$3,258,811 $124.53 PSF	Catalyst Investment Partners Black Diamond Slate	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1200 Logistics Parkway Rincon, GA	1,026,606 SF	Becknell Industrial	Undisclosed	Transportation & Warehousing
1516 Old Dean Forest Rd, Bldg A Garden City, GA	462,000 SF	AEW Capital Mgmt.	Performance Team	Transportation & Warehousing
3000 Tremont Road Savannah, GA	311,265 SF	Hager Pacific Properties	Tradition Transportation	Transportation & Warehousing

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COMMERCIAL REAL ESTATE SERVICES

Q2 2022
CHICAGO, IL

INDUSTRIAL MARKET OVERVIEW

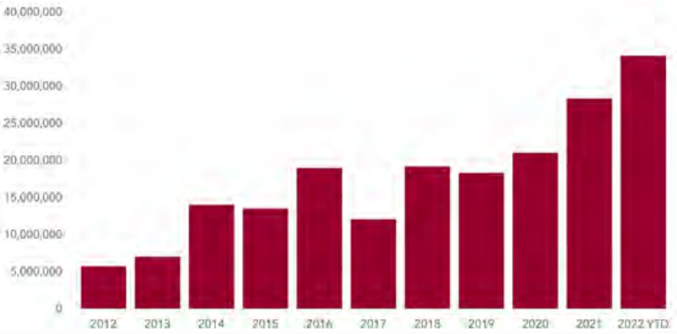
DIANA PEREZ, *Director of Research*

Although all market indicators were positive in Q2, lease velocity decreased in Chicago's industrial market. The market recorded 140 new leases or lease expansions totaling 10.2 million square feet between April and June; 44.2% lower than the 18.4 million square feet leased in Q1. The mega-box leases trend also slowed down in Q2 with only four new leases greater than 500,000 SF being signed, compared to eight new leases signed in Q1 of 2022. Chicago's tight industrial market offers fewer opportunities for tenants to lease space. This will likely result in a decline of new leasing activity and net absorption compared to the past 12 months, at least until much of the new product under construction is delivered.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼ 12 Mo. Net Absorption SF	9,806,866	14,897,482	11,005,141	15,761,690	12,349,359
▼ Vacancy Rate	3.63%	4.13%	4.75%	5.26%	5.84%
▲ Avg NNN Asking Rate PSF	$8.01	$7.20	$7.02	$6.96	$6.96
▲ SF Under Construction	34,121,171	30,130,839	28,346,562	22,823,305	21,986,152
▲ Inventory SF	1,361,376,518	1,358,296,098	1,350,781,516	1,346,928,823	1,338,507,729

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
5410-5480 W. Roosevelt Road Chicago, IL	1,300,000 SF	$38,500,000 $28.21 PSF	IDI Logistics Shetland Properties	Class C
700 Chase Street Gary, IN	1,088,834 SF	$35,100,000 $33.49 PSF	Cannon Commercial Inc. RJB Company	Class C
2800 Lakeside Drive Bannockburn, IL	400,000 SF	$24,500,000 $61.25 PSF	Champro Sports Private Trust	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2100 Internationale Parkway Woodridge, IL	759,709 SF	NFI Industries, Inc.	Bridgestone	Auto
8311 38th Street Kenosha, WI	757,418 SF	NorthPoint Development	Uline	Distribution
25850 S. Ridgeland Avenue Monee, IL	718,819 SF	Ares Commercial RE	Reviva Logistics, LLC	Logistics

Q2 2022
BOSTON, MA

INDUSTRIAL MARKET OVERVIEW

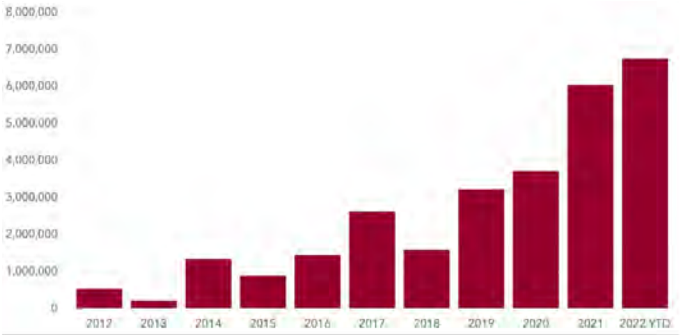
TY JANNEY, *Managing Principal*

Rising costs for land, construction materials and labor continue to drive upward pressure on industrial lease rates in the greater Boston market in the second quarter. Pre-leasing activity was announced at Centech Park North in Shrewsbury, MA (310,000 SF under construction) with SGPS Showrig, an entertainment equipment supplier, signing for 49,524 SF, demonstrating continued strong occupier demand. However, quarterly vacancy rates held steady at 3.9%, representing a change in the declining vacancy trend. Recent increases in interest rates are also expected to significantly impact sales activity and pricing heading into Q3 of 2022.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▲ 12 Mo. Net Absorption SF	3,643,781	3,378,022	2,345,768	344,900	740,853
◄ ► Vacancy Rate	3.9%	3.9%	4.2%	4.4%	4.4%
▲ Avg NNN Asking Rate PSF	$14.45	$13.63	$13.13	$12.67	$12.50
▼ SF Under Construction	6,335,111	6,556,402	5,541,497	4,192,164	4,167,017
▲ Inventory SF	355,257,541	353,118,205	351,556,212	351,068,554	351,193,048

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
45 First Avenue (Portfolio Sale) Waltham, MA	43,000 SF	$15,700,000 $365.00 PSF	King Street Properties Atlantic Management Corp.	Class B
28 Sycamore Avenue Medford, MA	41,000 SF	$13,400,000 $325.61 PSF	North River Company Santini Brothers Iron Works	Class C
94 Shirley Street Boston, MA	18,000 SF	$4,700,000 $261.11 PSF	City Fresh Foods KBD Holdings	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
384-386 South Street (Centech North) Shrewsbury, MA	49,524 SF	Northbridge	SGPS Showrig	Entertainment Equipment Supplier
40-44 Green River Way Watertown, MA	37,770 SF	The Davis Companies	Robotics	Tech
191-195 Flanders Road Westborough, MA	31,026 SF	Atlantic Management	Mastodon Moving LLC	Moving Company

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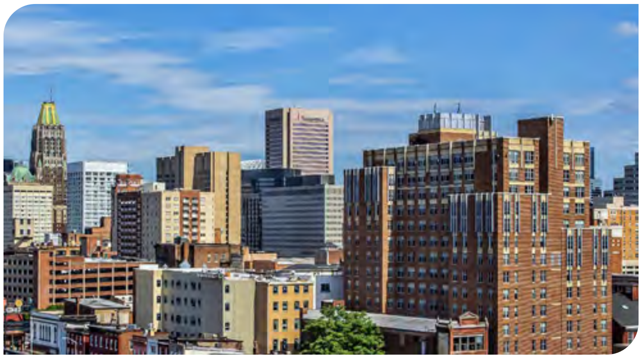
COMMERCIAL REAL ESTATE SERVICES

Q2 2022
GREATER BALTIMORE, MD



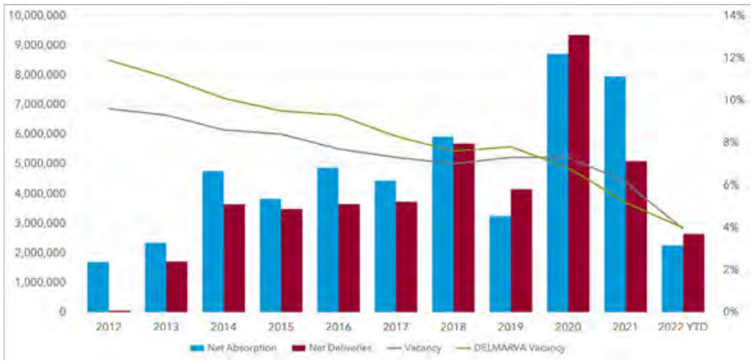
INDUSTRIAL MARKET OVERVIEW

TOM WHELAN, *Principal*

This quarter, the Greater Baltimore industrial market followed the growth patterns of the industrial sector nationally. The demand for warehouse space continued to be strong as reflected by the increase in net absorption and decrease in vacancy. While there has been a partial slowdown in demand for larger industrial space, the need for infill locations has increased and has been partially responsible for the vacancy constriction. This has led to a continuing of the increase in rental rates. The availability of sublet space has picked up, but overall, the Greater Baltimore market remains strong.

	MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▲	Net Absorption SF	1,755,309	869,963	3,748,940	3,380,176	925,699
▼	Vacancy Rate	3.95%	4.18%	3.38%	4.47%	5.37%
▲	Avg NNN Asking Rate PSF	$7.66	$7.28	$7.45	$7.09	$6.80
▲	SF Under Construction	14,946,791	12,247,481	12,000,273	11,961,189	10,591,200
▲	Inventory SF	262,876,371	262,060,474	258,902,800	257,574,066	256,531,771

NET ABSORPTION, NET DELIVERIES, & VACANCY



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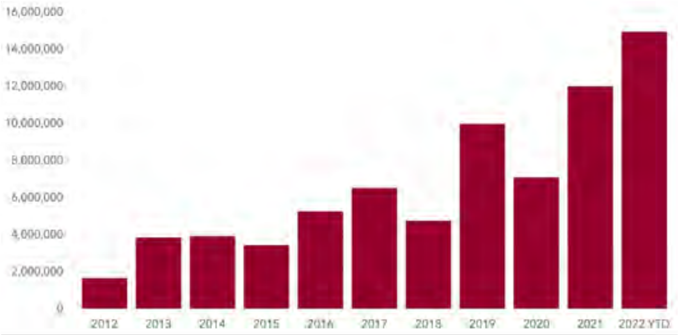


TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
10900 Hopewell Road Hagerstown, MD	825,000 SF	$104,850,000 $127.10 PSF	Fundrise Penzance	Class A
1900 Clark Road Havre de Grace, MD	612,012 SF	$80,547,452 $131.61 PSF	Apollo Net Lease Capital Corp. MCB Real Estaste	Class B
451 Fletchwood Street Elkton, MD	257,811 SF	$47,555,000 $184.65 PSF	BJ's Wholesale Club Holdings Burris Logistics	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2800 Eastern Boulevard Middle River, MD	598,000 SF	Reich Brothers	Baltimore International Warehouse & Transportation	Logistics
8700 Robert Fulton Drive Columbia, MD	183,853 SF	DWS	Infarm	Agriculture
6740 Business Parkway Elkridge, MD	142,008 SF	Invesco	Alcon	Medical

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2022
DETROIT, MI

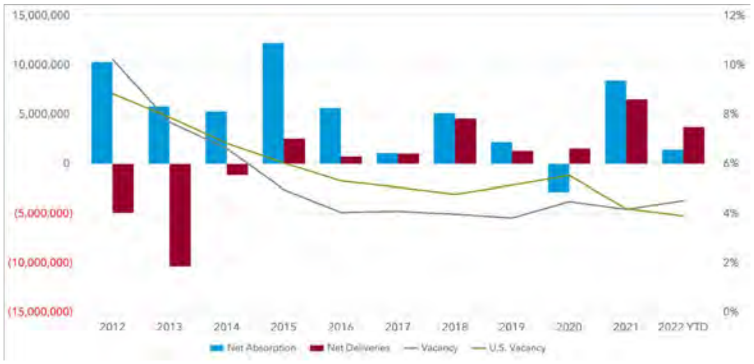
INDUSTRIAL MARKET OVERVIEW

JON SAVOY, CCIM, SIOR, *President*

The Detroit Industrial Market continued to see strong, linear growth during the second quarter of 2022. Detroit's new construction leasing activity continued its fast pace. Detroit-based Renaissance Global Logistics, a logistics service, leased 740,000 square feet at the Wixom Assembly Park in Wixom. Kansas City-based Flint Development was the Landlord. Dallas-based Sealy & Company acquired a two building 600,000 square foot portfolio in Romulus. Detroit-based Walbridge Construction is in the process of developing 150,000 square feet at the Lyon Distribution Center in Lyon Charter Township.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼ 12 Mo. Net Absorption SF	7,531,613	8,003,675	8,437,014	6,139,196	6,391,243
▲ Vacancy Rate	4.50%	4.40%	4.20%	4.30%	4.70%
▲ Avg NNN Asking Rate PSF	$8.16	$7.97	$7.74	$7.53	$7.36
▲ SF Under Construction	9,792,903	7,782,175	10,153,415	9,231,087	10,906,243
▲ Inventory SF	615,391,720	614,823,157	611,659,396	611,528,689	608,880,905

NET ABSORPTION, NET DELIVERIES, & VACANCY



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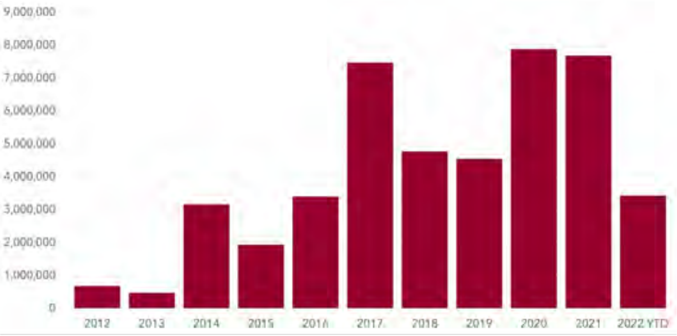

TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
10401 Harrison Road Romulus, MI	300,000 SF	Undisclosed	Sealy & Company Nemer Property Group	Class B
10049 Harrison Road Romulus, MI	300,000 SF	Undisclosed	Sealy & Company Nemer Property Group	Class B
43811 Plymouth Oaks Boulevard Plymouth, MI	105,406 SF	Undisclosed	Undisclosed Sterling Group	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
10160 Assembly Park Drive Wixom, MI	741,993 SF	Flint Development	Renaissance Global Logistics	Logistics
7083 23 Mile Road Shelby Township, MI	332,186 SF	NorthPoint Development	Undisclosed	Undisclosed
12600 Oakland Park Boulevard Highland Park, MI	150,000 SF	AEW Capital Management	Faurecia Automotive Seating	Manufacturing

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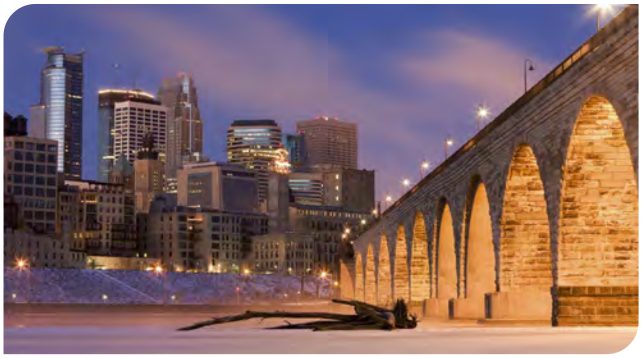
COMMERCIAL REAL ESTATE SERVICES

Q2 2022
TWIN CITIES, MN



INDUSTRIAL MARKET OVERVIEW

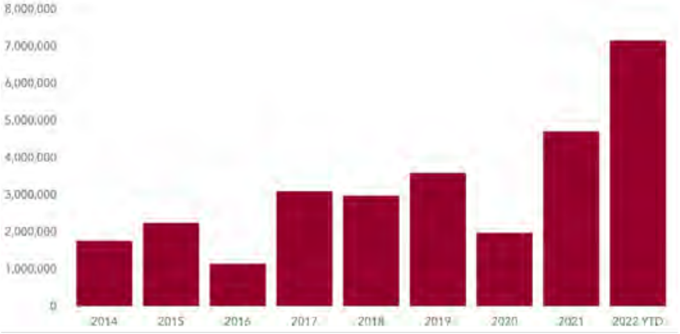
NATHAN ARNOLD, CCIM, *Principal*

The industrial market continues on a strong clip. New construction and absorption are at levels more than we've ever seen. The activity all around continues to outpace any other asset class. Construction continues to stay busy making it difficult to get contractors to commit to new jobs. Vacancy rates were 4.0%, vs. 3.9% last quarter. Asking rates on warehouse space stayed the same as last quarter at $6.73 psf. We fell that number could increase over the next quarter. Historically, summer ends up being a little slower as us Minnesotans enjoy our time on the lake and on the golf course. We feel strongly that activity will continue with no signs of a slow down anytime in the near term.

	MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼	12 Mo. Net Absorption SF	2,300,277	2,641,201	2,563,144	2,080,417	306,157
▲	Vacancy Rate	4.0%	3.9%	3.6%	4.2%	4.4%
◀ ▶	Avg NNN Asking Rate PSF	$6.73	$6.73	$6.51	$6.46	$6.30
▲	SF Under Construction	7,156,531	4,825,000	4,887,762	4,612,965	4,390,765
▲	Inventory SF	272,864,543	268,507,876	267,363,719	265,719,113	264,230,803

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
7350 Golden Triangle Drive Eden Prairie, MN	130,000 SF	$26,000,000 $200.00 PSF	Principal Real Estate Opus Group	Class A
7500 Golden Triangle Drive Eden Prairie, MN	95,350 SF	$8,000,000 $83.90 PSF	Warespace CSM Corporation	Class B
1400 Glenwood Avenue N Minneapolis, MN	37,571 SF	$4,334,000 $115.35 PSF	1401 Glenwood Erickson World Headquarters	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2501 American Boulevard E Bloomington, MN	185,000 SF	SICK Products	SICK Products	Sensor Intelligence
1885 Douglas Drive N Golden Valley, MN	150,000 SF	Ademco Inc.	Alride Electric	Electricians
8840 Evergreen Boulevard Coon Rapids, MN	123,729 SF	Shopoff Realty Inv.	Omnetics Connector Corp	Connector Company

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2022
DURHAM, NC

INDUSTRIAL MARKET OVERVIEW

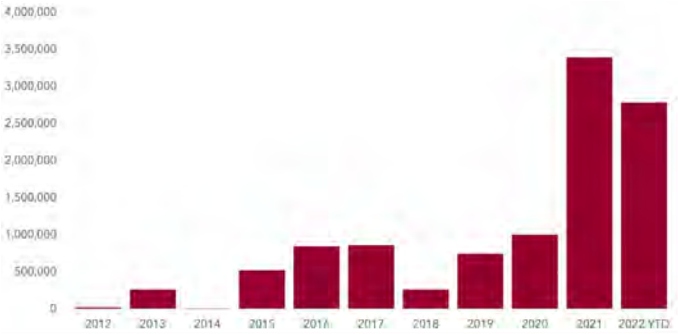
SCOTT HADLEY, *Vice President*

Raleigh-Durham's industrial absorption continues to be strong. Rates in both markets continue to see an average increase. Vacancy remains nearly unchanged in Durham but is slightly up in Raleigh. Product under construction in 2022 shows a 17% increase for both Raleigh and Durham which will impact absorption going forward. Sales remain strong with the market showing a slow increase in cap rates on sales. Inflation, the cost of construction, rising interest rates, and increased product under construction are going to impact the vacancy rates going forward and begin to put pressure on rents. The market remains strong but will be cautious going forward.

MARKET INDICATORS		Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▲	12 Mo. Net Absorption SF	1,438,001	1,358,489	823,972	1,242,966	1,521,865
▲	Vacancy Rate	4.8%	4.6%	5.0%	4.7%	4.2%
▲	Avg NNN Asking Rate PSF	$9.97	$9.68	$9.37	$9.11	$8.88
▼	SF Under Construction	2,782,101	3,839,197	3,390,297	2,177,505	2,298,270
▼	Inventory SF	46,746,046	45,390,046	45,396,303	45,189,728	44,942,963

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
4001 Stirrup Creek Drive Durham, NC	208,800 SF	$49,900,000 $238.98 PSF	LaSalle Investment Management Link Logistics Real Estate	Class B
4102 S Miami Boulevard Durham, NC	132,000 SF	$22,250,000 $168.56 PSF	LaSalle Investment Management Link Logistics Real Estate	Class B
1211 Person Street Durham, NC	132,000 SF	$26,253,500 $198.89 PSF	Blackstone Inc. Scannell Properties	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
TW Alexander Drive Durham, NC	189,072 SF	Undisclosed	Undisclosed	Undisclosed
TW Alexander Drive Durham, NC	73,920 SF	Tga Tca Durham Logistics Ctr L	Undisclosed	Services
865 S Briggs Avenue Durham, NC	63,800 SF	NorthBridge	Costco Wholesale	Retailer

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2022
RALEIGH, NC

INDUSTRIAL MARKET OVERVIEW

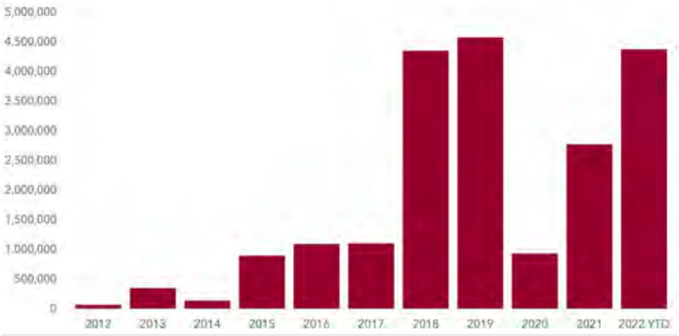
SCOTT HADLEY, *Vice President*

Raleigh-Durham's industrial absorption continues to be strong. Rates in both markets continue to see an average increase. Vacancy remains nearly unchanged in Durham but is slightly up in Raleigh. Product under construction in 2022 shows a 17% increase for both Raleigh and Durham which will impact absorption going forward. Sales remain strong with the market showing a slow increase in cap rates on sales. Inflation, the cost of construction, rising interest rates, and increased product under construction are going to impact the vacancy rates going forward and begin to put pressure on rents. The market remains strong but will be cautious going forward.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼ 12 Mo. Net Absorption SF	1,552,668	2,152,144	1,842,316	2,096,943	4,185,050
▲ Vacancy Rate	2.7%	2.4%	2.4%	2.9%	2.9%
▲ Avg NNN Asking Rate PSF	$10.31	$10.01	$9.69	$9.41	$9.17
▲ SF Under Construction	4,373,900	4,318,883	2,772,288	1,312,245	858,970
▲ Inventory SF	95,085,446	94,404,003	94,204,716	94,031,559	93,695,204

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
977 Shotwell Road Clayton, NC	706,405 SF	$98,000,000 $138.73 PSF	KSIP I CDC LLC SIF CDC, LLC	Class A
3200 Bush Street Raleigh, NC	251,314 SF	$46,750,000 $186.02 PSF	Pennybacker Capital,LLC New Market Strategies, LLC	Class C
5201 Departure Drive Raleigh, NC	136,000 SF	$22,250,000 $163.60 PSF	Pennybacker Capital, LLC Bryant Watson	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2095 W. Market Street Smithfield, NC	600,000 SF	Undisclosed	Amazon	Online Shopping
525 Hinton Oaks Boulevard Knightdale, NC	180,000 SF	Undisclosed	Undisclosed	Undisclosed
101 E. Providence Boulevard Selma, NC	135,000 SF	AdVenture Development , LLC	Do Good Foods	Manufacturing

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2022
OMAHA, NE

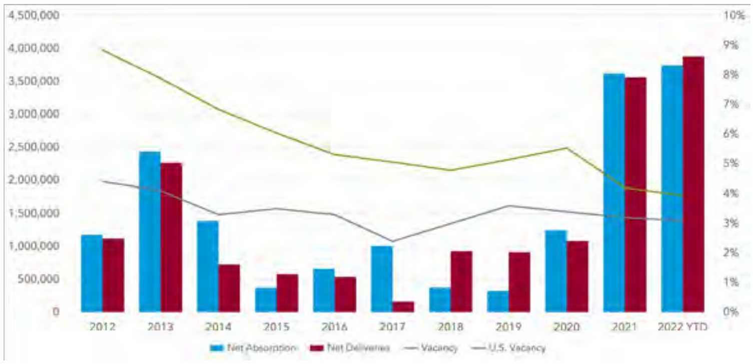
INDUSTRIAL MARKET OVERVIEW

AMMAR ABU-HAMDA, *Associate*

Omaha is a natural distribution hub with its central location, strong agriculture industry, and the ability to transport by train, road, water, and air. Industrial rents in the Omaha Market have seen an 8.1% increase over the 2nd Quarter of 2021. Industrial sale prices in the Omaha Market have seen a 16.63% price per SF increase over the 2nd Quarter of 2021with almost 50% more total sale transactions. In addition to nearly 6 million SF delivered over the past year increasing Omaha's over all industrial inventory by 7.11%, there is over 1.5 million SF currently under construction and vacant SF decreased by 5.3%which is in line with the 10-year average as of the second quarter of 2022.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▲ 12 Mo. Net Absorption SF	3,206,639	539,817	2,370,966	828,129	49,587
▼ Vacancy Rate	3.2%	3.4%	3.2%	3.0%	3.6%
▲ Avg NNN Asking Rate PSF	$7.10	$6.94	$6.78	$6.66	$6.54
▼ SF Under Construction	1,547,000	4,470,816	5,231,212	7,876,931	7,842,707
▲ Inventory SF	103,000,000	99,500,000	98,700,000	95,800,000	95,400,000

NET ABSORPTION, NET DELIVERIES, & VACANCY



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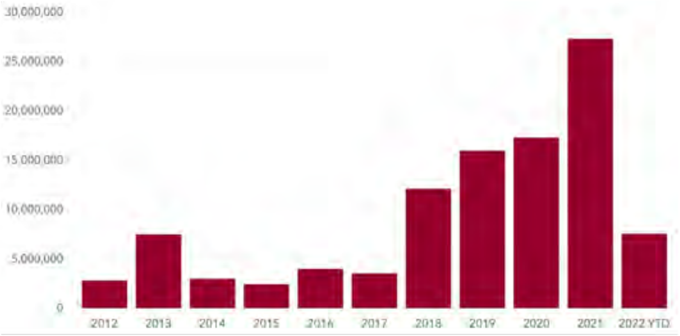


TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
11720 Peel Circle La Vista, NE	178,368 SF	$18,000,000 $100.92 PSF	SalonCentric Peels Beauty Supply, Inc.	Class B
10711 Olive Street La Vista, NE	161,140 SF	$10,839,000 $67.26 PSF	Platform Ventures United States Cold Storage	Class B
7300 L Street Omaha, NE	151,600 SF	$5,769,000 $38.05 PSF	Fords Mercantile Warehouse Co. Sheffield Props of Illinois, Inc.	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
6935 F Street Omaha, NE	149,000 SF	Outlook Nebraska Inc.	Custom Dealer Solutions	Manufacturing
11213 E Circle Omaha, NE	61,440 SF	Nebraska Nichelson	Undisclosed	Warehouse
9742 S 142nd Street Omaha, NE	60,084 SF	Stoneybrook I, LLC	Southern Carlson	Warehouse

Q2 2022
NORTHERN & CENTRAL, NJ

INDUSTRIAL MARKET OVERVIEW

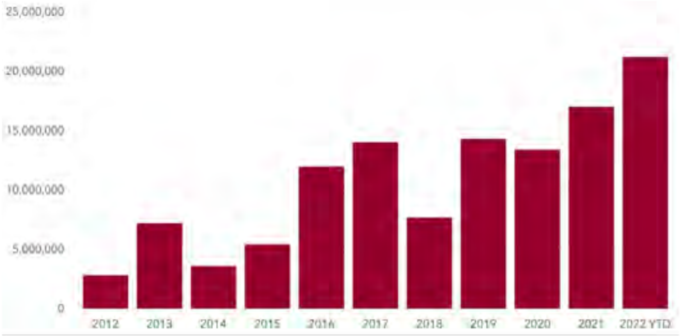
MICHAEL MALMSTONE, *Real Estate Analyst*

Q2 saw record rents at $12.30 PSF NNN, the 13th straight quarter of growth, 3.8% QoQ and 19.3% YoY. 6.2MM SF was leased, in 3.9 months on average, the lowest on record. Owners are leasing space under construction closer to completion to attain higher rents. Net absorption clocked 1.8MM SF, the lowest since Q1 2020. Vacancy and availability edged higher to 2.7% and 5.8% respectively. Sales volume fell to $854MM, about 76% of the 5-year average. Cap rates squeezed 20 bps to 5.9%, while pricing grew 38% to $199 PSF. A record high of 21.2MM SF is under construction. 39.4MM SF is approved for development, in the Orange County, Perth Amboy / GSP and Meadowlands submarkets at 6.1MM, 5.7MM and 3.9MM SF respectively.

	MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼	Qtrly Net Absorption SF	1,775,278	2,285,227	5,715,196	7,250,228	5,848,130
▲	Vacancy Rate	2.7%	2.6%	2.6%	2.8%	3.3%
▲	Avg NNN Asking Rate PSF	$12.30	$11.85	$11.20	$10.90	$10.31
▲	SF Under Construction	21,218,177	19,431,097	17,033,140	17,992,624	17,405,356
▲	Inventory SF	868,406,658	866,257,725	864,025,480	860,002,377	856,476,757

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
20-30 Continental Drive Wayne, NJ	567,066 SF	$138,000,000 $243.36 PSF	Ares Management Corporation Hartz Mountain Industries, Inc.	Class B
329 New Brunswick Avenue Rahway, NJ	212,339 SF	$62,000,000 $291.99 PSF	EverWest Real Estate Investors, LLC Gramercy Real Estate Services LLC	Class B
537-557 Route 130 Hamilton, NJ	171,269 SF	$55,100,000 $321.72 PSF	Principal Real Estate Investors Penwood R.E. Inv | Mgmt & Metrix R.E. Svcs	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
703 Bartley Chester Road Flanders, NJ	844,373 SF	Saadia Group LLC	List Logistics	Transport, Storage & Warehousing
2500 Route 17M Goshen, NY	500,124 SF	GFI Partners LLC	Undisclosed	Undisclosed
1 Jebara Way Monroe Township, NJ	293,420 SF	Prologis	Best Buy	Retail

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2022
RENO, NV

INDUSTRIAL MARKET OVERVIEW

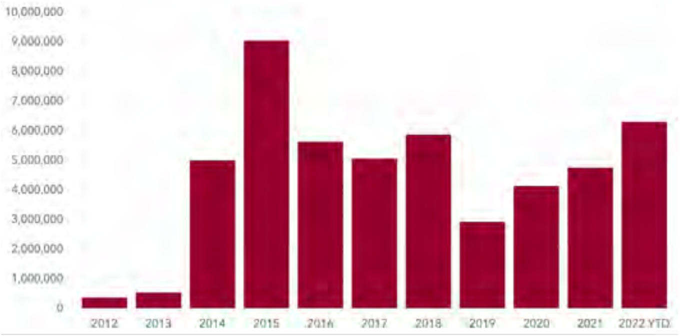
LYLE CHAMBERLAIN, *President*

Vacancy virtually was unchanged while new construction increased by more than 1 million SF. About 80% of the 6.3 million SF underway is pre-leased. In addition to the existing low-supply, high-demand environment that is driving up rents, there is strong upward pressure on lease rates called for in pro-formas of new construction. Nevertheless, with rents below the national average and, more importantly, lower than in neighboring California, tenant growth and new construction should continue despite rising interest rates.

	MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼	12 Mo. Net Absorption SF	4,017,752	4,211,777	6,815,336	4,472,555	4,402,140
▲	Vacancy Rate	2.5%	2.4%	2.9%	4.2%	4.8%
▲	Avg NNN Asking Rate PSF	$8.39	$8.24	$7.99	$7.79	$7.64
▲	SF Under Construction	6,296,218	5,900,336	4,748,568	4,729,710	3,632,083
▲	Inventory SF	106,879,133	106,101,673	105,932,633	105,316,162	105,177,922

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
8895 Double Diamond Reno, NV	84,000 SF	$20,076,000 $239.00 PSF	Vogel Properties East McKenzie Properties	Class B
85 Isidor Court Sparks, NV	19,200 SF	$3,100,000 $161.46 PSF	NV Land Company Inc. Franki Askew	Class B
265 Keystone Reno, NV	19,000 SF	$4,000,000 $210.53 PSF	265 Keystone LLC City of Reno	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1025 Waltham Way Sparks, NV	432,320 SF	WG Group LLC	Undisclosed	Distribution
1402 S McCarran Sparks, NV	374,400 SF	Kin Properties Inc	Solaris	Distribution
9455 N Virginia Reno, NV	269,843 SF	Majestic Liberty LLC	Undisclosed	Distribution

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2022
CINCINNATI, OH

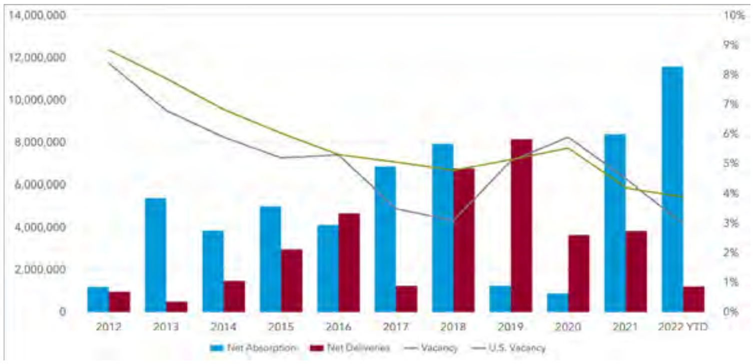
INDUSTRIAL MARKET OVERVIEW

PAUL SCHMERGE, *Senior Vice President*

Multiple factors are helping to solidify Cincinnati's place among the nation's top logistics hubs, including the recent surge in goods consumption, subsequent focus on fulfillment capabilities, and the 2021 arrival of Amazon's Prime Air Hub. After hitting a record-setting 14.4 million SF last year, leasing activity moderated in early 2022. But it surged again in the second quarter, totaling more than 4.2 million SF. Demand is concentrated in Florence/Richwood - alone representing 30% of marketwide absorption over the past year. Vacancy in turn has dropped more than 900 basis points since the beginning of the year - a long-awaited recovery in a submarket that has seen plenty of development but very little demand in recent years.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▲ 12 Mo. Net Absorption SF	11,665,264	6,681,316	8,403,953	5,667,735	4,046,552
▼ Vacancy Rate	3.10%	4.20%	4.50%	5.20%	5.70%
▲ Avg NNN Asking Rate PSF	$6.21	$5.97	$5.81	$5.65	$5.56
▲ SF Under Construction	7,396,691	6,382,277	4,152,465	4,639,299	4,326,171
▲ Inventory SF	337,002,601	336,454,200	335,776,140	334,739,164	333,916,393

NET ABSORPTION, NET DELIVERIES, & VACANCY



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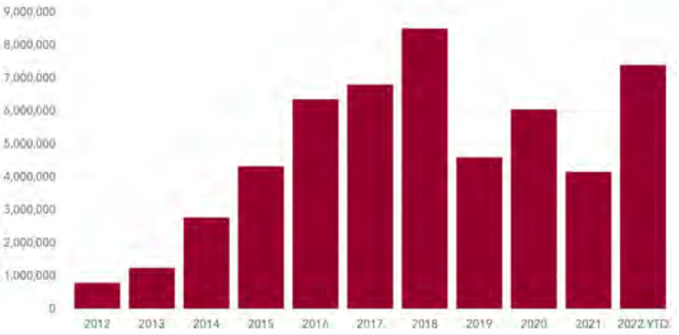


TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
7455 Empire Drive Florence, KY	210,000 SF	$6,730,000 $32.05 PSF	80 Acres RR Donnelley	Class C
537 Grandin Road Maineville, OH	200,000 SF	$850,000 $4.25 PSF	Truckbase Inc. Hosea Project Movers	Class B
2921 McBride Court Hamilton, OH	150,000 SF	$10,500,000 $70.00 PSF	TradeLane Properties Vinylmax, LLC	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
61 Logistics Boulevard Walton, KY	1,097,458 SF	IDI Logistics	Commonwealth Inc.	Transportation and Warehousing
2497 Wright Boulevard Hebron, KY	393,000 SF	Clarion Partners	Verst Logistics	Professional, Scientific, and Technical Services
5265-5273 E Provident Drive West Chester, OH	323,700 SF	Duke Realty Corporation	Cornerstone	Services

Q2 2022
CLEVELAND, OH

INDUSTRIAL MARKET OVERVIEW

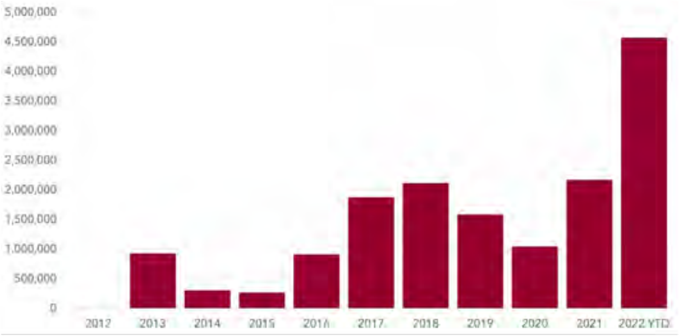
CONNOR KROUSE, *Associate*

Cleveland's Industrial Market continued to be strong in the second quarter of 2022. Cleveland's Industrial vacancy rate has reached an all-time low at 4.2% while market rents continue to rise with an industry average of $5.07/sf - the highest since 2001. Over the last six quarters, overall rates have steadily increased after taking a slight dip during the pandemic. In the quarter, there was notable sale of a 187,000 SF Data Center at 4150 W. 150 St. in Cleveland purchased by StratCap. A significant lease in the quarter was by RiverCap Ventures, LLC signing a lease to occupy 109,075 SF in Avon.

	MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼	12 Mo. Net Absorption SF	743,000	917,000	536,016	474,134	814,000
▼	Vacancy Rate	4.20%	4.40%	5.00%	4.90%	4.90%
▲	Avg NNN Asking Rate PSF	$5.07	$4.95	$4.80	$4.44	$4.45
▲	SF Under Construction	2,900,000	2,200,000	3,570,000	4,130,000	4,030,000
▲	Inventory SF	290,850,000	290,700,000	290,700,000	289,000,000	288,000,000

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
4150 W 150th Street Cleveland, OH	187,000 SF	$16,050,000 $85.83 PSF	STRATCAP Datasphere 4150 West 150th St LLC BFR Cleveland DC, LLC	Class B
19388 Progress Drive Strongsville, OH	28,000 SF	$2,350,000 $83.83 PSF	Rumaani Holdings LLC VF Partners Progress LLC	Class B
17831 Englewood Drive Middleburg Heights, OH	29,384 SF	$2,070,636 $70.47 PSF	Biynah Industrial Partners Realterm US, Inc.	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
7005 Cochran Road Solon, OH	289,645 SF	NK-Glenwillow Property LLC	Spectrum Diversified Design Solutions	Distribution
1350 Moore Road Avon, OH	109,075 SF	Plymouth Avon Industrial LLC	RiverCap Ventures	Manufacturing
18451 Euclid Avenue Cleveland, OH	73,936 SF	18451 E Euclid Properties LLC	Candor Logistics	Transportation

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2022
COLUMBUS, OH

INDUSTRIAL MARKET OVERVIEW

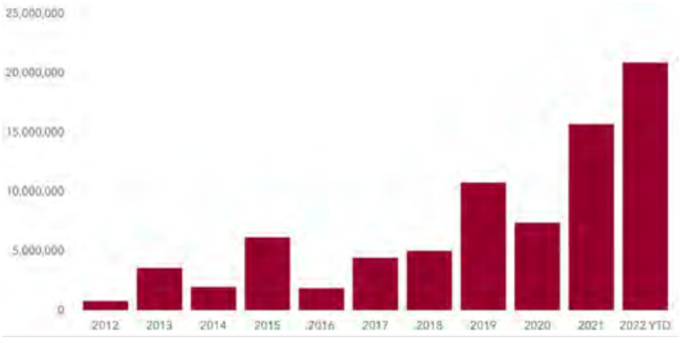
MIKE SPENCER, SIOR, *Principal, Broker*

The region is seeing a greater amount of manufacturing and R&D uses, in addition to being known for our superior access to US markets from a distribution standpoint. Recent announcements from Pharmavite (Nature Made brand vitamin production), Post Holdings (protein drink production), AmplifyBio (biotech), and Velocys (sustainable fuel tech) exemplify the diverse occupiers coming to set up major operations in the region. While we are seeing development in all corners of Columbus, industrial spec product, especially in the 100K - 600K SF, is urgently needed to meet the continued expansion of companies taking advantage of the business environment, growing population, skilled talent, infrastructure and amenities located in the Columbus Region.

MARKET INDICATORS		Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼	12 Mo. Net Absorption SF	2,662,048	3,612,009	3,824,776	3,953,365	2,884,639
▲	Vacancy Rate	2.90%	2.40%	3.40%	4.50%	5.60%
▲	Avg NNN Asking Rate PSF	$5.55	$4.93	$4.59	$4.57	$4.41
▲	SF Under Construction	20,883,338	15,400,658	15,701,619	16,021,079	8,874,087
▲	Inventory SF	318,698,482	316,849,334	313,999,753	311,623,237	310,303,493

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1225 Southgate Parkway Etna, OH	437,154 SF	$56,248,605 $128.67 PSF	Sealy & Co Core5	Class A
1815 Beggrow Street Columbus, OH	277,629 SF	$36,105,651 $130.05 PSF	Heitman Pizzuti	Class A
8300 Innovation Campus Way New Albany, OH	253,000 SF	$33,221,430 $131.31 PSF	ARES VanTrust	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
6600 Port Road Groveport, OH	1,020,185 SF	TradeLane Properties	American Standard	Plumbing Products
1594 London Groveport Road Columbus, OH	582,720 SF	Pinchal & Co	ODW Logistics	3PL
9885 Innovation Campus Way New Albany, OH	354,640 SF	Scannell	AmplifyBio	Biotech

Q2 2022
TORONTO, ON

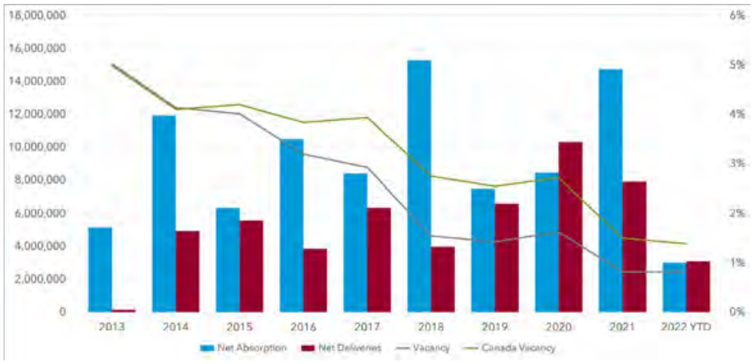
INDUSTRIAL MARKET OVERVIEW

DANIEL SMITH, *Senior Vice President, Partner*

Vacancy compressed further in Q2 to an all-time low of 0.8%. Net absorption totaled 1.6 million SF. The strain on the market from declining availability has driven rents up 15.6% year over year in the greater Toronto area. Supply chain issues and increasing construction costs have delayed many projects this quarter, pushing delivery dates further out. The GTA currently has 16 million SF under construction, making up only 2% of existing inventory. Limited availabilities for potential tenants and scarcity of space due to land constraints are likely to keep GTA industrial space tight.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼ 12 Mo. Net Absorption SF	12,681,433	13,815,154	14,743,998	13,623,416	8,429,335
▲ Vacancy Rate	0.82%	0.81%	0.82%	1.03%	1.38%
▲ Avg NNN Asking Rate PSF	$15.17	$14.60	$14.07	$13.56	$13.08
▼ SF Under Construction	16,914,591	17,897,583	16,437,857	14,906,390	16,895,766
▲ Inventory SF	858,834,991	856,747,660	855,731,828	855,058,031	850,871,300

NET ABSORPTION, NET DELIVERIES, & VACANCY



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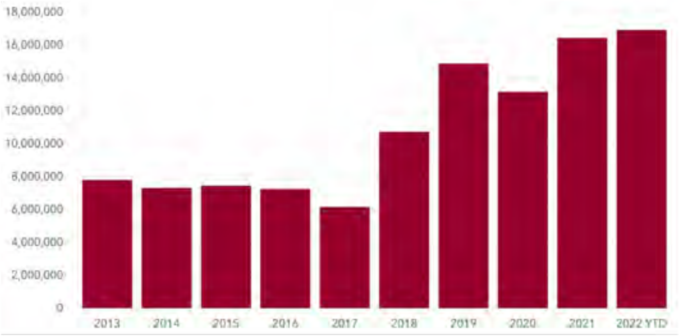


TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
8000 Dixie Road Brampton, ON	930,000 SF	$194,460,000 $209.01 PSF	Panattoni Canada Ford Motor Company	Class B
100 West Drive Brampton, ON	883,863 SF	$244,000,000 $276.06 PSF	Crestpoint Owen's Illinois	Class C
12424 Dixie Road Caledon, ON	850,000 SF	$174,919,680 $205.79 PSF	UPS Canada Prologis, Inc.	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
10750 Hwy 50 Brampton, ON	670,485 SF	Orlando Corporation	Undisclosed	Undisclosed
2750 Morningside Avenue Scarborough, ON	333,638 SF	Oxford Properties	Global Industrial	Retailer
5400 Explorer Drive Mississauga, ON	250,000 SF	Lord Realty Holdings	Undisclosed	Undisclosed

Q2 2022
PHILADELPHIA REGION, PA

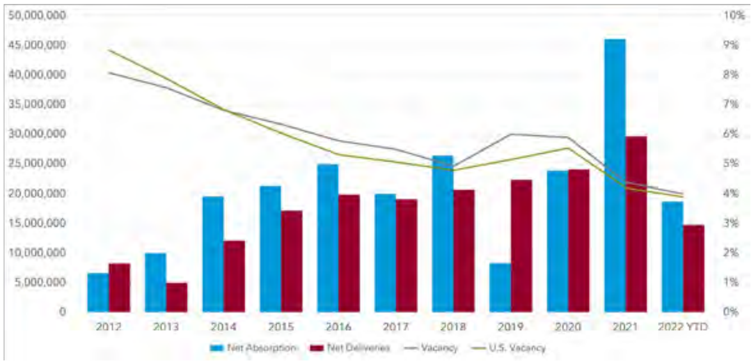
INDUSTRIAL MARKET OVERVIEW

THOMAS DOUGHERTY, *Research Analyst*

The Philadelphia Region Industrial Market continued its strong growth in the 2nd quarter of 2022. Vacancy was down to 4.00% with net absorption holding strong and now up to 18.7 MSF for the year. We have already seen nearly 14.8 MSF of net deliveries with over 55.1 MSF currently under construction. Avg NNN asking rate increased again to $7.96, continuing to show the strength of the market while also being aided by supply constraints due to supply chain issues causing deliveries to be delayed. Pre-leasing continues to be the trend as the top three leases for the quarter were all done on speculative construction.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▲ 12 Mo. Net Absorption SF	49,820,727	48,927,981	46,069,945	45,479,261	30,450,087
▼ Vacancy Rate	4.00%	4.20%	4.38%	4.68%	5.49%
▲ Avg NNN Asking Rate PSF	$7.96	$7.60	$7.31	$7.06	$6.83
▲ SF Under Construction	55,147,389	52,447,363	42,462,231	43,330,987	45,830,102
▲ Inventory SF	1,266,006,117	1,253,807,366	1,244,834,402	1,238,118,416	1,227,366,235

NET ABSORPTION, NET DELIVERIES, & VACANCY



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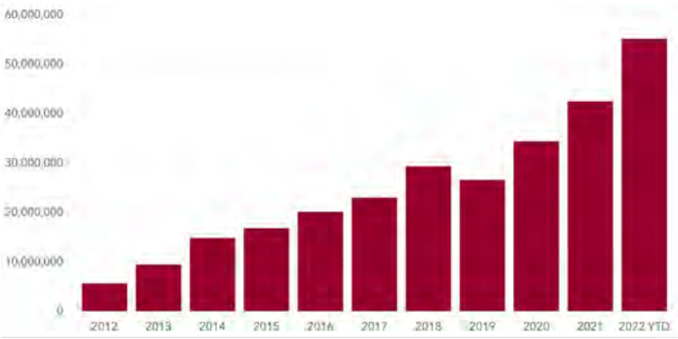

TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1401 Wheaton Avenue Millville, NJ	325,150 SF	$13,500,000 $41.52 PSF	Emanuel Pollack Regina Porat	Class C
201 Elizabeth Street Bordentown, NJ	275,631 SF	$60,000,000 $217.68 PSF	Penwood REIT The O'Donnel Group	Class A
51 W Park Avenue Vineland, NJ	270,000 SF	$9,750,000 $36.11 PSF	Columbia Care NJ Realty Improvement Authority	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
209 Dziak Drive Nanticoke, PA	1,229,136 SF	NorthPoint	Lowe's	Retail
2771 N Market Street Elizabethtown, PA	1,085,280 SF	First Industrial Realty Trust	Boohoo	Retail
939 Centerville Road Newville, PA	752,673 SF	Transwestern	Geodis	3PL

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COMMERCIAL REAL ESTATE SERVICES

Q2 2022
CHARLESTON, SC

INDUSTRIAL MARKET OVERVIEW

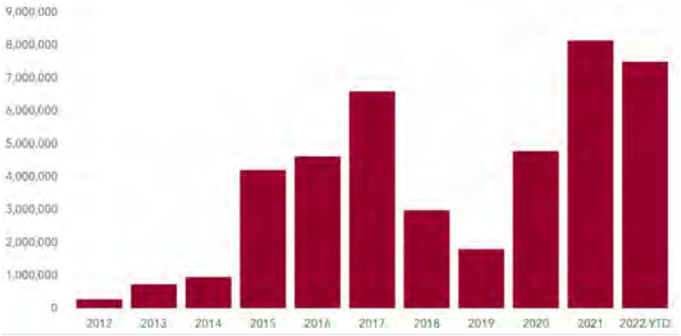
THOMAS BUIST, *Vice President*

The continuing rise of e-commerce and the growing population across the market are testing the need for more space in all sectors. The recently completed 3 million SF Walmart Distribution Center in Dorchester County has skyrocketed the net absorption. Additionally, Volvo has leased 501,504 SF in Camp Hall in Ridgeville, SC which is still under construction. With over 7 million SF currently under construction, more companies are anticipated to enter the market at a fast rate. The competition for the remaining available space continues to intensify as shown in the current market vacancy rate of 2.1% and the asking rent at $6.75/SF, almost a one dollar increase from a year ago.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▲ 12 Mo. Net Absorption SF	7,509,155	4,759,044	4,597,793	3,070,038	2,250,448
▼ Vacancy Rate	2.4%	2.9%	3.8%	3.7%	5.3%
▼ Avg NNN Asking Rate PSF	$5.93	$6.00	$6.16	$6.33	$6.68
▼ SF Under Construction	7,493,478	8,496,507	8,139,901	7,785,926	7,497,667
▲ Inventory SF	94,027,110	90,932,989	90,122,984	88,903,784	88,918,600

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
252 Deming Way Summerville, SC	78,593 SF	$7,544,928 $96.00 PSF	GFI Partners, LLC Richard Webb Rentals, LLC	Class C
1159 Cainhoy Road Charleston, SC	40,200 SF	$3,650,000 $87.32 PSF	Deseta Group Kohler Moving & Storage	Class B
10170 Bellwright Road Summerville, SC	35,000 SF	$4,000,000 $114.29 PSF	TKMS II, LLC LJT Realty, LLC	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2260 Volvo Car Drive Ridgeville, SC	501,504 SF	Portman Industrial, LLC	Volvo Car USA	Automotive
6900 Weber Boulevard Ladson, SC	174,720 SF	Weber Boulevard Industrial Land, LLC	Undisclosed	Undisclosed
5801 N Rhett Avenue Hanahan, SC	101,823 SF	Centerpoint Properties Trust	Undisclosed	Undisclosed

Q2 2022

GREENVILLE / SPARTANBURG, SC

INDUSTRIAL MARKET OVERVIEW

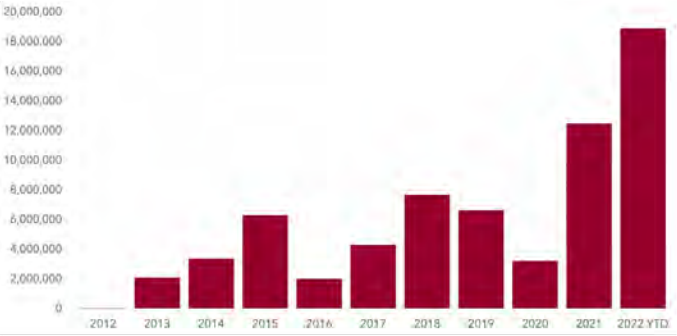
RANDALL BENTLEY, CCIM, SIOR, *President*

Greenville/Spartanburg industrial market activity has continued to grow significantly throughout 1st and 2nd QTR 2022. Slated as one of the fastest growing areas of the US, the Carolinas have attained National attention in significant growth patterns across all sectors. Industrial space is in high demand and inventory is low; however, over 18M SF of industrial space is under construction. The GSP market's ideal location continues to attract new industry with its interstate interface and short drive to Charlotte, Atlanta and Port of Charleston. The nearby Inland Port of Greer extends the Port of Charleston's reach 212 miles inland to the GSP market which provides convenient connection via interstate and railway to the rest of the Nation.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼ 12 Mo. Net Absorption SF	1,462,297	1,722,649	4,327,579	2,926,652	986,376
▼ Vacancy Rate	3.1%	3.5%	4.1%	5.6%	6.7%
▼ Avg NNN Asking Rate PSF	$4.67	$5.36	$4.41	$4.15	$4.09
▲ SF Under Construction	18,885,184	15,306,474	10,316,835	6,205,970	2,952,660
▲ Inventory SF	243,608,803	242,392,949	241,504,506	241,341,998	238,124,870

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
9855 Warren Abernathy Spartanburg, SC	700,655 SF	$35,500,000 $50.67 PSF	High Peaks / Farallon Gibbs International	Class B
550 Mason Farm Lane Greer, SC	551,670 SF	$68,750,000 $124.62 PSF	LBA Realty Walton St Capital/Clarius Partners	Class A
40 Emery Street Greenville, SC	295,832 SF	$20,093,072 $67.92 PSF	STORE Capital Corporation Elevate Textiles	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
120 Orion Street Greenville, SC	649,908 SF	Hollingsworth Companies	Custom Goods, LLC	Logistics
200 Francis Marion Way Fountain Inn, SC	306,600 SF	Sudler	International Vitamin Corp	Pharmaceutical
2721 White Horse Road Greenville, SC	306,000 SF	Mapletree US Management	Colgate-Palmolive Co	Household & Consumer Products

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COMMERCIAL REAL ESTATE SERVICES

Q2 2022
NASHVILLE, TN

INDUSTRIAL MARKET OVERVIEW

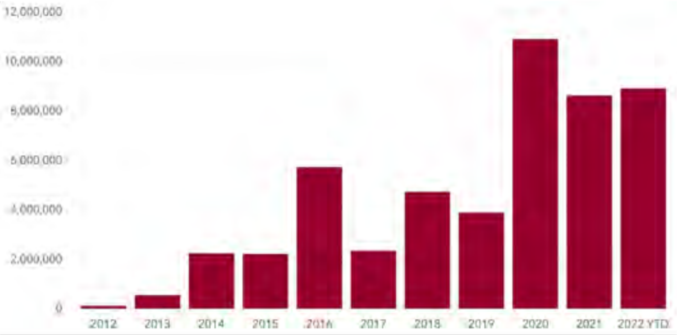
JIM RODRIGUES, *President*

Demand for Nashville industrial space remains very strong, with near-record absorption during Q2 of more than 3.1 million SF. Developers remain active, and while deliveries in Q2 stalled temporarily, nearly 9 million SF of space is under construction. Overall vacancy declined in Q2, to 4.8%, giving the upper hand in negotiations to landlords. Average rents have increased significantly as space options become more limited, rising more than 7.0% since Q4 of 2021. Investor appetite is strong, with sales volume at more than $1.3 billion in activity over the last 12 months. Average price per SF has increased as well, reaching $140 since the end of 2021, a rise of more than 50% over the last year.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▲ 12 Mo. Net Absorption SF	9,255,246	6,758,826	8,869,683	8,641,340	6,223,884
▼ Vacancy Rate	4.8%	6.4%	4.2%	4.1%	4.1%
▲ Avg NNN Asking Rate PSF	$7.32	$6.91	$6.83	$7.09	$7.00
▲ SF Under Construction	8,913,855	7,624,605	8,623,656	8,382,281	9,912,329
▲ Inventory SF	162,450,884	161,753,044	157,979,910	156,363,155	151,518,675

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1040 Turkey Creek Road Dickson, TN	280,800 SF	$28,441,222 $101.29 PSF	Broadstone Real Estate AHF Products	Class B
5600 E. Division Street Mount Juliet, TN	226,240 SF	$25,145,768 $111.15 PSF	GID Real Estate MDH Partners	Class A
110 Airpark Center East Nashville, TN	135,000 SF	$21,819,596 $161.63 PSF	Everwest Real Estate Investors Brennan Investment Group	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
245 Couchville Industrial Boulevard Mt. Juliet, TN	472,301 SF	Westmount Realty Capital	Supply Chain Warehouses	Transportation & Warehousing
14840 Central Pike Lebanon, TN	445,942 SF	Duke Realty Corporation	Dawson Logistics	Transportation & Warehousing
485 Craighead Street Nashville, TN	180,000 SF Sublease	Ozark Automotive Distributor	CWC Distribution	Transportation & Warehousing

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COMMERCIAL REAL ESTATE SERVICES

Q2 2022
DALLAS, TX

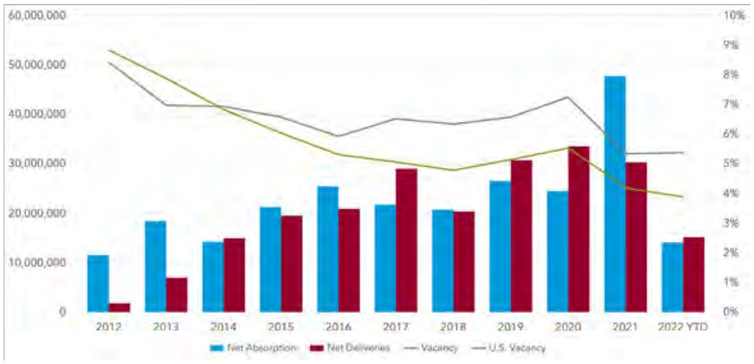
INDUSTRIAL MARKET OVERVIEW

SIOBHAN GLENN, *Director of Marketing*

The Dallas Fort Worth industrial market continues to grow at a rapid pace and leads in industrial inventory and construction growth. Over 28 million square feet of industrial inventory have entered the market in the last 12 months while, vacancy rate remained at 5.6 percent as 33.8 million square feet were absorbed during that same time. The Metroplex continues to be an ideal landing spot for a diverse set of demand drivers including e-commerce (Amazon occupies over 16 million SF), manufacturing, and third-party logistics firms - all looking to increase their existing footprint or enter the market.

	MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼	12 Mo. Net Absorption SF	33,895,452	38,153,315	47,784,965	41,391,487	33,977,293
▼	Vacancy Rate	5.6%	5.8%	5.3%	5.6%	6.3%
▲	Avg NNN Asking Rate PSF	$8.27	$7.96	$7.68	$7.46	$7.25
▲	SF Under Construction	65,516,315	57,605,267	51,906,703	47,390,940	36,356,473
▲	Inventory SF	1,046,320,162	1,039,480,827	1,032,104,770	1,023,191,940	1,017,336,360

NET ABSORPTION, NET DELIVERIES, & VACANCY



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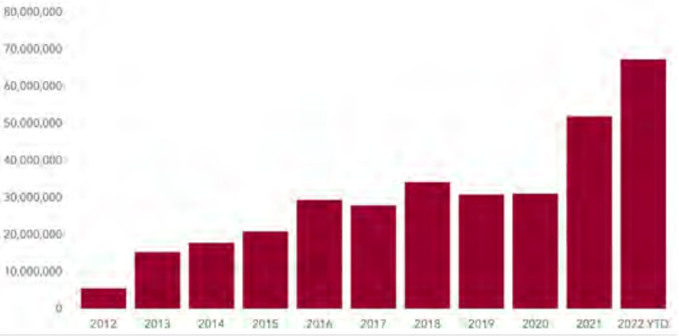

TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
Alliance Center North 1, 14901 N Beach Street, Fort Worth, TX	1,111,500 SF	Undisclosed	Mirarmar Capital Advisors Hillwood Development	Class A
Texport Logistics Center, Sunridge Boulevard, Wilmer, TX	826,620 SF	Undisclosed	Exeter Texport Charles Meyer	Class A
Southpoint 20/35, 2821 Danieldale Road, Lancaster, TX	660,400 SF	Undisclosed	Barings Barings	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
13750 N Freeway Fort Worth, TX	1,240,584 SF	AllianceTexas	Target	Retailer
S Highway 67 Cedar Hill, TX	1,108,080 SF	Hillwood	Pratt Industries	Manufacturing
400 Dividend Drive Coppell, TX	815,850 SF	Duke	Samsung	Information

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COMMERCIAL REAL ESTATE SERVICES

Q2 2022
HOUSTON, TX

INDUSTRIAL MARKET OVERVIEW

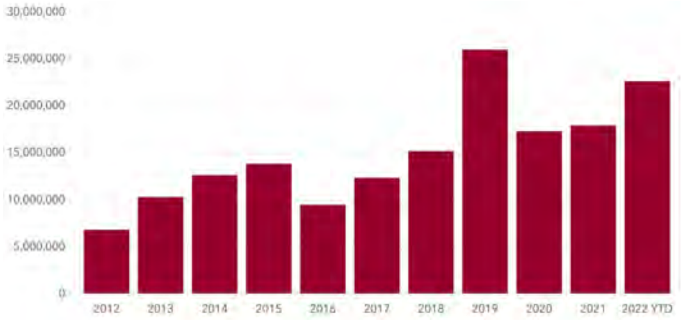
CHASE CRIBBS, *Principal*

While the total under construction SF has increased from Q1 2022, absorption continues to outpace deliveries in Q2 2022. The largest lease transaction this quarter was Wayfair, occupying 1.2M SF in the North submarket, pushing total vacancy rates below 6% for the first time since 2018. As demand is increasing in Houston, tenants requirements are pushing towards Southeast, sitting at 7.1M SF and Northwest with 5.1M SF in requirements. As demand is increasing and higher cost facility buildings are being delivered, rental rates are continuing to climb and are expected to continue to increase over the next few quarters.

	MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▲	12 Mo. Net Absorption SF	40,897,273	38,953,874	33,837,627	31,872,904	17,077,492
▼	Vacancy Rate	5.6%	6.1%	6.6%	7.3%	8.3%
▲	Avg NNN Asking Rate PSF	$8.32	$8.15	$8.05	$7.92	$7.81
▲	SF Under Construction	22,591,883	21,558,261	17,883,067	16,430,395	21,695,898
▲	Inventory SF	743,403,471	739,694,280	736,871,705	731,615,327	720,342,819

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1800 North Mason Road Katy, TX	1,500,596 SF	$190,000,000 $126.62 PSF	Mirae Asset Global Investments Tratt Properties, LLC	Class B
750 Lockwood Drive Houston, TX	239,376 SF	$11,000,000 $45.95 PSF	Urban Meridian Group, Inc. Electric Wire & Cable Company	Class C
10001 Fannin Street Houston, TX	218,966 SF	Undisclosed	Taurus Investment Holdings, LLC Summit Real Estate Group	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
Milner Road Houston, TX	1,200,320 SF	Prologis	Wayfair	e-Commerce
1211 Rankin Road Houston, TX	392,480 SF	Texakota, Inc.	Meiborg	Services
4000 Cedar Boulevard Baytown, TX	306,980 SF	Reich Brothers	Supply Chain Warehouses	Transportation/ Warehousing

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2022

PACIFIC NORTHWEST, WA

INDUSTRIAL MARKET OVERVIEW

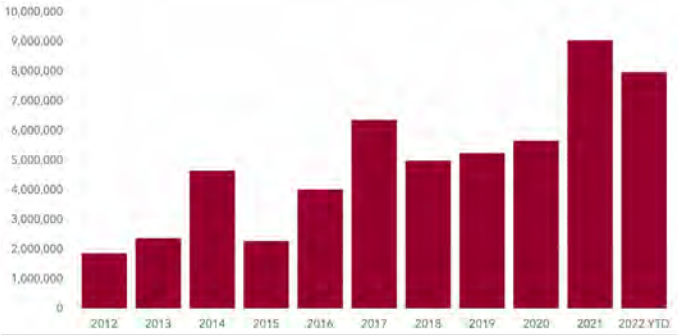
BILLY MOULTRIE, *Principal*

Q2 industrial deal activity remained strong. Rent growth ticked up, continuing the strong trend from the past eight quarters. Low vacancy for quality box space created extra pressure on rates as well. Currently, there are only two (2) Class-A spaces over 200K SF existing/available in the industrial market south of Seattle, both with deals in negotiation. Developers are delighted with this demand environment. It gives them confidence that the roughly 8MM SF of industrial product planned or under construction will be absorbed. The end of Q2 brought negative news about the national economy and while Institutional buyers might have their pens down, tenants are pressing forward confidently.

MARKET INDICATORS		Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▲	12 Mo. Net Absorption SF	8,429,848	7,959,172	7,244,757	6,403,999	2,544,266
▲	Vacancy Rate	4.2%	3.9%	4.2%	4.7%	5.0%
▲	Avg NNN Asking Rate PSF	$13.26	$12.94	$12.58	$12.28	$11.93
▼	SF Under Construction	7,967,060	8,631,219	9,043,416	9,326,321	10,585,244
▲	Inventory SF	344,006,711	342,076,794	340,999,201	340,209,441	337,842,901

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
400 SW 15th Street (2 Property Sale) Auburn, WA	1,418,716 SF	$80,000,000 $52.00 PSF	Industrial Realty Group, LLC US General Services Administration	Class C
2900 Center Drive (3 Property Sale) Dupont, WA	747,488 SF	$104,448,329 $139.73 PSF	Duke Realty Corporation CRG	Class B
2800 Center Drive (3 Property Sale) Dupont, WA	494,900 SF	$73,178,564 $147.87 PSF	Duke Realty Corporation CRG	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2600 Taylor Way Tacoma, WA	416,492 SF	Prologis, LP	Unis	Transportation Warehousing
4663 196th Street, E Tacoma, WA	352,801 SF	Logistics Property Company	Holman Distribution Center	Transportation Warehousing
4911 180th Street, E Tacoma, WA	303,866 SF	Dalfen Industrial	World Distribution Services	Transportation Warehousing

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COMMERCIAL REAL ESTATE SERVICES

Q2 2022
MADISON, WI

INDUSTRIAL MARKET OVERVIEW

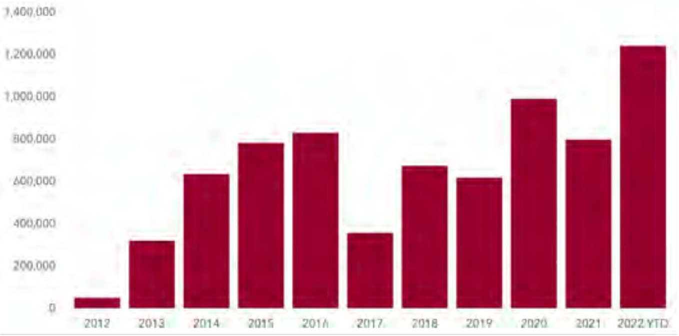
CAMP PERRET, *Vice President*

Record demand continues to fuel the Madison Industrial Market. Continued growth in tech and e-commerce drive the need for industrial and warehouse facilities. Vacancy rates are compressed at 3.3% forcing market rents to increase 8.3% year over year. Market sale prices are up 16.72% year over year. The number of units under construction continues to grow to fulfill Madison's industrial needs. These market conditions, powered by a robust economy and low unemployment, are expected to continue throughout the year.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼ 12 Mo. Net Absorption SF	1,154,949	1,933,201	1,846,606	1,696,376	1,070,289
▲ Vacancy Rate	3.3%	2.8%	3.1%	3.3%	3.5%
▲ Avg NNN Asking Rate PSF	$6.96	$6.81	$6.66	$6.54	$6.43
▲ SF Under Construction	1,284,107	1,128,973	797,148	1,060,716	1,024,876
▲ Inventory SF	72,121,895	71,995,495	71,903,495	71,177,269	71,127,269

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
8400 Fairway Place/2235 Eagle Drive Middleton, WI	672,938 SF	$24,999,500 $37.15 PSF	SARA Investment Real Estate Mattel/American Girl Brands LLC	Class B
54 Golf Cart Way Deerfield, WI	79,500 SF	$4,910,220 $61.76 PSF	Realty Income Corporation MPI International LLC	Class C
419 Venture Court Verona, WI	67,070 SF	$7,000,000 $104.37 PSF	Minitube of America Bioferm Energy Systems	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
3802-3874 Galleon Run Road Madison, WI	152,800 SF	2022 Voges Road, LLC	Undisclosed	Undisclosed
4810 Helgesen Drive Madison, WI	150,000 SF	RCH Manufacturing Property LLC	Undisclosed	Undisclosed
2417 W. Badger Road Madison, WI	95,000 SF	Elizabeth Props	O'Mara Moving Systems, Inc.	Undisclosed

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2022
OFFICE OVERVIEW

OFFICE OVERVIEW: DEMAND FALLS; VACANCIES, SUBLETS CLIMB

Demand for North American office space weakened in the second quarter with net absorption slipping into negative territory and vacancies hitting their highest levels in a decade as companies continue to assess workplace schedules and real estate needs. Although the 8.3-billion-SF U.S. market closed out the second half of 2021 with a strong 27 million SF of positive net absorption, demand went flat in January. Tenants shed 1.5 million SF of space in the first half with 992,701 SF of negative absorption coming in Q2. The overall vacancy rate settled at 12.4%.

Across Canada, leasing volumes are below their long-term averages heading into the summer. Demand is strongest in Vancouver and other West Coast cities. About 3 million SF under construction in each Toronto and Vancouver are set for completion by 2024. Approximately 75% of the space is preleased.

After stabilizing in the second half of 2021, sublease availability in the U.S. has moved higher, setting a record at 214 million SF. Available second-hand space is up more than 50% in Salt Lake City, more than 40% in Cincinnati and more than 30% in Tampa, Minneapolis, San Antonio and Orange County, California. In San Francisco, sublease inventory totals more than 9.6 million SF, more than half of which still is occupied, representing 2.5% of inventory, double the national average.

The effects of Covid continues to alter the office landscape. Utilization is at a fraction of pre-pandemic levels. One of the largest conversions of the pandemic, a nearly empty 30-story office building at 55 Broad Street in Manhattan's financial district is being turned into 571 apartments. Suburban office parks – initially thought to be a healthier alternative to subways, elevators and lunch counters in urban settings – also are posting high vacancies. With 75% of its employees working remotely, Allstate agreed to sell its headquarters campus of 55 years in the leafy Chicago suburb of Northbrook for $232 million. Dermody Properties plans to redevelop the 122-acre office park with 3.2 million SF of logistics buildings.

Markets with the most supply underway on a percentage basis are tech centers such as San Jose, Austin and Seattle. Life science hubs San Diego and Boston along with Sun Belt metros Nashville, Miami, Charlotte and others have seen demand exceed the national average. Whatever demand can be mustered for office space, it will be difficult to offset the level of scheduled new supply. Although development has moderated since the lockdown, there still is plenty of speculative space underway. About 140 million SF are under construction, compared to 160 million SF going into the lockdown.

Construction starts have cooled in perennial leading cities such as New York City, Washington, D.C., and Los Angeles, in part because financing requirements on speculative developments have toughened since Covid hit. Overall construction starts have declined notably. After averaging 24 million SF in new starts each quarter prior to the lockdown, quarterly construction starts have averaged about 15 million SF since.

LOWEST VACANCY RATE	
GA, Savannah	2.6%
CA, San Luis Obispo	3.1%
SC, Spartanburg	3.9%
ID, Boise	4.4%
FL, Fort Myers	4.6%
U.S. Index	12.4%
Canada Index	8.6%

HIGHEST MARKET RENT / SF ANNUAL	
CA, San Francisco	$62.28
NY, New York	$57.12
FL, Miami	$42.84
MA, Boston	$42.00
CA, Los Angeles	$41.76
U.S. Index	$35.04 PSF
Canada Index	$27.60 PSF

HIGHEST MARKET SALE PRICE / SF	
CA, San Francisco	$800
NY, New York	$691
BC, Vancouver	$574
WA, Seattle	$529
MA, Boston	$480
U.S. Index	$342 PSF
Canada Index	$307 PSF

MOST SF UNDER CONSTRUCTION	
NY, New York	17,651,144
MA, Boston	15,656,997
ON, Toronto	11,759,383
WA, Seattle	10,647,860
DC, Washington	9,030,539
U.S. Index	141,779,259 SF
Canada Index	19,907,305 SF

LARGEST INVENTORY BY SF	
NY, New York	972,521,384
DC, Washington	516,025,617
IL, Chicago	509,199,460
CA, Los Angeles	432,430,984
TX, Dallas-Fort Worth	413,934,934
U.S. Index	8,290,787,488 SF
Canada Index	678,204,642 SF

LOWEST MARKET CAP RATE	
BC, Vancouver	3.5%
CA, San Francisco	4.5%
NY, New York	5.2%
ON, Toronto	5.3%
CA, Los Angeles	5.3%
U.S. Index	6.8%
Canada Index	6.1%

** Please note that the statistics represented in these tables are based on CoStar defined market territories and may not all represent the geographic area the label depicts.*

Q2 2022
OFFICE OVERVIEW

MARKET	VACANCY RATE	MARKET RENT / SF	MARKET SALE PRICE / SF	SF UNDER CONSTRUCTION	INVENTORY SF	MARKET CAP RATE
AZ, Phoenix	14.3%	$2.28	$233	2,206,167	194,333,628	7.0%
BC, Vancouver	4.6%	$2.90	$574	6,907,487	97,190,151	3.5%
CA, East Bay	12.6%	$3.28	$363	347,855	115,704,068	5.6%
CA, Inland Empire	5.9%	$2.03	$222	188,189	77,063,823	6.9%
CA, Los Angeles	13.8%	$3.48	$471	4,458,718	432,430,984	5.3%
CA, Orange County	11.6%	$2.61	$334	1,278,785	158,053,060	5.9%
CA, San Diego	10.8%	$3.11	$374	4,157,113	119,375,354	6.0%
CA, San Francisco	15.0%	$5.19	$800	1,853,310	187,988,278	4.5%
CA, San Luis Obispo	3.1%	$2.33	$283	36,039	6,503,166	6.9%
CA, Santa Barbara	5.2%	$2.57	$380	20,000	12,847,523	5.9%
CA, Stockton	5.0%	$1.79	$201	0	12,957,026	7.2%
CA, Ventura	11.0%	$2.32	$256	0	21,949,098	7.1%
CO, Denver	14.4%	$2.42	$255	1,510,638	181,739,527	6.9%
DC, Washington	15.5%	$3.23	$372	9,030,539	516,025,617	6.9%
FL, Fort Myers	4.6%	$1.77	$175	351,112	21,418,487	7.4%
FL, Miami	10.1%	$3.57	$386	3,234,000	110,387,195	5.7%
FL, Naples	6.7%	$2.52	$262	139,060	9,953,046	6.9%
FL, Orlando	7.7%	$2.20	$207	1,724,013	102,201,605	7.3%
GA, Atlanta	13.8%	$2.24	$229	5,382,202	333,010,133	6.9%
GA, Savannah	2.6%	$1.88	$186	48,000	12,345,647	8.3%
ID, Boise	4.4%	$1.70	$170	343,185	33,420,862	8.2%
IL, Chicago	15.3%	$2.46	$226	2,228,316	509,199,460	7.3%
IN, Indianapolis	9.0%	$1.73	$135	207,595	109,234,691	8.4%
MA, Boston	9.5%	$3.50	$480	15,656,997	363,826,456	5.7%
MD, Baltimore	11.6%	$2.01	$183	1,563,752	151,801,734	7.8%
MI, Detroit	11.7%	$1.77	$132	2,012,648	198,216,172	8.8%
MN, Minneapolis	10.6%	$2.18	$181	1,205,346	201,930,838	7.4%
MO, Saint Louis	9.2%	$1.77	$136	2,246,747	146,797,759	8.2%
NC, Durham	9.8%	$2.20	$245	583,625	36,046,058	7.0%
NC, Raleigh	8.3%	$2.34	$238	2,021,697	77,262,629	6.9%
NE, Omaha	8.5%	$1.95	$149	439,438	47,297,232	8.7%
United States Index	12.4%	$2.90	$342	141,779,259	8,290,787,488	6.8%
Canada Index	8.6%	$2.30	$307	19,907,305	678,204,642	6.1%

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2022
OFFICE OVERVIEW

MARKET	VACANCY RATE	MARKET RENT / SF	MARKET SALE PRICE / SF	SF UNDER CONSTRUCTION	INVENTORY SF	MARKET CAP RATE
NJ, Atlantic City	7.6%	$1.89	$154	11,000	7,307,202	8.6%
NJ, Northern New Jersey *	13.7%	$2.25	$208	378,500	154,389,995	7.7%
NJ, Trenton	8.1%	$2.39	$186	0	31,964,059	8.1%
NJ, Vineland	6.3%	$1.51	$118	0	2,571,774	8.7%
NV, Reno	8.3%	$2.02	$208	242,332	17,195,325	7.5%
NY, Long Island	7.6%	$2.47	$206	156,102	98,743,153	7.7%
NY, New York *	12.2%	$4.76	$691	17,651,144	972,521,384	5.2%
OH, Cincinnati	10.6%	$1.67	$113	288,366	104,333,079	9.1%
OH, Cleveland	8.2%	$1.60	$109	2,130,107	108,315,110	9.6%
OH, Columbus	9.6%	$1.78	$127	1,706,029	114,877,041	8.4%
ON, Toronto	8.3%	$2.54	$344	11,759,383	287,883,030	5.3%
PA, Harrisburg	8.7%	$1.51	$133	96,390	36,819,450	9.1%
PA, Lehigh Valley *	8.5%	$1.70	$122	395,473	30,869,885	9.3%
PA, Philadelphia *	10.1%	$2.24	$198	2,766,304	322,534,844	7.8%
SC, Charleston	7.8%	$2.43	$220	523,353	32,709,784	7.5%
SC, Greenville	7.6%	$1.74	$156	655,375	34,864,243	7.9%
SC, Spartanburg	3.9%	$1.60	$131	81,200	7,597,631	8.9%
TN, Nashville	10.7%	$2.46	$243	4,417,652	101,048,204	6.8%
TX, Dallas-Fort Worth	17.8%	$2.39	$244	7,680,525	413,934,934	6.7%
TX, Houston	19.1%	$2.37	$221	5,105,056	349,525,083	7.7%
WA, Seattle	10.2%	$3.21	$529	10,647,860	223,081,933	5.4%
WI, Madison	5.6%	$1.86	$145	439,800	37,877,438	8.7%
United States Index	12.4%	$2.90	$342	141,779,259	8,290,787,488	6.8%
Canada Index	8.6%	$2.30	$307	19,907,305	678,204,642	6.1%

** Please note that the statistics represented in this table are based on CoStar defined market territories and may not all represent the geographic area the label depicts.*

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Q2 2022

PHOENIX, AZ

OFFICE MARKET OVERVIEW

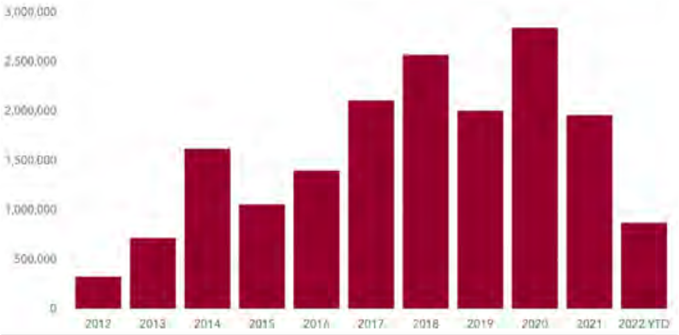
CHRIS MCCHESNEY, *Research Director*

The Phoenix Office Market had a strong showing in the second quarter recording 918,413 square feet of positive absorption reducing the overall vacancy from 17.4% to 17.2%. Companies continue to grapple with the return to work conundrum and many have given their employees opportunities to work remotely or work a hybrid schedule. But that is not a viable option for a lot companies as they look to reconfigure their current space, downsize or add quality amenity rich space to help with employee retention. New construction is slowing and will stop which will translate into no overbuilding this cycle. Finally, with absorption almost 1,000,000 this quarter the office market is amazingly resilient and poised to remain healthy.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▲ Monthly Net Absorption SF	918,413	(55,390)	807,244	178,254	(107,902)
▼ Vacancy Rate	17.20%	17.30%	17.40%	17.80%	18%
▲ Avg NNN Asking Rate PSF	$26.28	$26.16	$25.95	$25.21	$25.43
▲ SF Under Construction	869,702	851,702	1,959,057	2,088,255	1,634,906
▲ Inventory SF	107,982,697	107,452,156	107,143,715	106,699,823	106,341,871

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
4141 E. Broadway Road Phoenix, AZ	175,000 SF	$52,500,000 $300.00 PSF	Ascent RE Advisors Nikola Corporation	Class B
11811 N. Tatum Boulevard Phoenix, AZ	268,598 SF	$43,000,000 $160.09 PSF	Time Equities, Inc. Lincoln Property Company	Class A
7025 N. Scottsdale Road Scottsdale, AZ	91,148 SF	$30,000,000 $329.14 PSF	Providence RE Group C-III Capital	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
Cavasson - Building 2 Scottsdale, AZ	70,000 SF	Nationwide RE	Meritage Homes	Home Builder
5330 E. Washington Street Phoenix, AZ	57,847 SF	Clear Sky Capital	Modern Industries	Undisclosed
The Commons at Rivulon Gilbert, AZ	48,898 SF	Nationwide RE	Morgan Stanley	Financial

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Q2 2022
VANCOUVER, BC

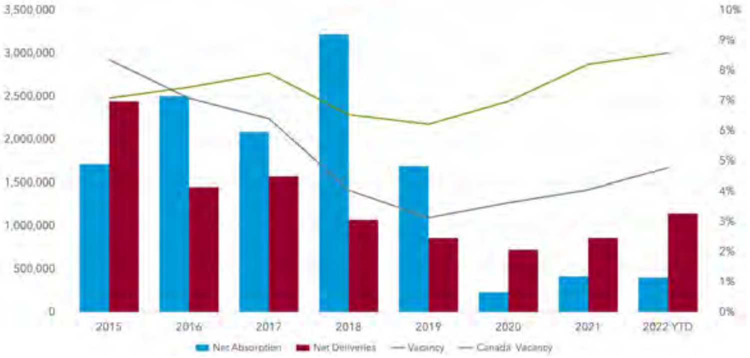
OFFICE MARKET OVERVIEW

MACYN SCHOLZ, *Director of Research*

Vancouver is starting to see a much stronger return to office after Q2 of 2022. Not only is this demonstrated by a higher daytime population in the downtown core, but multiple large scale lease transactions were executed this quarter, like Lululemon snatching up 120,000 SF, and Microsoft taking 400,000 SF. This proves that companies are confident in the return to the workplace, and the demand for space is still robust. The last half of 2022 is anticipated to be even stronger as more deals are announced, and workers continue to come back to office in higher numbers.

	MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▲	12 Mo. Net Absorption SF	1,080,076	649,180	414,120	403,176	(262,375)
▲	Vacancy Rate	4.70%	4.43%	4.06%	3.77%	4.03%
▲	Avg NNN Asking Rate PSF	$44.64	$44.31	$44.52	$44.24	$44.23
▼	SF Under Construction	6,748,087	6,925,174	7,314,492	7,072,388	7,387,972
▲	Inventory SF	97,609,356	97,058,625	96,465,336	96,221,865	95,799,427

NET ABSORPTION, NET DELIVERIES, & VACANCY



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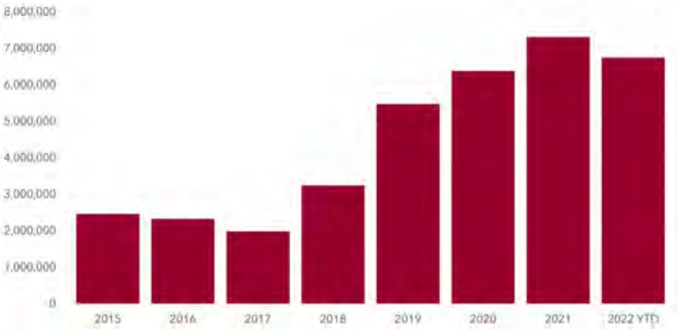

TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1795 Willingdon Av & 4425 Halifax St Burnaby, BC	160,654 SF	$112,500,000 $700.00 PSF	Concert Properties Ltd. Halifax Street Properties Ltd.	Class B
510 Seymour Street Vancouver, BC	72,000 SF	Undisclosed	Canadian Urban Ltd. Serracan Properties, Ltd.	Class A
5455 West Boulevard Vancouver, CA	20,900 SF	$21,750,000 $1,041 PSF	1119495 B.C. Ltd. Real Quality Management Ltd.	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1090 W Pender Street Vancouver, BC	400,000 SF	BentallGreenOak	Microsoft	Technology
1280 Burrard Street Vancouver, BC	119,566 SF	Reliance Properties	Lululemon	Apparel
595 Burrard Street Vancouver, BC	67,197 SF	Hudson Pacific Properties	Undisclosed	Undisclosed

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Q2 2022
LA - MID-CITIES, CA

OFFICE MARKET OVERVIEW

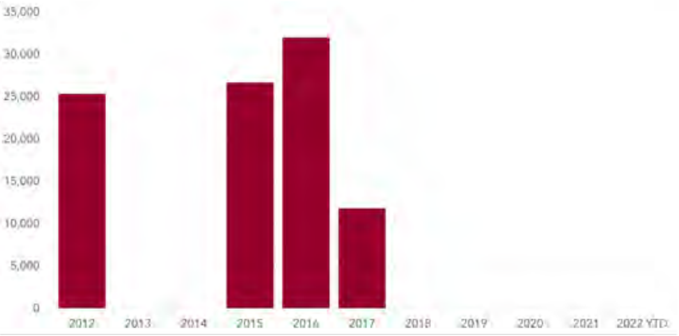
CHRISTOPHER LARIMORE, *Founding Principal*

At nearly 8.9 million SF of office space, this submarket is relatively larger than the national norm and performance in the Mid-Cities office market remains consistent from quarter to quarter. Positive net absorption with small to mid-size suites leasing up. Vacancy dropped slightly with a modest bump in average asking rents. Rental rates and asset pricing are some of the lowest in LA County, making it hard to justify development. Supply contracted over the past 10 years from this market as demolition activity has outpaced new construction. The office properties that have remained in the market trade with regularity mostly among private buyers and sellers.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▲ 12 Mo. Net Absorption SF	5,511	(29,130)	31,701	82,949	124,110
▼ Vacancy Rate	3.2%	3.6%	3.2%	3.6%	4.5%
▲ Avg FSG Asking Rate PSF	$26.12	$25.71	$26.15	$24.49	$24.09
◀ ▶ SF Under Construction	0	0	0	0	0
▼ Inventory SF	8,862,732	8,888,732	8,888,732	8,888,732	8,888,732

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
5953 Atlantic Boulevard Maywood, CA	12,320 SF	$1,325,000 $107.55 PSF	Undisclosed Y.N. Ready	Class C
8734 Cleta Street Downey, CA	7,572 SF	$2,250,000 $297.15 PSF	Juan Pablo Martinez Jerry Nason Living Trust	Class C
3580 E Imperial Highway Lynwood, CA	3,860 SF	$1,600,000 $414.51 PSF	Arturo R Rodriguez Andrew E. Luckey	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
12621 Erickson Avenue Downey, CA	14,436 SF	Undisclosed	Remita Health	Health Care
12501 Imperial Highway Norwalk, CA	6,185 SF	HPC	Undisclosed	Undisclosed
5300 S Eastern Avenue Commerce, CA	6,039 SF	Marjorie Shioshita	Undisclosed	Undisclosed

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Q2 2022
LA - NORTH, CA

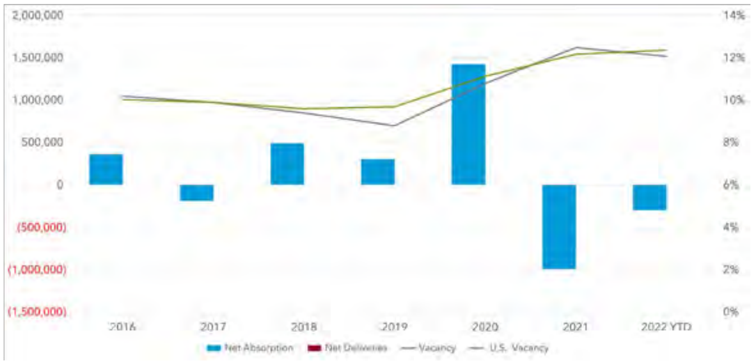
OFFICE MARKET OVERVIEW

MIKE TINGUS, *President*

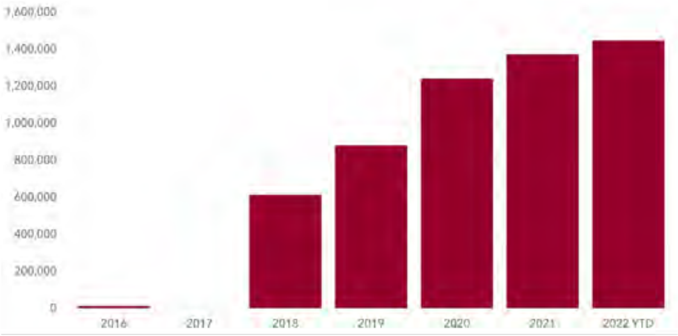
The LA North office market, which ended eight consecutive quarters of skyrocketing office vacancies and brought stability to the market in Q1, traded stability for speed in Q2 marked by a record-setting increase in vacancies. Vacancy rates spiked to 13.5% - a 160 basis-point increase over Q1 - as vacant office space surpassed 10 million square feet. Despite the enormity of the surplus and dwindling demand, average asking rates for leases set a new record at $3.04 PSF. Meanwhile, nearly 1.3 million square feet is under construction. The market has demonstrated its ability to quickly move inventory. Steady sales with 16 transactions conducted, two were distressed with a median price of $314 PSF.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼ 12 Mo. Net Absorption SF	(292,732)	(219,656)	(673,901)	(1,009,468)	(745,017)
▼ Vacancy Rate	12.08%	12.35%	12.45%	12.35%	11.73%
▲ Avg NNN Asking Rate PSF	$39.50	$38.26	$38.00	$37.64	$37.38
▲ SF Under Construction	1,446,794	1,397,869	1,463,215	1,119,297	1,128,215
▲ Inventory SF	94,062,704	91,327,142	94,154,716	94,187,318	93,958,882

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
9430 Topanga Canyon Boulevard Chatsworth, CA	26,880 SF	$5,700,000 $212.05 PSF	Christina Boyd Music Holding Prop.	Class B
20631 Ventura Boulevard Woodland Hills, CA	22,966 SF	$6,500,000 $283.03 PSF	Matian Commercial Property Bluestone Estate, LLC	Class B
3457-3459 Cahuenga Boulevard, W Woodland Hills, CA	4,767 SF	$2,800,000 $587.37 PSF	FilmTree LLC Darren M. Zinger	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
10200 Riverside Dr Ste 100, 200, 201, 203, 205, Toluca Lake, CA	12,906 SF	Drum Properties	Digital Vortechs, Inc.	Post Production Co.
21204 Erwin Street Woodland Hills, CA	11,130 SF	A.B.2	Highland Park Patient Collective, Inc.	Medical Dispensary
607 S Glenoaks Boulevard, Ste 100 Burbank, CA	9,457 SF	601 Glenoaks, LLC	First Choice ADHC Inc.	Adult Day Care

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Q2 2022
LA - SAN GABRIEL VALLEY, CA

OFFICE MARKET OVERVIEW

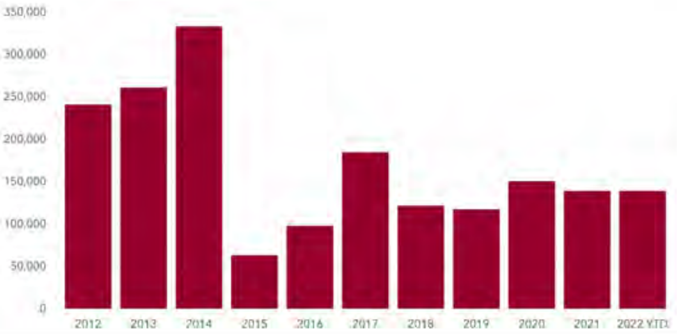
CHRISTOPHER LARIMORE, *Founding Principal*

Vacancy in the San Gabriel Valley office submarket is well below the L.A. metro average although, average asking rents held flat. Supply additions have been minimal for years with most development activity focused on medical office properties or build to suits for more traditional tenants. Sales volume has been strong and above historical volumes due to the increase in owner-user sales. This submarket was less adversely impacted in 2020 compared to the Greater L.A. office market and asset pricing is typically at a discount to most other submarkets in the L.A. metro. These factors help make this mature submarket predictable and attractive for investors and business owners.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▲ 12 Mo. Net Absorption SF	130,470	(2,750)	(21,547)	68,022	52,462
▼ Vacancy Rate	6.7%	7.1%	7.1%	7.2%	7.5%
▲ Avg FSG Asking Rate PSF	$26.56	$26.52	$25.75	$25.52	$25.38
◄ ► SF Under Construction	138,997	138,997	138,997	132,997	165,061
◄ ► Inventory SF	33,078,313	33,078,313	33,078,313	33,138,446	33,146,642

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
601 Potrero Grande Drive Monterey Park, CA	91,363 SF	$11,201,116 $122.60 PSF	BH Properties, LLC Blue Shield of CA Promis Health Pln	Class B
2100 Saturn Street Monterey Park, CA	28,828 SF	$3,798,884 $131.78 PSF	BH Properties, LLC Blue Shield of CA Promis Health Pln	Class B
435 W Mission Boulevard Pomona, CA	27,638 SF	$3,600,000 $130.26 PSF	Undisclosed Greg Chin	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
750 E Royal Oaks Drive Monrovia, CA	37,823 SF	Samuelson & Fetter	Terray Therapeutics	Undisclosed
800 E Royal Oaks Drive Monrovia, CA	11,194 SF	Samuelson & Fetter	Terray Therapeutics	Undisclosed
181 W Huntington Drive Monrovia, CA	11,055 SF	Samuelson & Fetter	Undisclosed	Undisclosed

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COMMERCIAL REAL ESTATE SERVICES

Q2 2022

LA - TRI-CITIES, CA

OFFICE MARKET OVERVIEW

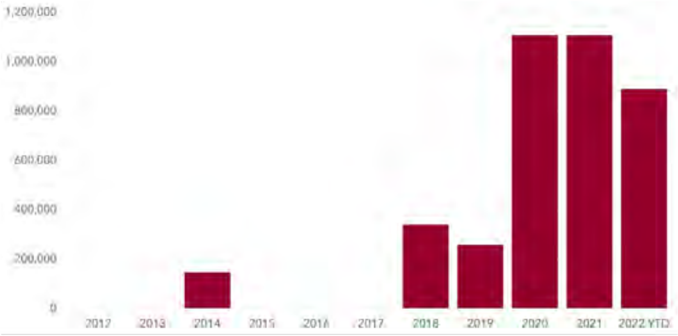
COLLEEN CAREY, *Founding Principal*

The Tri Cities office market does not appear to be improving. Net absorption continues to be negative and vacancy rates are up substantially from 14.7% to 16.1%--a 10% increase. There are no new construction starts. There were a couple good size lease transactions inked-a 93,000 square foot lease at the new 10 West Walnut complex in West Pasadena with Dine Brands Global which operates IHOP restaurants and a 67,000 square foot lease at 800 N Brand in Glendale. The property at 225 W Broadway in Glendale was the largest sale transaction at 125,000 square feet for $27.5M which was only $217 per square foot - a STEAL!

	MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼	12 Mo. Net Absorption SF	(85,305)	(58,239)	(96,819)	64,770	(85,655)
▲	Vacancy Rate	16.1%	14.7%	14.4%	13.9%	14.2%
▼	Avg FSG Asking Rate PSF	$42.51	$42.73	$41.30	$41.16	$41.28
▼	SF Under Construction	888,960	1,106,936	1,106,936	1,106,936	1,106,936
▲	Inventory SF	19,879,034	19,661,058	19,661,058	19,661,058	19,661,058

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
225 W Broadway Glendale, CA	126,509 SF	$27,500,000 $217.38 PSF	3D Investments Sunee Yoo	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
10 W. Walnut Street Pasadena, CA	92,671 SF	Lincoln Property Company	Dine Brands Global	Dining Company
800 N Brand Boulevard Glendale, CA	66,989 SF	Beacon Capital Partners	Undisclosed	Undisclosed
801 N Brand Boulevard Glendale, CA	14,604 SF	CBRE Investment Management	Undisclosed	Undisclosed

Q2 2022
LA - WEST, CA

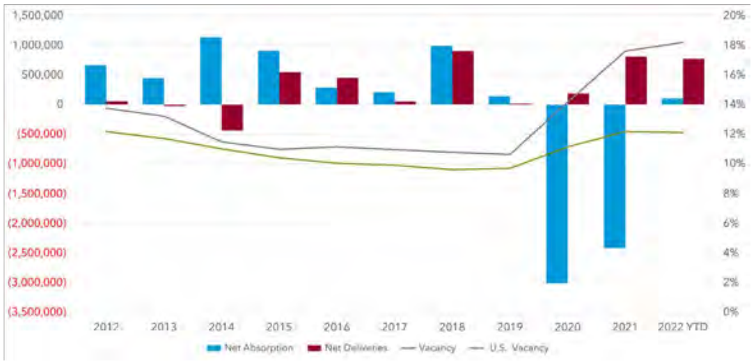
OFFICE MARKET OVERVIEW

ALEKS TRIFUNOVIC, SIOR, *President*

The Westside office market experienced pullback of momentum in the Q2 due to factors that caused consumer fear and uncertainty. First was the crypto crash that impacted those in the tech sector who are heavily invested in crypto. Secondly, a decline in the stock market shrunk 401k's, impacting buying power on owner-user sales. Next was the doubling of the interest rate, causing the cost of ownership and development to rise. This also hurt underwriting on development with the belief that interest rates will push up CAP rates, impacting the IRR and exit cap rates. Larger tenants continue to make decisions and absorb space while mid-sized companies are still working through work-from-home and hybrid protocols.

MARKET INDICATORS		Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▲	12 Mo. Net Absorption SF	257,998	131,895	340,321	(532,992)	(935,896)
▼	Vacancy Rate	17.9%	18.0%	17.6%	17.8%	17.2%
▼	Avg NNN Asking Rate PSF	$4.40	$4.44	$4.40	$4.38	$4.38
▼	SF Under Construction	2,099,651	2,247,194	2,873,561	3,047,805	2,889,246
▲	Inventory SF	91,189,887	91,042,344	90,416,258	90,253,887	90,152,189

NET ABSORPTION, NET DELIVERIES, & VACANCY



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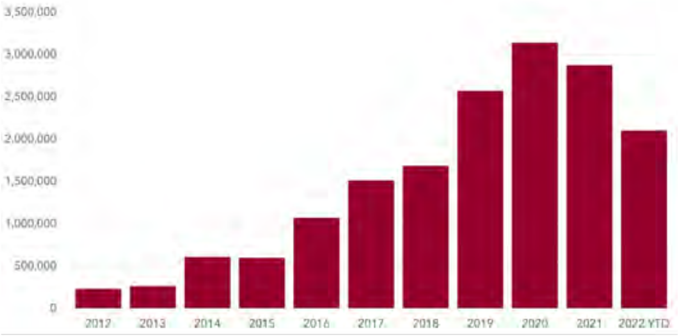


TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
7961 West 3rd Street Los Angeles, CA	7,232 SF	$6,000,000 $829.65 PSF	Hart's Playground LLC 7961 West Third Ltd	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2045 Sawtelle Boulevard Los Angeles, CA	34,000 SF	2045 Sawtelle 1, LLC	Medical User	Medical
1907 Olympic Blvd Suites 1A and 1B Santa Monica, CA	6,100 SF	Cabin Editing Company, LLC	Ntropic, LLC	VFX
2332 South Centinela Blvd Suite B Los Angeles, CA	6,011 SF	WJR Centinela LLC/ TFBF LLC	Ericcson Inc	Telecommunications

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2022
SAN DIEGO NORTH, CA

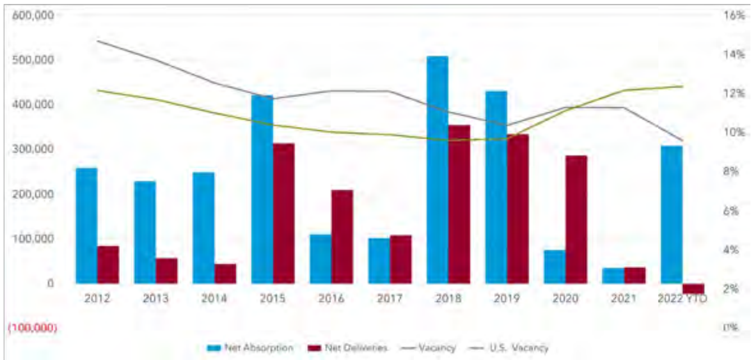
OFFICE MARKET OVERVIEW

SELINA SOUNAKHENE, *Associate*

Leasing activity is on the rise in North County. We are beginning to see vacancy rates lower as more companies return to the office. Sublet activity has been favorable as companies seek reduced lease rates and term flexibility with the looming economic uncertainty. Biotech and life sciences continue to infiltrate North San Diego County. Two of the top three sales transactions based on square footage were life sciences. Investors are purchasing office buildings to convert them into lab space as demand in San Diego surges and life science companies have nowhere to go.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▲ 12 Mo. Net Absorption SF	181,135	142,172	(3,522)	42,039	81,959
▼ Vacancy Rate	8.4%	9.5%	9.7%	9.7%	11.0%
▼ Avg NNN Asking Rate PSF	$2.75	$2.76	$2.71	$2.72	$2.69
▼ SF Under Construction	142,022	150,022	150,022	95,177	155,177
▲ Inventory SF	19,500,498	19,492,498	19,523,022	19,538,295	19,478,295

NET ABSORPTION, NET DELIVERIES, & VACANCY



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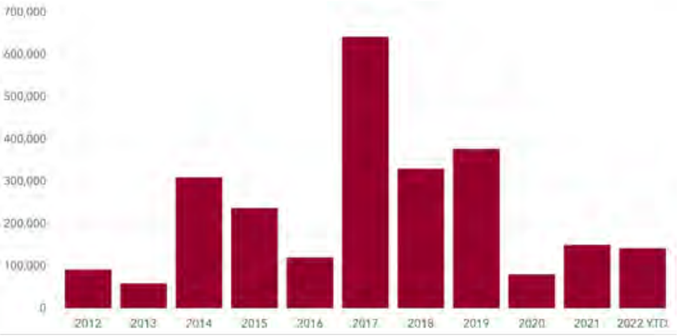


TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1950 Camino Vida Roble Carlsbad, CA	121,541 SF	$35,576,522 $292.71 PSF	Clarion Partners RAF Pacifica Group	Class A
5540 & 5541 Fermi Court Carlsbad, CA	115,000 SF	$42,000,000 $365.22 PSF	Menlo Equities Regent Properties, Inc.	Class B
1900 Wright Place Carlsbad, CA	34,423 SF	$9,122,500 $265.01 PSF	Magnate Worldwide Harbor Associates	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
5966 La Place Court Carlsbad, CA	68,639 SF	Brookwood	MaxLinear, Inc.	Manufacturing
5600 Avenida Encinas Carlsbad, CA	49,130 SF	Alexandria	Undisclosed	Life Sciences
3156 Vista Way Oceanside, CA	18,537 SF	Concentric	Rockstar Games	Gaming

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2022
SAN FRANCISCO, CA

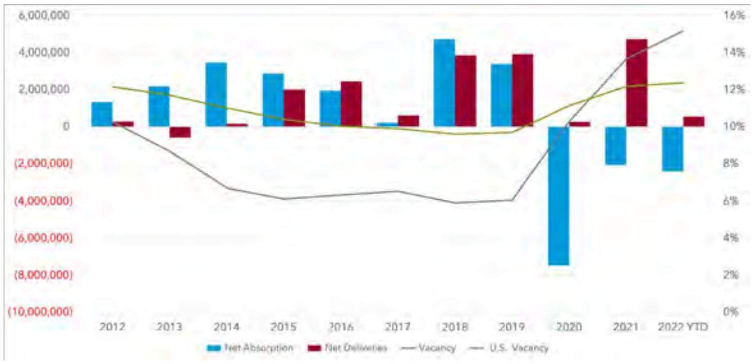
OFFICE MARKET OVERVIEW

JEFF MOELLER, *President*

There was an increase in lease transactions in Q2 as more employers returned to the office but it did not translate into positive net absorption. Notably. Salesforce announced it was putting more than 600,000 SF on the market. Several large deals closed in Q2 including Wells Fargo's 621,636-SF renewal at 333 Market Street and the FinTech company Ripple's new 124.547-SF building at 600 Battery Street.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼ 12 Mo. Net Absorption SF	(1,377,777)	(956,945)	(155,376)	(69,166)	(713,380)
▼ Vacancy Rate	13.83%	16.10%	15.30%	14.60%	14.50%
▲ Avg NNN Asking Rate PSF	$64.06	$54.24	$55.08	$55.56	$56.16
▲ SF Under Construction	4,645,917	571,782	571,782	1,493,682	1,620,219
▲ Inventory SF	157,765,455	129,539,769	129,539,769	128,633,869	128,612,721

NET ABSORPTION, NET DELIVERIES, & VACANCY



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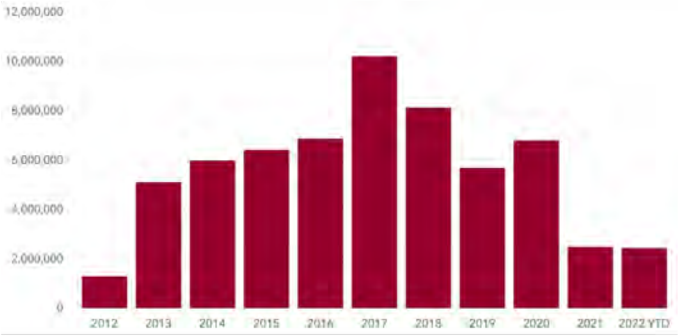

TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
550 Terry A Fancois Boulevard San Francisco, CA	314,826 SF	$356,000,000 $1,130.78 PSF	Divco West Services, LLC The Gap, Inc.	Class A
270 Masonic Avenue San Francisco, CA	80,000 SF	$31,000,000 $387.50 PSF	University of San Francisco Vitalant	Class B
200 Middlefield Road Menlo Park, CA	43,083 SF	$62,665,000 $1,454.52 PSF	Ellis Partners TIAA	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
333 Market Street San Francisco, CA	621,636 SF	Columbia Property Trust	Wells Fargo	Banking
510 Townsend Street San Francisco, CA	295,339 SF	Ascendas REIT	Google Cloud	Web Service Cloud Computing
600 Battery Street San Francisco, CA	124,547 SF	TMG/Invesco	Ripple	Computer Software

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COMMERCIAL REAL ESTATE SERVICES

Q2 2022
DENVER, CO

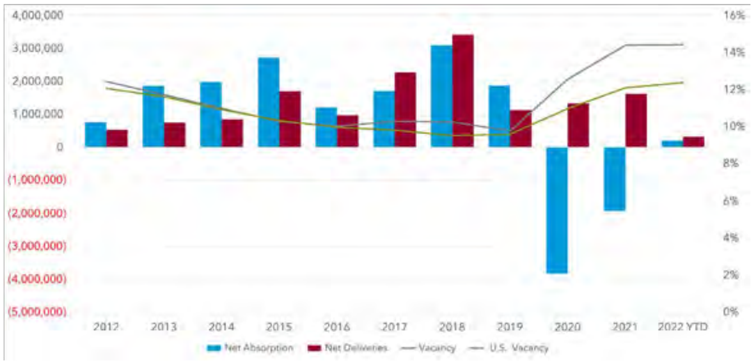
OFFICE MARKET OVERVIEW

JR BITZER, *Principal*

The Metro Denver Office Market continues it's slow climb to recovery with another quarter of positive net absorption. While most of the larger lease transactions are local companies, the same can be said for the majority of lease transactions; small local companies looking to get back in the office. Several new office developments broke ground in the CBD and Cherry Creek, and are not expected to be completed until early 2024. The institutional sales market had a strong quarter amid rising interest rates, as several trophy properties changed hands. As office occupancy hovers around 50%, it will be interesting to see if the remaining 50% are ever headed back.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▲ 12 Mo. Net Absorption SF	506,952	232,483	(1,915,178)	(3,180,267)	(4,584,232)
▲ Vacancy Rate	14.30%	14.20%	14.40%	14.30%	14.30%
▲ Avg FSG Asking Rate PSF	$29.06	$28.96	$28.83	$28.75	$28.53
▲ SF Under Construction	1,500,000	1,300,000	1,400,000	1,300,000	1,400,000
◄ ► Inventory SF	182,000,000	182,000,000	182,000,000	182,000,000	181,000,000

NET ABSORPTION, NET DELIVERIES, & VACANCY



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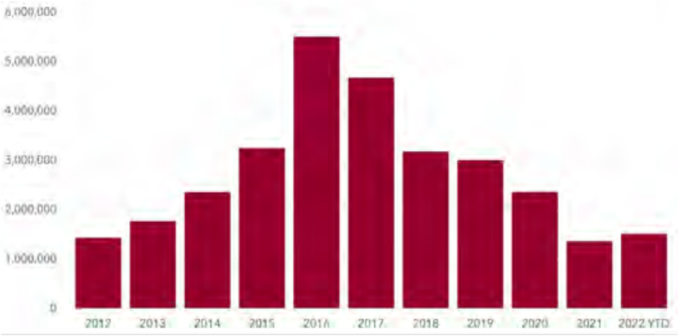

TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
9151 E Panorama Circle Centennial, CO	227,000 SF	$106,000,000 $466.96 PSF	Drawbridge Realty BentallGreenOak (Canada) Ltd Ptn	Class A
1401 Lawrence Street Denver, CO	309,987 SF	$233,000,000 $751.64 PSF	PGIM Real Estate Heitman	Class A
5445 DTC Parkway Greenwood Village, CO	338,911 SF	$62,000,000 $182.94 PSF	Vanderbuilt Office Properties CalSTRS	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
3400 Walnut Street Denver, CO	80,000 SF	Jordon Perimutter Co	Davis Graham & Stubbs	Legal
6900 Layton Avenue Denver, CO	72,914 SF	Columbine Realty Inc	Gen II	Finance & Insurance
675 15th Street Denver, CO	100,000 SF	Patrinely Group, LLC	Brownstein Hyatt Farber Schreck LLP	Legal

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COMMERCIAL REAL ESTATE SERVICES

Q2 2022
WASHINGTON, DC

OFFICE MARKET OVERVIEW

JOHN COLAN, *Senior Associate*

Washington's primary demand drivers like the federal government and Fortune 500 employers are still struggling to offset the negative impacts of the coronavirus pandemic. A decimated tourism sector has Washington's economy trailing the national benchmark in year-over-year job growth. Although short term prospects appear bleak, the long term looks far brighter. Much of the office recovery will rely on office-using employers, the most important being the federal government; recent announcements signify that the federal government will be sending its employees back to the office. Additionally, Amazon's HQ2 is under construction in National Landing, introducing a steady influx of high-paid workers to the DMV.

	MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▲	12 Mo. Net Absorption SF	(800,405)	(2,513,316)	(6,866,980)	(8,103,937)	(9,959,591)
▲	Vacancy Rate	15.3%	15.0%	14.9%	14.9%	14.9%
▲	Avg FSG Asking Rate PSF	$38.78	$38.75	$38.74	$38.77	$38.91
▲	SF Under Construction	9,930,539	9,804,790	10,470,999	9,983,156	9,649,101
▲	Inventory SF	515,921,754	514,816,803	513,563,702	513,862,651	514,218,834

NET ABSORPTION, NET DELIVERIES, & VACANCY

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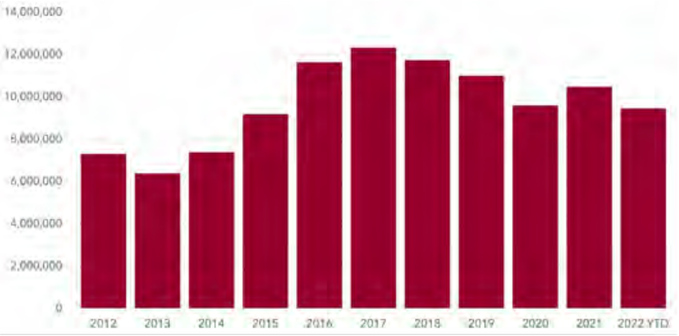


TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1875 Connecticut Avenue NW Washington, DC	383,000 SF	$101,521,220 $265.07 PSF	Post Brothers JBG Smith Properties	Class A
2200 Clarendon Boulevard Arlington, VA	362,000 SF	$99,421,913 $274.65 PSF	Fortress Investment Group JBG Smith Properties	Class A
1825 Connecticut Avenue NW Washington, DC	302,000 SF	$102,178,780 $338.34 PSF	Post Brothers JBG Smith Properties	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
555 4th Street NW Washington, DC	327,565 SF	NSP Ventures Corp.	GSA - Justice	Public Administration
2340 Dulles Corner Boulevard Herndon, VA	200,943 SF	Brandywine Realty Trust	T - Mobile	Information
460 Herndon Parkway Herndon, VA	186,781 SF	Turnbridge Equities	Boeing	Manufacturing

Q2 2022

FORT MYERS, FL

OFFICE MARKET OVERVIEW

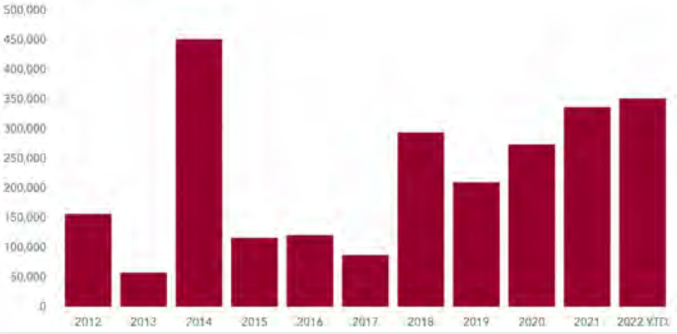
CLAIRE SEARLS, *Director of Research*

The office market in Fort Myers had solid market fundamentals that supported another quarter of positive absorption and leasing activity. Overall vacancy compressed as increased occupancy pushed average rents up to nearly $16.00 psf. The tightened office market caused a 7% increase in base rent over the past twelve months. Class A office space, however closed the quarter with a significant give back of space with 102,894 sf of negative absorption and a vacancy rate of 11.6%. One of the largest leases for the quarter was a renewal in the Bonita Springs submarket.

	MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼	12 Mo. Net Absorption SF	541,977	583,639	613,990	466,569	192,997
▼	Vacancy Rate	4.5%	4.6%	4.5%	5.1%	5.7%
▲	Avg NNN Asking Rate PSF	$15.91	$15.58	$15.28	$15.10	$14.88
▼	SF Under Construction	351,112	389,598	336,686	441,430	516,417
▲	Inventory SF	21,418,360	21,369,874	21,352,874	21,203,830	21,128,843

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
5220 Summerlin Commons Blvd Fort Myers, FL	53,640 SF	$10,250,000 $191.00 PSF	Evan N. Berlin Mick Vorbeck	Class A
13340 Metro Parkway Fort Myers, FL	41,432 SF	$21,780,000 $526.00 PSF	Advenir, Inc. Metro-Daniels (No. Parcel) Inv LLC	Class B
3434 Hancock Bridge Parkway North Fort Myers, FL	37,920 SF	$3,400,000 $90.00 PSF	EE Properties Fort Myers, LLC 3434 Hancock Bridge Parkway, LLC	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
27500 Riverview Center Boulevard Bonita Springs, FL	14,962 SF	Brookwood	TRAK America	Accounts Receivable Management Systems
3745 Broadway Fort Myers, FL	11,152 SF	Ava Property Inc.	Savills	Commercial Real Estate
9961 Interstate Commerce Drive Fort Myers, FL	10,207 SF	Friendly Village, LLC	JR Evans Engineering	Engineering

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Q2 2022
NAPLES, FL

OFFICE MARKET OVERVIEW

CLAIRE SEARLS, *Director of Research*

The Naples office market showed another quarter of rent growth and increased occupancy. The overall vacancy rate closed second quarter at 6.8% being 270-basis points (bps) lower than this time last year. The push in occupancy increased asking rents to an average $23.02 psf NNN. One of the largest leases for the quarter was a renewal with Morgan Stanley in the Class A office building in the North Naples submarket. Demand for Class A office space seemed to have tapered at mid-year with absorption and leasing volume slowed and average rent $1.46 psf higher than the overall market average.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼ 12 Mo. Net Absorption SF	412,645	518,674	562,703	393,167	95,220
▼ Vacancy Rate	6.8%	7.0%	7.1%	7.9%	9.5%
▲ Avg NNN Asking Rate PSF	$23.02	$22.38	$22.09	$22.33	$21.84
▲ SF Under Construction	139,060	80,837	95,360	161,935	161,935
◀ ▶ Inventory SF	9,957,036	9,957,036	9,942,513	9,844,424	9,804,424

NET ABSORPTION, NET DELIVERIES, & VACANCY

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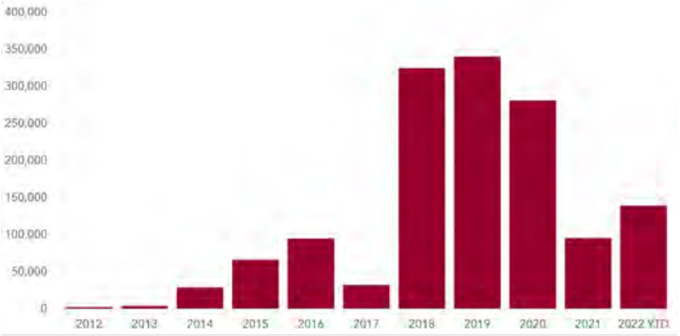


TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
4025 Radio Road Naples, FL	11,340 SF	$2,850,000 $251.00 PSF	Regnum SWFL Gulf Coast Commercial Corp.	Class B
6645 Willow Park Drive Naples, FL	7,995 SF	$2,300,000 $288.00 PSF	Collier Health Services, Inc. Grace Romanian Baptist Church	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
8889 Pelican Bay Boulevard Naples, FL	30,991 SF	Pelican Bay Financial Center, LLC	Morgan Stanley	Financial Services
3520 Kraft Road Naples, FL	12,696 SF	Kraft Office Center, LLC	Fischler Identity	Information
704-708 Goodlette-Frank Road, N Naples, FL	12,241 SF	OM Holdings 704 & 708 LLC	Stepping Stone Kids Therapy, LLC	Mental Health Services

Q2 2022
SOUTH FLORIDA, FL

OFFICE MARKET OVERVIEW

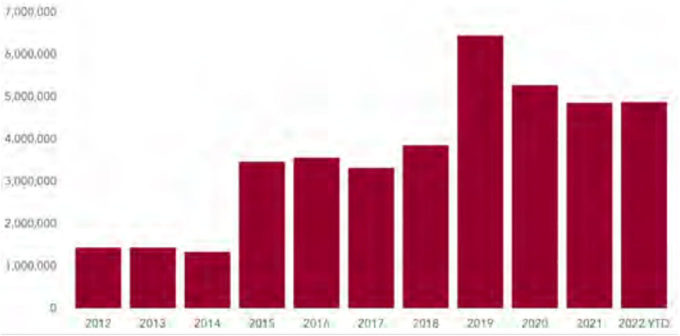
MATTHEW KATZEN, *Senior Vice President*

Florida's office sector led growth through the pandemic. However, while investment sentiment around real estate improved, it's not without a sense of caution. Geopolitics, inflation and rising interest rates are combining to now create uncertainty in the market. The vacancy rate continues its downward trend and the office market has been supported by robust job growth and low unemployment, with employees and companies eager to get back to the office amid the rise of hybrid working. The Industrious is set to open a 27,000 SF coworking operation in downtown West Palm Beach adding to an existing location in Brickell, and a number of national and global law firms are considering potential South Florida offices.

	MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▲	Net Absorption SF	3,275,692	2,748,479	1,636,320	1,607,458	(1,025,898)
▼	Vacancy Rate	9.1%	9.3%	9.4%	9.5%	10.0%
▲	Avg NNN Asking Rate PSF	$35.03	$34.00	$32.90	$32.17	$31.73
▼	SF Under Construction	4,854,397	4,864,088	4,856,789	4,900,982	5,120,668
▲	Inventory SF	240,878,417	240,446,564	240,342,629	240,099,176	239,810,189

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
100 SE 2nd Street Miami, FL	627,152 SF	$162,500,000 $259.11 PSF	CP Group Sumitomo Corporation of Americas	Class A
1221 Brickell Avenue Miami, FL	408,423 SF	$286,500,000 $701.48 PSF	Randall Davis Company Rockpoint	Class A
1750 NE 167th Street North Miami Beach, FL	164,589 SF	$20,859,596 $126.74 PSF	PPG Development Dezer Development LLC	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
12496 NW 25th Street Miami, FL	101,634 SF	Prologis, LP.	Withheld	Withheld
700 NW 107th Avenue Miami, FL	75,728 SF	Coast Capital Partners	Evolution Research Group	Medical Laboratories
1001 Brickell Bay Drive Miami, FL	55,866 SF	Aimco & Brickell Bay Tower LTD, Inc.	Undisclosed	Undisclosed

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Q2 2022
ATLANTA, GA

OFFICE MARKET OVERVIEW

DAN WAGNER, *Chief Data Officer*

Atlanta's office market is back in positive territory in 2022, recording nearly 1 million SF of net occupancy gains through Q2. Overall leasing activity is up 35% relative to Q2 of 2021 and the vacancy rate fell for the first time in nearly four years. While overall activity still pales in comparison to pre-pandemic levels, relocation and expansion announcements are rising in frequency. McKinsey & Co. just announced a 700-person expansion of its technology division in Atlanta, copying tech firms such as Microsoft, Google and Cisco that recently committed to the area. Atlanta's office recovery is accelerating, attracting office occupiers to its deep and expanding pool of available talent.

	MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▲	12 Mo. Net Absorption SF	2,151,650	1,010,958	(1,883,587)	(4,335,552)	(5,985,805)
▼	Vacancy Rate	18.4%	18.8%	18.6%	18.6%	18.9%
▲	Avg Asking Rate PSF	$29.60	$29.55	$29.35	$29.20	$29.04
▲	SF Under Construction	5,196,287	4,695,612	4,918,472	4,916,593	4,740,230
▲	Inventory SF	235,811,946	235,753,321	235,448,367	235,109,367	234,516,756

NET ABSORPTION, NET DELIVERIES, & VACANCY

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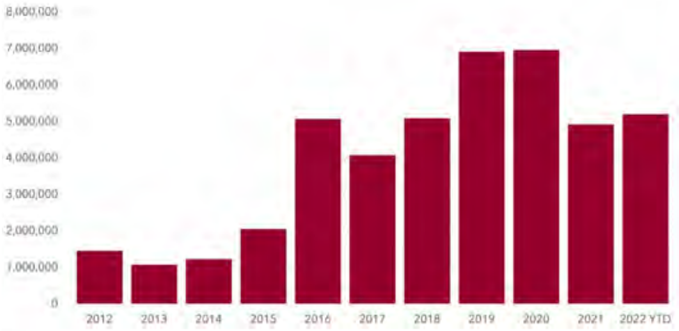

TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
3455 Peachtree Road Atlanta, GA	430,124 SF	$220,000,000 $511.48 PSF	STRS Ohio CA Real Estate The Brookdale Group	Class A
1025 Lenox Park Boulevard Atlanta, GA	331,013 SF	$148,500,000 $448.62 PSF	The Simpson Organization Bridge Investment Group	Class A
3600 Mansell Road Alpharetta, GA	126,140 SF	$19,719,255 $156.33 PSF	The Simpson Organization Ravinia Capital Group	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
900 SE Battery Avenue Atlanta, GA	250,000 SF	Braves Development Company	Truist	Financial Services
244 Perimeter Center Parkway Atlanta, GA	174,400 SF	Dunwoody City Development Authority	Transportation Insight LLC	Transportation & Logistics
600 Galleria Parkway Atlanta, GA	53,080 SF	Piedmont Office Realty Trust	Brand Industrial Services	Specialty Trade Contractor

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COMMERCIAL REAL ESTATE SERVICES

Q2 2022
SUBURBAN CHICAGO, IL

OFFICE MARKET OVERVIEW

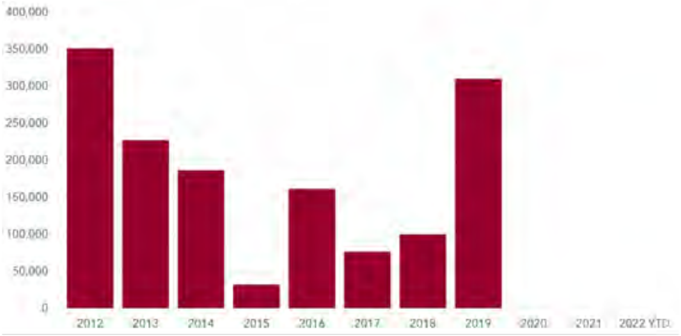
DIANA PEREZ, *Director of Research*

While major market indicators are still well below pre-pandemic levels, large lease deals such as Ace Hardware, Echo Global Logistics, & Abbott Laboratories signal a belief by larger corporations they know how office space fits into their future. As tenants begin to have confidence in their understanding of how office space plays into their corporate strategy at large, they are met with yet another of difficult adversaries in soaring TI costs & long lead times. Tenants are being encouraged to take on as much term as they can handle to lock in at low rental rates while the market is still down, but most importantly limit exposure to out-of-pocket buildout costs.

MARKET INDICATORS		Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▲	12 Mo. Net Absorption SF	109,009	(18,973)	(966,611)	(1,960,823)	(2,719,133)
▼	Vacancy Rate	23.9%	26.0%	24.8%	23.9%	19.3%
▼	Avg NNN Asking Rate PSF	$23.65	$24.01	$22.85	$23.28	$23.04
◄ ►	SF Under Construction	0	0	0	0	0
▲	Inventory SF	127,405,034	126,955,460	125,792,396	125,974,873	125,681,944

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
Kemper Lakes Business Ctr Portfolio Long Grove, IL	1,028,504 SF	$190,000,000 $184.73 PSF	Northeast Capital Group Apollo Global R.E. Management	Class A
2550 W. Golf Rolling Meadows, IL	267,516 SF	$13,000,000 $48.60 PSF	Gallagher Marc Realty	Class B
Cantera Naperville Portfolio Naperville, IL	130,722 SF	$16,000,000 $122.40 PSF	RE Development Solutions DynaCom Management	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2915 Jorie Boulevard Oak Brook, IL	297,127 SF	JPD Oak Brooke Holdings, LLC	ACE Hardware Corporation	Home Improvement
600 W. Chicago Avenue Chicago, IL	186,000 SF	Sterling Bay	Echo Global Logistics, Inc.	Logistics
711 Jorie Boulevard Oak Brook, IL	122,925 SF	GIC Real Estate	Undisclosed	Undisclosed

Q2 2022
BOSTON, MA

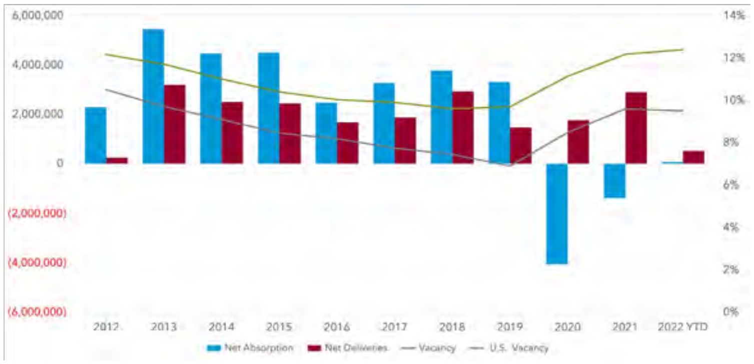
OFFICE MARKET OVERVIEW

ERIC SOLEM, *Managing Principal, President*

Despite the turmoil in the financial markets in Q2 2022, demand levels for the Boston office market stayed constant. A significant number of leases signed, with over 90%, in Class A buildings and a significant portion of that occurring in brand new construction. Thus, the "flight to quality" movement continued to drive demand as the hybrid workforce model remains in favor for a majority of large companies. This is evidenced by the spread of rental rate between class A and B/C assets of over $20/SF as office buildings that offer the most desirable technology, amenities, and flexible space better support collaboration and meaningful employee connections to draw employees back to the office.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼ 12 Mo. Net Absorption SF	70,283	3,605,227	(1,476,637)	(5,219,562)	(6,323,437)
▼ Vacancy Rate	9.5%	9.6%	9.9%	9.8%	9.7%
▲ Avg NNN Asking Rate PSF	$42.40	$41.10	$40.55	$40.42	$40.39
▲ SF Under Construction	15,200,000	14,965,302	16,282,657	15,469,236	15,076,236
▲ Inventory SF	364,350,662	363,017,226	359,229,444	357,624,811	357,352,307

NET ABSORPTION, NET DELIVERIES, & VACANCY



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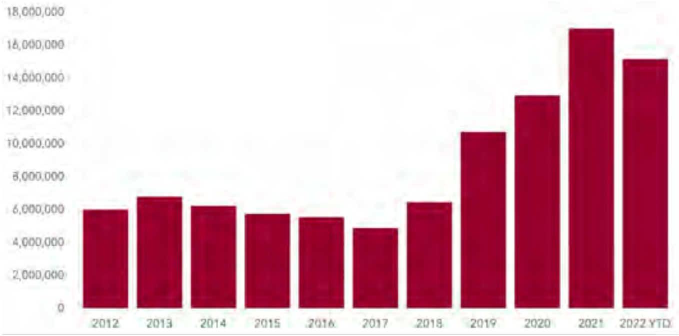


TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
451 D Street Boston, MA	477,132 SF	$700,000,000 $1,500 PSF	GI Partners/Related Beal Related Beal	Class B recapitalization
96 Worcester Street Wellesley, MA	130,114 SF	$58,500,000 $450.00 PSF	Beacon Capital Partners BentallGreenOak	Class A portfolio sale/grnd lse/redev
110 Worcester Street Wellesley, MA	120,665 SF	$53,700,000 $445.00 PSF	Beacon Capital Partners BentallGreenOak	Class A portfolio sale/grnd lse/redev

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
585 Third Street Cambridge, MA	600,000 SF	BioMed Realty	Takeda Pharmaceuticals	Pharmaceuticals
290 Binney Street Cambridge, MA	570,000 SF	Boston Properties	AstraZeneca	Biomanufacturing
1 Congress Street Boston, MA	353,220 SF	Carr Properties/National Real Estate Advisors	InterSystems Corp.	Information Tech

Q2 2022
GREATER COLUMBIA, MD

OFFICE MARKET OVERVIEW

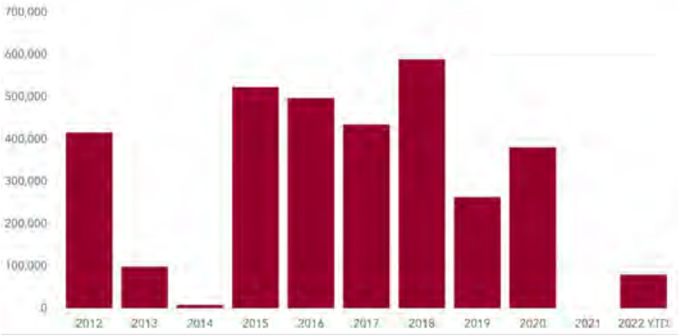
BILL HARRISON, *Senior Vice President*

The office market continues to fluctuate but nothing too severe in this snapshot. Negative net absorption for Q2 2022 increased to (23,958) SF with the vacancy rate remaining relatively stable at 13.2% versus the 12.9% level seen in Q1 2022. Asking rates increased to $26.48. Primarily in highly amenitized Class-A buildings, there were several notable leases completed in the Greater Columbia area. As a result, Class A product which experienced a positive absorption rate of 30,881 SF verses B and C level product witnessed negative absorption. As employers strive to get employees back to the office, newer buildings with attractive facilities and locations tend to win the attention of prospective tenants.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼ Net Absorption SF	(23,958)	(14,646)	(32,717)	(3,245)	278,647
▲ Vacancy Rate	13.2%	12.90%	12.60%	12.10%	12.00%
▲ Avg NNN Asking Rate PSF	$26.48	$26.45	$26.10	$26.05	$25.55
◄ ► SF Under Construction	80,000	80,000	0	109,246	109,246
◄ ► Inventory SF	22,790,737	22,790,737	22,790,737	22,681,491	22,681,491

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
Old Dobbin Business Park Columbia, MD	258,981 SF	$37,000,000 $142.87 PSF	Goodier Properties Fernau LeBlanc	Class B
4801 Dorsey Hall Drive Ellicott City, MD	53,360 SF	$21,300,000 $399.18 PSF	BentallGreenOak (Canada) Ltd Ptnr Kirk Halpin	Class B
9811 Mallard Drive Laurel, MD	42,390 SF	$6,000,000 $141.55 PSF	9811 Mallard Drive LLC Bristol Laurel LLC	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
6100 Merriweather Drive Columbia, MD	85,188 SF	Howard Hughes	CareFirst BlueCross BlueShield	Insurance
7001 Columbia Gateway Drive Columbia, MD	63,639 SF	Offic Properties Income Trust	Merkel	Marketing
8865 Stanford Boulevard Columbia, MD	21,000 SF	Holland Properties	Venture X	Consulting

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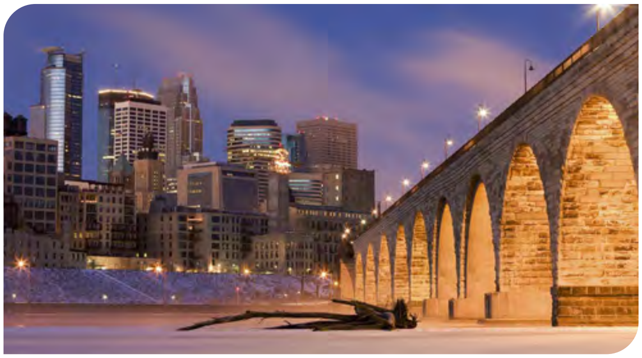
COMMERCIAL REAL ESTATE SERVICES

Q2 2022

TWIN CITIES, MN



OFFICE MARKET OVERVIEW

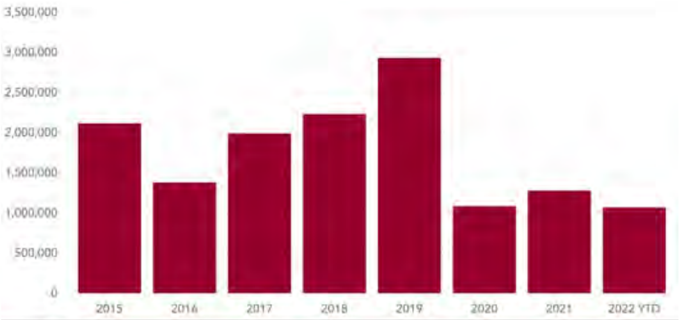
LUKE SCHAMMEL, *Associate*

The Twin Cities Office Market is continuing to feel the effects of remote work, experiencing nearly one million square feet of negative net absorption year-to-date, causing the vacancy rate to increase 52 basis points to 13.92% for Q2 2022. Asking rates in the Minneapolis market remain elevated at $25.69 per square foot as a flight to quality is keeping rents steady and landlords offer concessions to tenants in place of rent decreases. These heavy concessions are expected to continue into the foreseeable future, as Landlords work to attract employees back to the office, and lock in tenants to new deals.

	MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼	Net Absorption SF	(866,817)	(86,139)	(1,499,256)	(963,301)	(1,193,325)
▲	Vacancy Rate	13.92%	13.40%	13.20%	12.80%	12.90%
▼	Avg NNN Asking Rate PSF	$25.69	$25.74	$25.34	$25.29	$24.58
▼	SF Under Construction	1,049,324	1,071,160	1,280,278	1,123,197	995,670
▲	Inventory SF	130,660,070	129,892,693	129,388,269	129,868,213	129,892,693

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1275 Red Fox Road Arden Hills, MN	75,601 SF	$7,650,000 $101.00 PSF	Champlain Associates Elm Tree Funds	Class C
10405 6th Avenue N Plymouth, MN	53,544 SF	$6,500,000 $121.00 PSF	DN Enterprises Dakota REIT	Class C
1333 Northland Drive Mendota Heights, MN	33,812 SF	$3,580,000 $106.00 PSF	DSB Rock Island PS Unlimited	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
400-500 NE Stinson Boulevard Minneapolis, MN	128,503 SF	AX Stinson, LP	MN Department of Ed.	Government
5600 W 84th Street Bloomington, MN	89,810 SF	ML -AI Normandale, LLC	Delta Airlines	Transportation
12755 Hwy 55 Plymouth, MN	43,599 SF	Jet 55 Property Owner, LLC	Epicor	Software

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COMMERCIAL REAL ESTATE SERVICES

Q2 2022
ST LOUIS, MO

OFFICE MARKET OVERVIEW

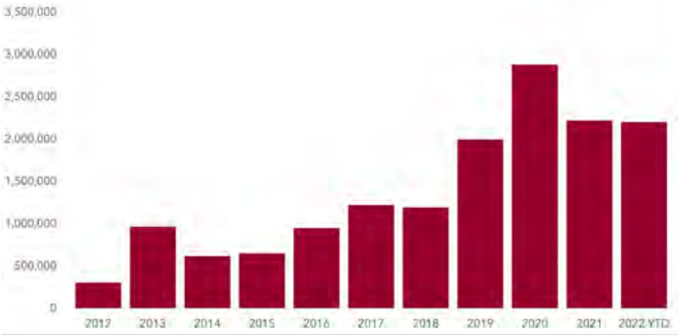
STUART WISEHEART, *Vice President*

Average full service rates and vacancy rates have stabilized the first two quarters of 2022 but absorption has softened. Cost-conscious tenants are opting to stay downtown, evident by the core's 6.1% Class B/C vacancy rate at the onset of April. While lower rents should help retain tenants with upcoming lease expirations, moves like the Bank of America's consolidation of local employees from downtown to Clayton foreshadows a potential renewal in suburban demand. Clayton continues to produce the highest positive net absorption and therefore continues to command the highest gross asking rates in the region. With the steady increase of staff reentry, vacancy in the suburbs should ease, aiding overall market fundamentals.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▲ 12 Mo. Net Absorption SF	(701,203)	(988,616)	(621,989)	(800,438)	(1,498,429)
▼ Vacancy Rate	9.07%	9.10%	8.40%	8.20%	8.20%
▼ Avg NNN Asking Rate PSF	$21.19	$21.29	$21.24	$21.11	$21.04
▼ SF Under Construction	2,200,747	2,229,500	2,260,880	2,488,228	2,748,027
▲ Inventory SF	146,922,403	146,903,313	146,871,933	146,619,085	146,347,286

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
909 Chestnut Street St. Louis, MO	1,461,274 SF	$4,500,000 $3.08 PSF	SomeraRoad Holdings US Bankcorp/CW Capital	Class A
1831 Chestnut Street St. Louis, MO	424,518 SF	$36,084,030 $85.00 PSF	Undisclosed Oak Street Real Estate Capital	Class A
7650 Magna Drive St. Louis, MO	165,000 SF	$8,898,000 $53.93 PSF	Undisclosed Trust Realty USA, LLC	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1400 S. Highway Drive Fenton, MO	72,000SF	Maritz	Panera Bread	Coffee/Restaurant
7930 Clayton Road Richmond Heights, MO	59,949SF	Nelson McBride Development	ARCO Construction	Commercial Construction
720 Olive Street St. Louis, MO	28,000SF	Trinirty Westridge LLC	Enchanted Mob	Video Gaming

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COMMERCIAL REAL ESTATE SERVICES

Q2 2022
DURHAM, NC

OFFICE MARKET OVERVIEW

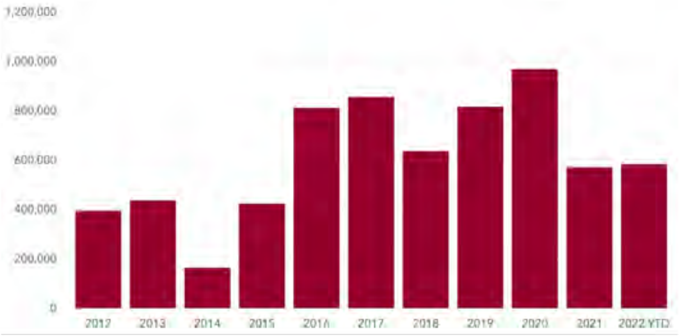
BRIAN FARMER, SIOR, *Managing Director, Vice President*

The Triangle office market's vacancy rose slightly from the previous quarter to 9.85%. Absorption remains strong as tech companies such as Apple, Meta, and Bandwith shift to leasing high-quality, amenity-rich spaces to compete for and retain employees. Amenities and walkability remain demand drivers for tenants and are more important than rental rates and core factors. Some landlords are offering concierge services to stand out against the competition. The largest office investment sale was 150 Fayetteville Street in Raleigh which traded for $148M at $264 per square foot to Highwoods Properties.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▲ 12 Mo. Net Absorption SF	440,994	361,262	510,030	770,348	853,157
▲ Vacancy Rate	9.86%	9.80%	10.03%	9.30%	9.36%
▲ Avg NNN Asking Rate PSF	$26.45	$26.38	$26.15	$26.16	$26.01
▲ SF Under Construction	583,625	390,369	571,256	645,034	769,341
▲ Inventory SF	36,046,058	35,831,341	35,698,203	35,494,954	35,360,647

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
4321 Medical Park Drive Durham, NC	79,202 SF	$11,500,000 $145.20 PSF	Greenleaf Capital, LLC Allbridge	Class B
77 Vilcom Center Drive Chapel Hill, NC	72,364 SF	$4,125,000 $57.00 PSF	Undisclosed CityPlat	Class A
1525 E Franklin Street Chapel Hill, NC	13,120 SF	$1,150,000 $87.65 PSF	Jeremy Fry Hershey & Heymann Orthodontics	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
40 Moore Drive Durham, NC	147,876 SF	Alexandria Real Esate Equities, Inc.	Undisclosed	Undisclosed
831 Slater Road Durham, NC	103,037 SF	Northridge Capital, LLC	Undisclosed	Undisclosed
710 Slater Road Morrisville, NC	89,999 SF	Strategic Capital Partners	Renesas Electronics America, Inc.	Manufacturing

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2022
RALEIGH, NC

OFFICE MARKET OVERVIEW

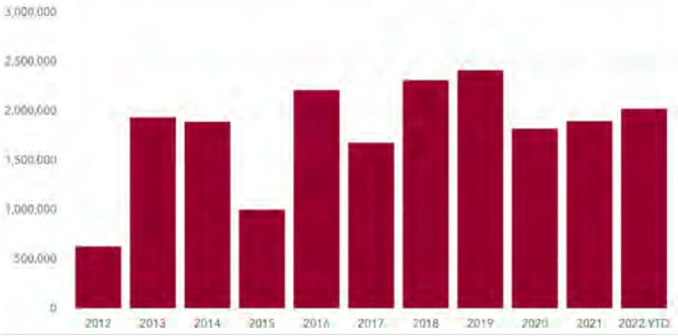
BRIAN FARMER, SIOR, *Managing Director, Vice President*

The Triangle office market's vacancy rose slightly from the previous quarter to 9.85%. Absorption remains strong as tech companies such as Apple, Meta, and Bandwith shift to leasing high-quality, amenity-rich spaces to compete for and retain employees. Amenities and walkability remain demand drivers for tenants and are more important than rental rates and core factors. Some landlords are offering concierge services to stand out against the competition. The largest office investment sale was 150 Fayetteville Street in Raleigh which traded for $148M at $264 per square foot to Highwoods Properties.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▲ 12 Mo. Net Absorption SF	617,030	379,877	538,777	(201,687)	150,143
▼ Vacancy Rate	8.11%	8.17%	8.25%	8.53%	8.07%
▲ Avg NNN Asking Rate PSF	$27.99	$27.86	$27.65	$27.44	$27.08
▲ SF Under Construction	2,021,697	1,973,280	1,896,755	1,677,130	979,150
▲ Inventory SF	77,262,629	77,000,569	76,986,031	76,468,895	76,558,759

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
8300 Health Park Raleigh, NC	185,637 SF	$35,000,000 $188.54 PSF	Welltower Inc. Williams Property Group, Inc.	Class A
500 Gregson Drive Cary, NC	106,047 SF	$19,250,000 $181.52 PSF	Serac Capital Partners Albany Road Real Estate Partners	Class B
14101 Capital Boulevard Youngsville, NC	72,000 SF	$8,010,000 $111.22 PSF	N Software, Inc. Kleiman Clemmons & Berenthal L	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
223 S West Street Raleigh, NC	51,362 SF	FCP	Undisclosed	Undisclosed
1000 CentreGreen Way Cary, NC	34,115 SF	Highwoods Properties, Inc.	SASR Workforce Solutions	Undisclosed
4200 Six Forks Road Raleigh, NC	31,338 SF	Kane Realty Corporation	Undisclosed	Undisclosed

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COMMERCIAL REAL ESTATE SERVICES

Q2 2022
OMAHA, NE

OFFICE MARKET OVERVIEW

BENJAMIN PEARSON, *Principal*

The vacancy rate for Q2 had a slight increase from 8.2% to 8.42%. Q2 2021 was a 9.4% vacancy rate. The steadiness in vacancy rate is encouraging. However, there have been large companies, including Intrado, that vacated 148,550 SF in Miracle Hills that skews absorption with the amount of large leases that were signed in Q2. These include Toast (50,000 SF Aksarben Village), Ventura Medstaff (23,000 SF North Park VIII), H3C (21,234 SF North Park VIII), and Wells Fargo Home Mortgage (20,361 SF One California). Omaha ended the 2nd Q2 2022 with a negative absorption of (102,531). Current average asking rent has increased to $23.37 PSF from $23.23 PSF year over year. There is currently 439,000 SF under construction.

	MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼	12 Mo. Net Absorption SF	(102,531)	176,961	344,061	127,424	233,668
▲	Vacancy Rate	8.42%	8.20%	8.58%	8.90%	9.17%
▲	Avg NNN Asking Rate PSF	$23.37	$23.23	$23.20	$23.25	$23.08
◀ ▶	SF Under Construction	439,438	439,438	439,438	648,438	539,000
▲	Inventory SF	76,950,571	76,936,033	76,418,897	76,508,761	76,033,019

NET ABSORPTION, NET DELIVERIES, & VACANCY

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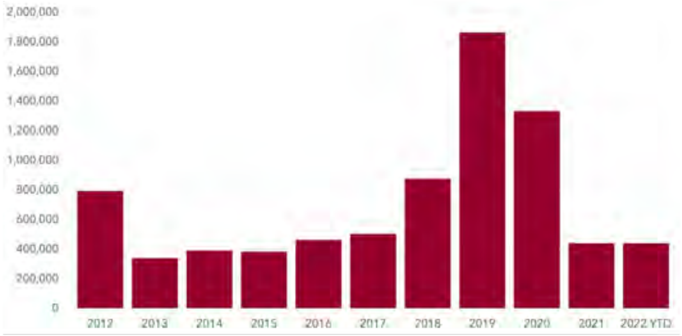


TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
One Pacific Springs Omaha, NE	46,011 SF	$10,500,000 $228.21 PSF	Kevin & Kerry Cox Marcy Street Partners, LLC	Class A
Overland Wolf 6910 Pacific Omaha, NE	46,065 SF	$7,075,000 $153.59 PSF	6910 Pacific, LLC Edgewater Equity, LLC	Class B
11010 Burdette Street Omaha, NE	44,000 SF	$6,150,000 $139.77 PSF	Premier Claims, LLC NGX2, LLC	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1904 S 67th Street - Aksarben Village Omaha, NE	50,000 SF	Noddle Companies	Toast	Tech
North Park VIII Omaha, NE	23,000 SF	Wassco, LLC	Ventura Medstaff	Medical Staffing
North Park VIII Omaha, NE	21,234 SF	Wassco, LLC	H3C	Remote Healthcare

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2022
NORTHERN & CENTRAL, NJ

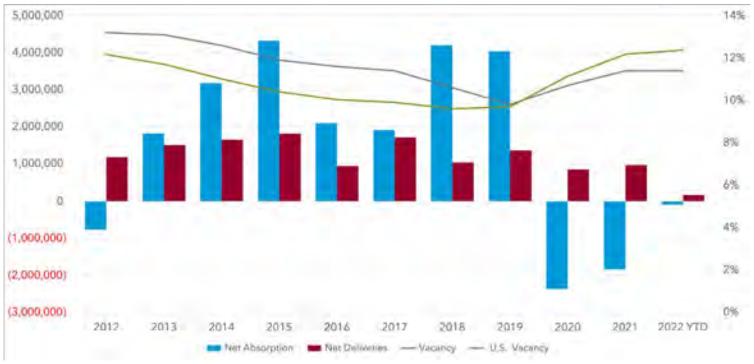
OFFICE MARKET OVERVIEW

MICHAEL MALMSTONE, *Real Estate Analyst*

Q2 leasing velocity slowed by 18% with 595 inked deals averaging 4,495 SF, of which three were 100k+ SF. Lease-up time shrank to 10.1 months, down 42 days QoQ. Vacant and available space nearly the same at 11.4% and 14.8% respectively. Rental rates at a record high of $27.70 PSF gross. Net absorption fell to -539k SF, the first negative quarter in a year and -205% of the 5-year average. NJ unemployment fell 20 bps to 3.9%. Sales volume dropped 67% to $436MM, the lowest since the beginning of COVID, as did pricing, by 26% to $188 PSF. Cap rates compressed 20 bps to 7.1%. 1.6MM SF is under construction. 19.5MM SF is approved, 1.8MM SF being medical. Investor demand for medical office continues to grow.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼ Qtrly Net Absorption SF	(539,083)	445,714	53,302	333,126	(812,998)
▲ Vacancy Rate	11.4%	11.3%	11.4%	11.4%	11.4%
▲ Avg GRS Asking Rate PSF	$27.70	$27.57	$27.37	$27.21	$27.07
▲ SF Under Construction	1,635,049	1,433,419	879,376	820,065	998,953
▲ Inventory SF	381,183,304	381,062,634	381,011,882	380,933,022	380,717,134

NET ABSORPTION, NET DELIVERIES, & VACANCY



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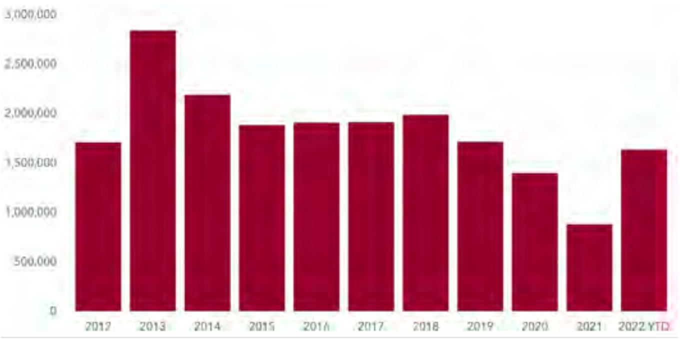


TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
200 Metro Boulevard Nutley, NJ	332,000 SF	$129,277,108 $389.39 PSF	Cantor Fitzgerald & Co. Prism Capital Partners	Class A
700 US Highway 202/206 Bridgewater, NJ	143,869 SF	$39,000,000 $271.08 PSF	Maxim Properties EQT Exeter	Class A
25 Hanover Road, Bldgs. A & B Florham Park, NJ	131,579 SF	$24,500,000 $186.20 PSF	Undisclosed The Silverman Group	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
400-500 Warren Corporate Center Dr. Warren, NJ	349,828 SF	Rubenstein Partners	PTC Therapeutics	Pharmaceuticals, Biotech & Life Sci
100 Schulz Drive Red Bank, NJ	100,000 SF	Crown Acquisitions & Paramount Rlty Svcs	Red Bank Veterinary Hospital	Health Care and Social Assistance
600 College Road E Princeton, NJ	76,311 SF	Nuveen	State Street	Finance and Insurance

Q2 2022
RENO, NV

OFFICE MARKET OVERVIEW

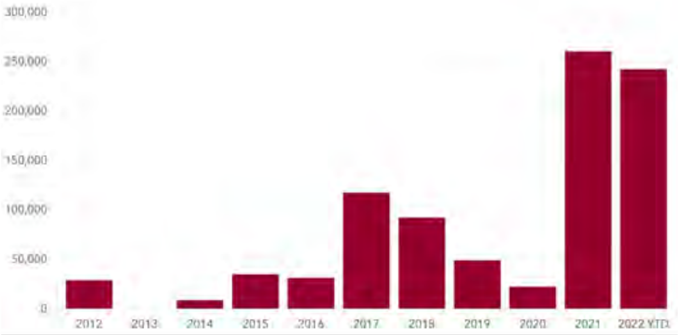
LYLE CHAMBERLAIN, *President*

Although vacancy and absolute rates have remained steady, the Reno market is in for some changes. A significant amount of new product is ready to hit the market at significantly higher rates. Much of this new space will be absorbed at the expense of existing Class A product that, in turn, will need to be backfilled with new tenants. If history repeats, lower class space ultimately will be the most negatively affected. Potential mitigation may come with companies moving to Reno for competitive rates, quality buildings and value-add opportunities.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼ 12 Mo. Net Absorption SF	222,932	231,988	292,893	278,122	(65,811)
▼ Vacancy Rate	8.2%	8.3%	7.9%	8.1%	9.4%
◀ ▶ Avg NNN Asking Rate PSF	$24.24	$24.24	$23.88	$23.53	$23.17
◀ ▶ SF Under Construction	242,332	242,332	260,240	281,303	241,303
◀ ▶ Inventory SF	17,195,325	17,195,325	17,177,417	17,160,241	17,160,241

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1195 Corporate Boulevard Reno, NV	30,000 SF	$3,225,000 $107.50 PSF	James Amyx Richard Wray Trust	Class B
70 Linden Street Reno, NV	14,000 SF	$1,625,000 $116.07 PSF	Marmot Properties Robert Fitzgerald	Class C
6144 MaeAnne Reno, NV	8,755 SF	$4,448,000 $508.05 PSF	Mass Mutual Dr. Steven Vicks	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
950 Sandhill Reno, NV	21,000 SF	Sandhill Property Co	Undisclosed	General Office
887 Trademark Drive Reno, NV	8,203 SF	Nev Dex	Undisclosed	General Office
300 E 2nd Street Reno, NV	7,404 SF	Basin Street Properties	Truckee Lumber Co	Retail Office

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2022
NEW YORK CITY, NY

OFFICE MARKET OVERVIEW

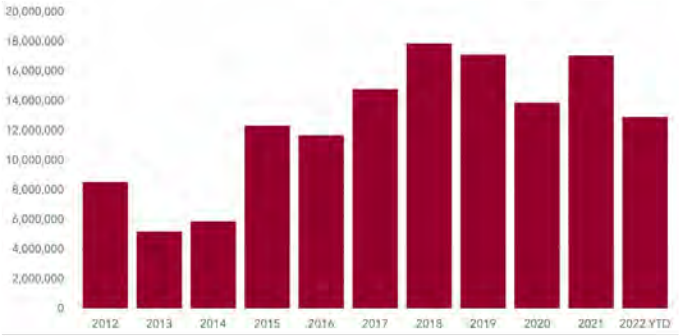
SARAH ORCUTT, *Director of Research*

Office leasing velocity in Manhattan totaled 7.9M SF in Q2 2022, slightly outpacing the previous quarter but down from the last two quarters of 2021 when leasing was on par with pre-pandemic rates reflecting pent up demand following vaccine rollouts. Manhattan's vacancy rate reached a five-quarter high of 13.2%, with 12-month net absorption at negative 3.5M SF. Despite this softening in the market, gross rents have remained stable at $72.29 PSF, and the market is seeing persistent demand for high-quality, high-value space driven by tenants in traditional industries, such as finance and law. New deliveries this quarter included 2.9M SF at 50 Hudson Yards, and with 12.9M SF of inventory under construction vacancy is expected to remain elevated.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▲ 12 Mo. Net Absorption SF	(3,478,271)	(5,072,200)	(14,855,067)	(17,556,664)	(20,346,198)
▲ Vacancy Rate	13.2%	12.6%	12.4%	12.0%	11.9%
◄ ► Avg GRS Asking Rate PSF	$72.29	$72.29	$72.31	$72.29	$72.33
▼ SF Under Construction	12,920,789	16,096,664	17,059,633	17,301,677	17,251,991
▲ Inventory SF	546,302,397	543,126,522	541,968,553	541,726,509	541,446,540

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
450 Park Avenue New York, NY	334,772 SF	$445,000,000 $1,329.26 PSF	SL Green Realty Corp. Crown Acquisitions	Class A
475 Fifth Avenue New York, NY	276,078 SF	$290,000,000 $1,050.43 PSF	RFR Realty LLC Norges Bank Investment Mgmt	Class B
355 W. 52nd Street New York, NY	45,665 SF	$47,500,000 $1,040.18 PSF	Seavest, Inc. Silverberg Investments, LLP	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1675 Broadway New York, NY	546,147 SF	Rudin Management	Undisclosed	Undisclosed
200 Fifth Avenue New York, NY	283,814 SF	L&L Holding Company LLC	Tiffany & Co.	Retailer
66 Hudson Boulevard New York, NY	263,875 SF	Tishman Speyer	HSBC	Financial Services

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2022
CINCINNATI, OH

OFFICE MARKET OVERVIEW

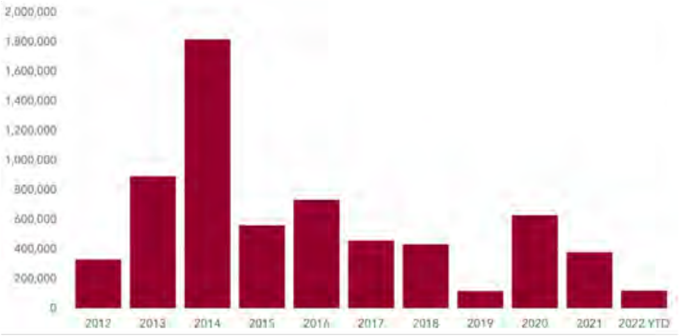
DAN MCDONALD, *Senior Vice President, Principal*

The Cincinnati office-using sector employment levels have recovered relatively quickly, with employment sitting modestly above February 2020 levels. Many are still working remotely, however, and the bleeding in the area's office market continued even as jobs returned. Nationally, demand returned to positive territory in 21Q3, but in Cincinnati, net absorption remained in the red through early 2022. Absorption moved back into the black in 22Q2, but it remains negative on a 12-month basis, with 1.3 million SF of space returning to the market on the net. The vacancy rate is now 10.7%, up 60 basis points year over year.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▲ 12 Mo. Net Absorption SF	(1,395,933)	(1,727,485)	(1,472,926)	(1,183,859)	(908,534)
▼ Vacancy Rate	10.73%	10.79%	10.23%	10.32%	10.01%
▲ Avg NNN Asking Rate PSF	$20.04	$20.00	$19.91	$19.78	$19.68
▼ SF Under Construction	288,366	686,477	797,477	797,477	845,515
▲ Inventory SF	103,772,132	103,688,013	103,717,559	104,083,721	104,322,362

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
895 Central Avenue Cincinnati, OH	164,263 SF	$6,083,875 $37.04 PSF	Lakeland West Capital, LLC Neyer Properties, Inc.	Class B
4608 E. Galbraith Road Cincinnati, OH	43,705 SF	$9,875,000 $225.95 PSF	Evergreen Medical Properties Quantum Investments & Mgmt	Class B
11262 Cornell Park Drive Cincinnati, OH	26,757 SF	$1,480,500 $55.33 PSF	Kevin Bernhardt St. Media Group International, Inc.	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
200 W 3rd Street Newport, KY	40,000 SF	Corporex	MegaCorp Logistics	Transportation and Warehousing
10300 Alliance Road Cincinnati, OH	25,702 SF	Ohio National Financial Services	Quest Defense	Professional, Scientific, and Technical Services
221-235 W 12th Street Cincinnati, OH	15,202 SF	Grandin Properties	Baxters North America	Wholesaler

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2022

CLEVELAND, OH

OFFICE MARKET OVERVIEW

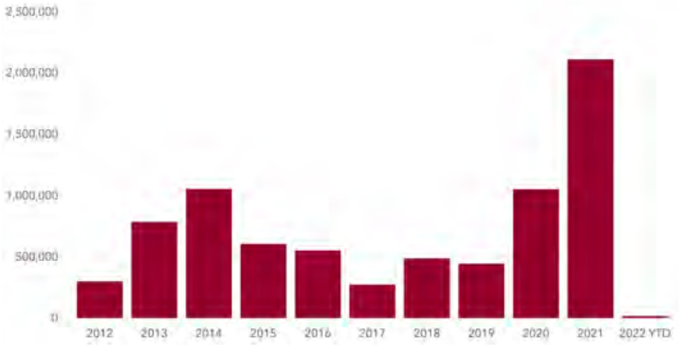
ABRAM SCHWARZ, SIOR, *Senior Vice President*

The Cleveland Office Market, is has slowed during Q2 2022 for a variety of factors. A combination of rising fuel costs affecting the construction costs, labor shortages, and employees cost to commute has stalled activity crawling out of the pandemic. Landlords are finding it harder to be creative as rental rates have been flat, although the cost of tenant fit out has only increased with the rising construction costs. Employers are battling whether or not to require their employees to return to the office regularly or to allow their employees to continue to work from home and save on fuel costs.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼ 12 Mo. Net Absorption SF	(253,751)	(159,736)	(282,822)	(952,269)	(905,714)
▲ Vacancy Rate	8.0%	7.8%	7.8%	8.0%	7.6%
▲ Avg NNN Asking Rate PSF	$19.21	$19.19	$19.15	$19.18	$19.26
▼ SF Under Construction	17,600	2,112,507	1,054,607	305,011	221,350
◀ ▶ Inventory SF	107,736,567	107,736,567	107,729,567	107,747,977	107,617,977

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
Chagrin Highlands 1 & 2 Beachwood, OH	225,000 SF	$39,000,000 $173.33 PSF	Kawa Capital Management Shelbourne Global	Class A
1801 Superior Avenue Cleveland, OH	235,312 SF	$12,350,000 $52.48 PSF	ICP Forest City Publishing Co.	Class A
30455 Solon Road Solon, OH	41,236 SF	$8,269,310 $200.54 PSF	Warner Lusardi Trust Geis Companies	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1 American Boulevard Westlake, OH	27,400 SF	Stark Enterprises	Palmer Holland	Chemical
1400 W. 10th Street Cleveland, OH	10,000 SF	Joel Scheer	Sterling Associates	Consulting
9445 Rockside Road Valley View, OH	9,763 SF	Property Advisors	Centuri Healthcare	Health and Social Services

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2022
COLUMBUS, OH

OFFICE MARKET OVERVIEW

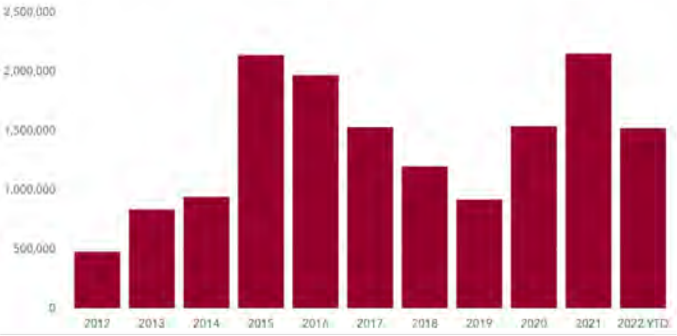
ALEX KUNIEGA, *Senior Associate*

Flight to quality continues to be a common theme in the Columbus office market as Q2 2022 saw another quarter of positive net absorption. The vacancy rate remains steady at 9.5%. Pre-leasing at multiple new office developments remains active and is expected to rise in the next 12-18 months as these developments are set to deliver soon. Leasing and showing activity is strong especially in the New Albany submarket as multiple new requirements are out in the market related to the Intel chip manufacturing facility.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▲ 12 Mo. Net Absorption SF	42,061	(122,320)	(670,583)	(1,468,411)	(844,607)
▲ Vacancy Rate	9.5%	9.2%	9.1%	9.3%	8.9%
◄ ► Avg NNN Asking Rate PSF	$21.46	$21.46	$21.36	$21.15	$21.16
▼ SF Under Construction	1,521,029	2,045,443	2,149,706	2,039,496	1,401,346
▲ Inventory SF	115,066,247	114,560,790	114,432,827	114,440,125	114,354,337

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
6700 N High Street Worthington, OH	231,000 SF	$12,000,000 $51.95 PSF	Olive AI Lawyers Development Corporation	Class B
4 Easton Oval Columbus, OH	125,654 SF	$13,350,000 $106.24 PSF	Mason Equity Group Safe Auto Insurance	Class A
4009 Columbus Road Granville, OH	95,289 SF	$8,800,000 $92.35 PSF	New River Electrical Corp Prairie Enterprises Ltd	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
451-455 S Ludlow Street Columbus, OH	23,400 SF	Lion Real Estate	Aware	Tech/Software
277 W Nationwide Boulevard Columbus, OH	15,431 SF	Nationwide Realty Investors	AECOM	Engineering
343 N Front Street Columbus, OH	14,000 SF	Nationwide Realty Investors	Orveon Global	Cosmetics

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COMMERCIAL REAL ESTATE SERVICES

Q2 2022
TORONTO, ON

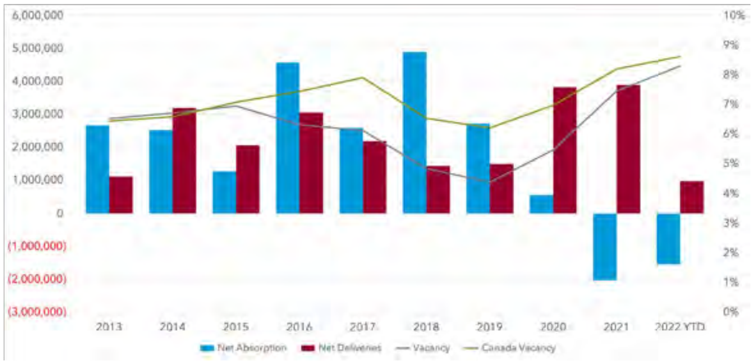
OFFICE MARKET OVERVIEW

WILL GEHRING, Senior Vice President

As the office sector slowly recovers from the pandemic, office markets overall are showing signs of stabilization; office real estate still has purpose and value to businesses from every industry. Signs of office market stabilization include decreasing vacancy rates in select markets across Canada, a decrease in the number of sublets, and construction permits on the rise. Class A office product continues to be in highest demand for both downtown and suburban nodes, mainly due to the immediate access these commercial properties have to desirable amenities for employers and their employees alike. We will see in Q3 the use of office space outside of our homes slowly trend back into our office markets resulting in a healthier balance between the supply and demand of office space.

	MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼	12 Mo. Net Absorption SF	(1,609,581)	(1,178,951)	(2,023,190)	(3,818,242)	(2,610,612)
▲	Vacancy Rate	8.1%	7.9%	7.5%	6.5%	6.3%
▲	Avg NNN Asking Rate PSF	$39.80	$39.74	$39.74	$39.64	$39.23
▼	SF Under Construction	11,759,383	11,880,090	12,312,317	14,528,587	12,432,841
▼	Inventory SF	288,010,165	288,039,003	287,042,388	284,167,530	283,945,070

NET ABSORPTION, NET DELIVERIES, & VACANCY



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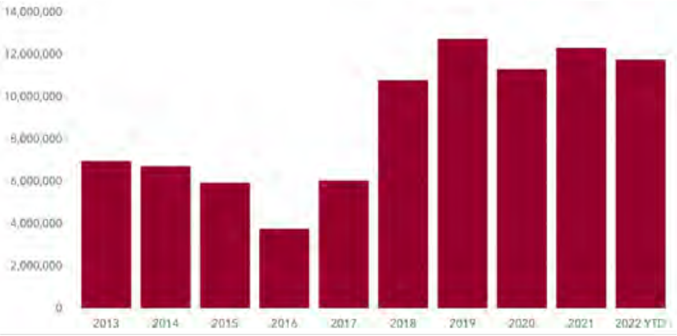

TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
55 Standish Court Mississauga, ON	821,954 SF	$126,071,118 $153.38 PSF	Crown Realty Partners Orlando Corporation	Class A
121 King Street W Toronto, ON	528,286 SF	$369,491,849 $699.42 PSF	Crestpoint Real Estate Investments BentallGreenOak	Class A
5770 Hurontario Street Mississauga, ON	250,703 SF	$40,321,730 $160.83 PSF	Crown Realty Partners Chiefton Investments	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
105 Berkeley Street Toronto, ON	150,000 SF	Colonia Treuhand	Undisclosed	Undisclosed
199 Bay Street Toronto, ON	69,918 SF	BCI	Guardian Capital	Finance and Insurance
6696 Financial Drive Mississauga, ON	50,970 SF	Meadowvale North	Undisclosed	Undisclosed

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COMMERCIAL REAL ESTATE SERVICES

Q2 2022
CHARLESTON, SC

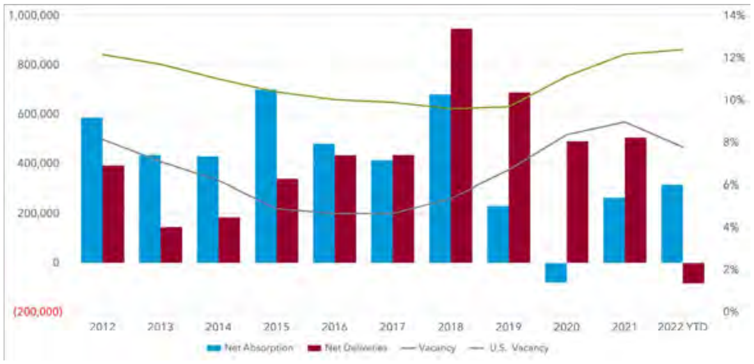
OFFICE MARKET OVERVIEW

PETER HARPER. *Principal*

Demand in the Charleston office market has shown no signs of slowing. Net absorption continues to trend upward from 22Q1 at over 300,000 SF year to date. Lease deals with major companies continue such as the 41,000 SF Total Quality Logistics. 500,000 SF is expected to be delivered largely in Downtown Charleston before the end of the year and the list of preleased tenants is already filling up. However, major gap in vacancy is observed between the submarkets. Daniel Island has net negative absorption of 160,000 SF with majority being sublet space, whereas downtown is thriving at positive 200,000 SF. The overall stability remains in question as many employers continue to offer remote work.

	MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▲	12 Mo. Net Absorption SF	402,861	353,435	264,389	378,687	178,805
▼	Vacancy Rate	7.7%	8.1%	9.0%	8.5%	8.8%
▼	Avg NNN Asking Rate PSF	$28.77	$29.94	$29.85	$30.52	$30.73
▼	SF Under Construction	515,553	563,593	554,983	568,817	668,133
▲	Inventory SF	32,709,645	32,631,396	32,792,008	32,764,719	32,668,435

NET ABSORPTION, NET DELIVERIES, & VACANCY



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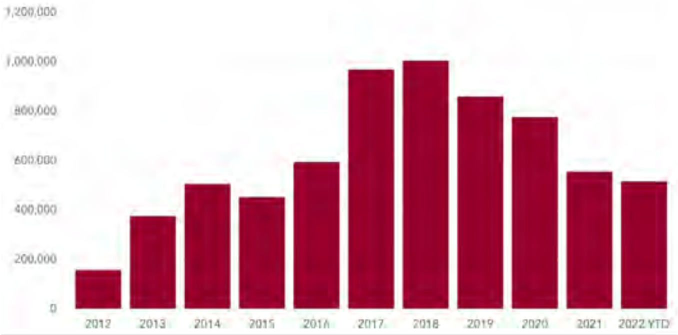

TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
2401 Mall Drive North Charleston, SC	156,974 SF	$22,000,000 $140.15 PSF	Undisclosed Undisclosed	Class A
5640 Rivers Avenue North Charleston, SC	27,030 SF	$3,075,000 $113.76 PSF	Avanti Holdings Group LLC CAB3 Investments Group, LLC	Class B
1520 Old Trolley Road Summerville, SC	11,034 SF	$2,500,000 $226.57 PSF	Moultrieville Partners LP ES10, LLC	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2000 Daniel Island Drive Charleston, SC	40,589 SF	Holder Properties	Total Quality Logistics	Logistics
677 King Street Charleston, SC	34,028 SF	King And Sheppard Partners LLC	Industrious	Commercial Real Estate
100 Benefitfocus Way Charleston, SC	32,500 SF	Daniel Island Executive Center LLC	Jear Logistics	Logistics

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COMMERCIAL REAL ESTATE SERVICES

Q2 2022
GREENVILLE / SPARTANBURG, SC

OFFICE MARKET OVERVIEW

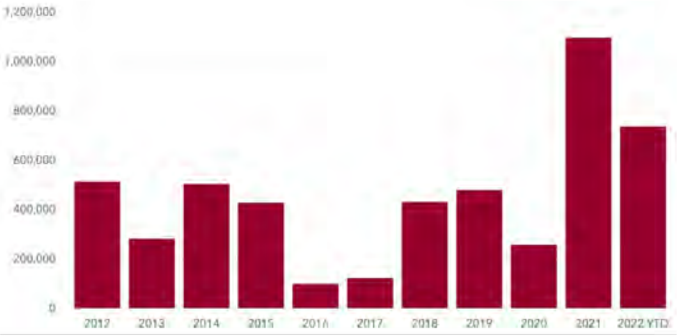
DARATH MACKIE, *Associate Broker*

The Greenville / Spartanburg office market is experiencing increased demand for office investment opportunities that reflect a cap rate on average of 7.5%. The average square footage of office space leased across all class types was 2,162 square feet. Average Class A office space leased this quarter was 6,407 square feet, Class B was 1,665 square feet and Class C and below was 2,045 square feet. Vacancy rates for all class types saw a slight decline to 6.9%. Average asking rental rates across all class types continue to increase this quarter to an average of $18.90 per square foot from $18.38 square foot in Q1.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▲ 12 Mo. Net Absorption SF	972,689	545,533	218,126	(345,634)	(773,080)
▼ Vacancy Rate	6.90%	7.00%	7.60%	8.50%	8.40%
▲ Avg NNN Asking Rate PSF	$18.90	$18.38	$18.39	$17.96	$17.82
▼ SF Under Construction	736,575	1,051,457	1,096,797	1,142,057	738,243
▲ Inventory SF	42,374,539	42,064,013	42,019,845	41,978,432	41,966,634

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
301 N Main Street Greenville, SC	357,752 SF	$25,250,000 $70.58 PSF	College Street Partners LLC Tower on Main, LLC	Class C
701 Millennium Boulevard Greenville, SC	210,227 SF	$53,500,000 $254.49 PSF	Agnl AC/Dc LLC Hubbell Lighting, Inc.	Class B
335 Financial Boulevard Liberty, SC	56,519 SF	$5,100,000 $90.24 PSF	116 Leader Drive LLC Pacesetter, Inc.	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
100 Verdea Boulevard Greenville, SC	31,166 SF	Bonaventure I & II LLC	Inspirium IHC Upstate, LLC	Services
105 Tech Lane Liberty, SC	7,300 SF	Technical Properties 2 LLC	Keymark	Real Estate
135 S Main Street Greenville, SC	6,950 SF	135 South Main Street LLC	Confidential	Real Estate

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COMMERCIAL REAL ESTATE SERVICES

Q2 2022
NASHVILLE, TN

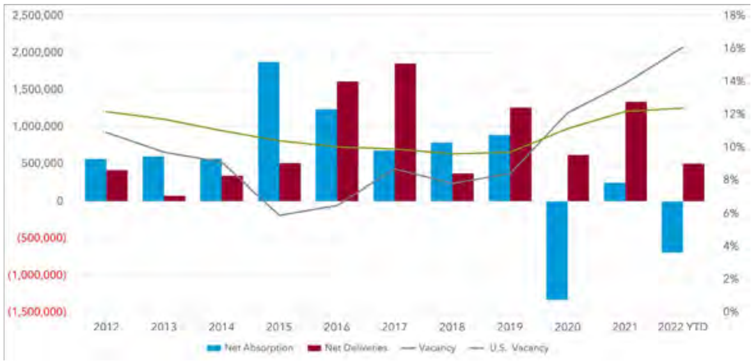
OFFICE MARKET OVERVIEW

JIM RODRIGUES, *President*

A combination of uneven demand and new building deliveries impacted office fundamentals in Nashville this quarter, similar to other metro areas challenged with tenant downsizings and wide-ranging return-to-office strategies. After two consecutive quarters of positive net absorption, it turned slightly negative in Q2, sending year-to-date activity to (positive) 282,523 SF. Overall vacancy stands at 15.6%. Despite the temporary pullback in demand, Nashville's rapid expansion continues, ranking as the second hottest job market in the nation according to a recent analysis from The Wall Street Journal and Moody's Analytics. Investors with a long time horizon are banking on this growth, as evidenced by elevated rolling 12-month sales activity of more than $1.4 billion.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼ 12 Mo. Net Absorption SF	(383,808)	666,331	243,349	(871,029)	(867,862)
▲ Vacancy Rate	15.6%	15.0%	13.9%	13.8%	13.7%
▲ Avg NNN Asking Rate PSF	$27.68	$27.51	$27.88	$27.96	$27.97
◀ ▶ SF Under Construction	2,673,300	2,673,300	2,404,229	2,315,519	2,104,519
◀ ▶ Inventory SF	51,689,747	51,689,747	51,577,455	50,984,165	50,984,165

NET ABSORPTION, NET DELIVERIES, & VACANCY



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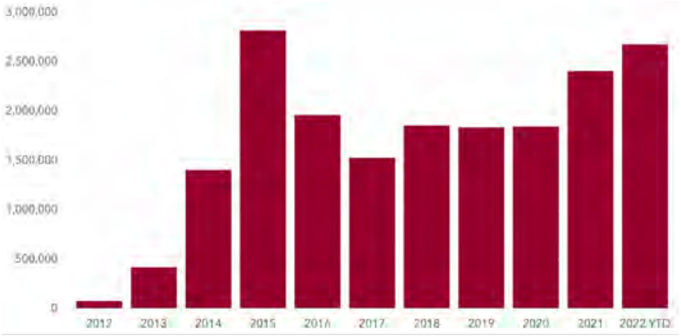

TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
315 Deaderick Street Nashville, TN	605,000 SF	$175,450,000 $290.00 PSF	KBS Shorenstein Properties	Class A
4900 Centennial Boulevard (Part of Multi-Property Sale), Nashville, TN	59,249 SF	$34,205,974 $577.33 PSF	Stockbridge Capital Group Vintage South Development	Class A
455 Duke Drive Franklin, TN	180,147 SF	$25,000,000 $138.78 PSF	Elmington Capital Group TPG Global	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
300 Shingle Way Franklin, TN	57,447 SF	TriOut Advisory Group	Undisclosed	Undisclosed
414 Union Street Nashville, TN	20,372 SF	Wheelock Street Capital	SmileDirectClub	Dental Equipment
621 Mainstream Drive Nashville, TN	17,781 SF	Boyle Investment Company	HCTec	Information Technology

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COMMERCIAL REAL ESTATE SERVICES

Q2 2022
HOUSTON, TX

OFFICE MARKET OVERVIEW

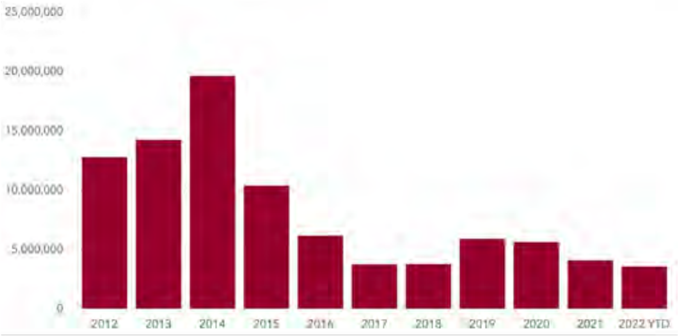
TRAVIS TAYLOR, *Principal*

Recovery stumbled during Q2 as companies' fear of an economic recession and a third wave of COVID are delaying long-term spending decisions. Despite a bullish outlook for job growth in Houston, office vacancies are still becoming available as total present and planned vacancy represents over 25% of the office market. To complicate attrition due to the "less is more" workplace strategy, much of the vacancy is fraught with dysfunctional space as good options are still hard to find. Average rates have increased, accounting for inflated tenant improvement costs as companies demand attractive space. Anticipated investment in the energy sector should boost activity and balance over supply in the Houston office market.

	MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▲	Qtrly Net Absorption SF	505,674	(418,150)	(1,468,515)	(3,336,339)	(3,802,241)
▼	Vacancy Rate	18.80%	19.00%	18.50%	18.40%	18.10%
▲	Avg NNN Asking Rate PSF	$28.52	$28.49	$28.47	$28.50	$28.59
▼	SF Under Construction	3,570,560	4,084,235	4,965,764	4,867,136	5,352,127
▲	Inventory SF	350,754,697	349,971,987	347,841,659	347,068,365	346,354,934

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
11445 Compaq Center West Drive CCA 4-7, Houston, TX	2,050,000 SF	Undisclosed	Mexcor, Inc. Hewlett Packard Enterprise	Class A
15375 Memorial Drive-W Memorial Place I, Houston, TX	334,404 SF	$68,000,000 $203.35 PSF	Olympus Property Grayco Partners, LLC	Class A
10001 Richmond/3600 Briarpark Houston, TX	554,385 SF	$80,250,000 $142.19 PSF	Real Capital Solutions LXP Industrial Trust	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
915 North Eldridge Parkway Houston, TX	292,892 SF	JLL	Enbridge Inc.	Oil/Gas Services
10393 League Line Road Houston, TX	44,474 SF	Conroe Chs	Evergreen Properties Inc.	Real Estate Services
460 Wildwood Forest Drive Houston, TX	43,230 SF	GeoSouthern Energy Corp.	Strike Construction	Construction Services

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2022
PACIFIC NORTHWEST, WA

OFFICE MARKET OVERVIEW

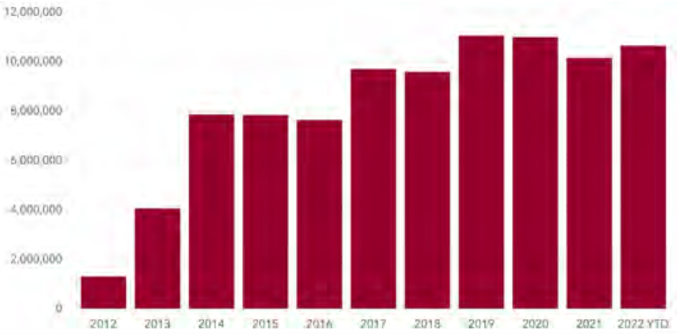
HARRISON LAIRD, *Principal*

The Eastside as a hotspot for new construction is proven, with multiple preleased buildings in development for Amazon, Facebook, Microsoft, and Costco. Investment activity continues with large sales across the region; 12-month sale volume was $6.4B compared to the historical average of $3.2B. Boston Properties' acquisition of Madison Centre for $730M ($959 PSF) was one of the nation's largest multi-tenant office deals this year. Microsoft announced it will not be renewing its 585K SF lease in Bellevue, although Amazon has expressly reaffirmed its commitment to the Eastside. Work-from-home and sublease trends still are softening office demand and tempering rental rate growth, which is still below its early 2020 peak.

MARKET INDICATORS		Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼	12 Mo. Net Absorption SF	132,416	156,551	(994,130)	(2,504,671)	(3,575,267)
▲	Vacancy Rate	10.17%	9.88%	9.25%	9.23%	9.18%
▲	Avg NNN Asking Rate PSF	$38.55	$38.43	$38.46	$38.40	$38.09
▼	SF Under Construction	10,647,860	10,739,475	10,148,086	10,860,924	10,341,498
▲	Inventory SF	223,091,513	222,697,273	222,020,360	221,037,337	220,279,336

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1001 4th Avenue Seattle, WA	810,493 SF	$465,000,000 $573.72 PSF	Boston Properties, Inc +1 GLL Real Estate Partners +1	Class A
300 Pine Street Seattle, WA	770,000 SF	$580,000,000 $753.25 PSF	Urban Renaissance Group +1 Starwood Capital Group	Class B
920 5th Street Seattle, WA	760,971 SF	$730,000,000 $959.30 PSF	Boston Properties, Inc. Schnitzer West, Barings	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
101 Elliott Avenue W Seattle, WA	88,000 SF	Credit Suisse Asset Management	Undisclosed	Undisclosed
3555 Monte Villa Parkway Bothell, WA	78,000 SF	Alexandria Real Estate Equities	Sana Biotechnology, Inc.	Biotechnology
110 110th Avenue NE Bellevue, WA	46,448 SF	Unico Properties	Egencia	Entertainment

Q2 2022
MADISON, WI

OFFICE MARKET OVERVIEW

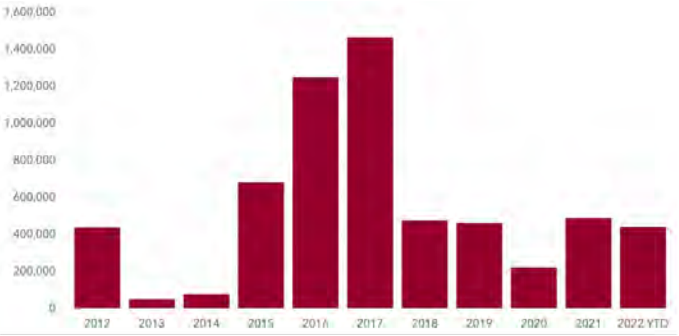
CAMP PERRET, *Vice President*

The Madison Office Market remains stable. The vacancy rate of 5.6% is well below the national average of 12.3%. Market rents are up 2.5% year over year. Leasing activity continues to increase. Sales have increased significantly as investors take interest in the resilient Madison market area. Construction starts are up. In addition to mainly owner occupied and build-to-suit projects, there has been an uptick in speculative projects.

	MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▲	12 Mo. Net Absorption SF	419,826	30,873	(548,816)	(693,096)	(605,345)
▼	Vacancy Rate	5.6%	5.8%	5.9%	6.0%	6.1%
▲	Avg NNN Asking Rate PSF	$22.27	$22.26	$22.19	$22.05	$21.80
▲	SF Under Construction	439,800	333,800	487,800	393,860	413,432
▲	Inventory SF	37,877,438	37,727,438	37,573,438	37,504,578	37,626,553

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1265 John Q. Hammonds Drive Madison, WI	66,000 SF	$10,100,000 $153.03 PSF	SARA Investment Real Estate Grop Health Cooperative	Class A
17 Applegate Court Madison, WI	20,800 SF	$1,008,000 $48.46 PSF	Applegate 17 LLC Applegate Partners LLC	Class B
2702 Agriculture Drive Madison, WI	19,200 SF	$1,890,000 $98.44 PSF	David Zielke Olympia Building Wisconsin	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1265 John Q. Hammonds Drive Madison, WI	58,080 SF	SARA Investment Real Estate	Group Health Cooperative	Health Care
John P. Livesey Boulevard Verona, WI	14,400 SF	Undisclosed	Undisclosed	Undisclosed
1241 John Q. Hammonds Drive Madison, WI	12,698 SF	The Gialamas Company, Inc.	Undisclosed	Undisclosed

Q2 2022
RETAIL OVERVIEW

RETAIL OVERVIEW: BRICK-AND-MORTAR GAINS ON E-COMMERCE

In-person shopping is regaining its popularity and it's taking a toll on e-commerce. Merchant demand for retail space in the United States is the most since 2017 with net absorption on track to expand by nearly 80 million SF in 2022. The overall vacancy rate has fallen 60 basis points over the last two quarters, settling at 4.4%, the lowest on record.

Canadian demand for retail space also strengthened in the first half of 2022. The 3.8 million SF of net absorption through Q2 equals total demand for 2020 and is on pace to match the average annual growth of the previous five years. The tightest markets are Vancouver and Toronto, whose vacancy rates are 1.2% and 1.7% respectively. The two metros also have the nation's highest rents.

Leading the forces behind tenant growth is a financially healthy and active consumer. Last year in-person shopping gained ground on e-commerce, possibly a first. An analysis by Mastercard says U.S. online purchases fell in March for the first time in a decade, adding more support to the view that online shopping has hit a wall, at least for now. The ripple effects are punishing the tech industry now to a similar degree that it was rewarded when the lockdown caused consumers to race ahead in their embrace of online shopping.

After its online sales declined 3% in the first quarter to $51.1 billion, Amazon said it would begin to reduce excess industrial space in its distribution network. Amazon wasn't alone. Facebook reports sagging ad sales. Etsy and Shopify also posted unexpectedly low sales growth and have reduced expectations. Reduced online trade has reduced the pressure on retail landlords. Rent growth is averaging 4%, the most in more than a decade in the U.S., and 3.4% in Canada, the most since 2017. Strip and neighborhood centers posted the strongest first half rent growth at 4.7%.

U.S. markets capturing an outsized portion of population and job growth have seen rents increase substantially. Metros reporting the biggest increases over the last 12 months include: Nashville, 10.3%; Salt Lake City and Charlotte, N.C., at 9.4%; Las Vegas, 9.3%; Tampa, 7.3%; Orlando, 7.2% and Raleigh, 7.1%. Overall net absorption for U.S. space in the first half totaled 39,224,344, a 59% gain over the same period last year. Retailers announced nearly seven times as many store openings as closings. Mall space is reporting positive net absorption of 2 million SF at the end of the first half. That follows four straight years of losses totaling more than 19 million SF. Tenant growth in power centers at the end of Q2 totaled 4.3 million SF, double the total for 2020.

More than $23 billion in property traded hands in the first quarter, the most ever. Investors target the general retail segment, which chiefly are stand-alone buildings that make up 53% of retail space. These buildings typically are occupied by banks, car dealers, bars, bowling alleys and convenience stores.

LOWEST VACANCY RATE	
BC, Vancouver	1.2%
ON, Toronto	1.7%
WA, Seattle	2.7%
MA, Boston	2.7%
NC, Raleigh	2.7%
U.S. Index	4.4%
Canada Index	2.0%

HIGHEST MARKET RENT / SF ANNUAL	
NY, New York	$45.12
FL, Miami	$42.84
CA, San Francisco	$42.60
CA, Orange County	$34.92
CA, Los Angeles	$34.80
U.S. Index	$23.28 PSF
Canada Index	$22.08 PSF

HIGHEST MARKET SALE PRICE / SF	
CA, San Francisco	$622
BC, Vancouver	$536
NY, New York	$425
CA, Orange County	$423
FL, Miami	$422
U.S. Index	$237 PSF
Canada Index	$351 PSF

MOST SF UNDER CONSTRUCTION	
TX, Houston	4,421,150
FL, Miami	3,477,926
NY, New York	3,163,426
TX, Dallas-Fort Worth	3,078,690
DC, Washington	2,374,894
U.S. Index	60,048,257 SF
Canada Index	5,766,654 SF

LARGEST INVENTORY BY SF	
NY, New York	621,833,601
IL, Chicago	583,666,919
TX, Dallas, Fort Worth	452,468,077
CA, Los Angeles	444,983,975
TX, Houston	425,584,273
U.S. Index	11,811,304,394 SF
Canada Index	754,987,631 SF

LOWEST MARKET CAP RATE	
BC, Vancouver	4.1%
CA, San Francisco	4.5%
ON, Toronto	4.6%
CA, Orange County	5.1%
CA, Los Angeles	5.3%
U.S. Index	6.8%
Canada Index	5.0%

** Please note that the statistics represented in these tables are based on CoStar defined market territories and may not all represent the geographic area the label depicts.*

Q2 2022
RETAIL OVERVIEW

MARKET	VACANCY RATE	MARKET RENT / SF	MARKET SALE PRICE / SF	SF UNDER CONSTRUCTION	INVENTORY SF	MARKET CAP RATE
AZ, Phoenix	6.0%	$1.79	$225	1,588,272	236,920,321	6.7%
BC, Vancouver	1.2%	$2.21	$536	981,631	124,622,940	4.1%
CA, East Bay	5.2%	$2.72	$349	183,754	124,076,927	5.3%
CA, Inland Empire	6.2%	$2.06	$282	1,808,901	198,521,327	5.9%
CA, Los Angeles	5.2%	$2.90	$413	1,585,708	444,983,975	5.3%
CA, Orange County	4.3%	$2.91	$423	110,642	144,655,738	5.1%
CA, San Diego	4.4%	$2.73	$381	489,425	138,780,019	5.4%
CA, San Francisco	5.2%	$3.55	$622	591,545	82,639,769	4.5%
CA, San Luis Obispo	3.8%	$2.16	$281	225,752	15,411,002	6.1%
CA, Santa Barbara	4.0%	$2.35	$369	0	25,026,732	5.9%
CA, Stockton	3.2%	$1.68	$198	219,586	30,848,975	6.8%
CA, Ventura	5.4%	$2.19	$291	41,671	41,395,703	5.9%
CO, Denver	4.6%	$2.03	$260	644,781	158,148,978	6.2%
DC, Washington	5.1%	$2.55	$331	2,374,894	267,591,226	6.2%
FL, Fort Myers	3.4%	$1.62	$218	300,146	48,678,989	6.6%
FL, Miami	3.2%	$3.57	$422	3,477,926	139,446,409	5.4%
FL, Naples	4.1%	$2.17	$291	95,345	23,906,176	5.8%
FL, Orlando	3.6%	$2.13	$236	2,193,827	151,424,607	6.6%
GA, Atlanta	4.0%	$1.66	$195	1,968,820	367,327,875	7.1%
GA, Savannah	3.9%	$1.79	$200	83,750	27,821,529	7.4%
ID, Boise	3.4%	$1.32	$210	315,241	41,737,132	6.5%
IL, Chicago	5.8%	$1.69	$189	1,309,962	583,666,919	7.4%
IN, Indianapolis	3.6%	$1.48	$150	340,962	131,348,624	7.9%
MA, Boston	2.7%	$2.13	$258	714,880	245,840,224	6.2%
MD, Baltimore	5.5%	$1.90	$201	389,730	143,803,295	7.0%
MI, Detroit	5.2%	$1.48	$127	620,152	259,606,419	7.8%
MN, Minneapolis	3.1%	$1.51	$169	526,824	203,254,149	7.2%
MO, Saint Louis	5.9%	$1.28	$142	621,618	174,693,136	8.1%
NC, Durham	3.0%	$1.78	$231	411,920	27,660,500	8.2%
NC, Raleigh	2.7%	$1.97	$227	1,249,655	77,221,925	6.7%
NE, Omaha	5.2%	$1.23	$146	267,137	63,841,188	7.6%
United States Index	4.4%	$1.94	$237	60,048,257	11,811,304,394	6.8%
Canada Index	2.0%	$1.84	$351	5,766,654	754,987,631	5.0%

Q2 2022
RETAIL OVERVIEW

MARKET	VACANCY RATE	MARKET RENT / SF	MARKET SALE PRICE / SF	SF UNDER CONSTRUCTION	INVENTORY SF	MARKET CAP RATE
NJ, Atlantic City	4.8%	$1.34	$145	27,835	17,674,854	7.6%
NJ, Northern New Jersey *	4.6%	$1.89	$207	940,856	134,767,817	7.0%
NJ, Trenton	4.2%	$1.72	$192	117,200	21,520,474	7.9%
NJ, Vineland	5.8%	$1.17	$180	0	8,217,791	6.7%
NV, Reno	5.9%	$1.68	$203	87,496	26,947,721	7.2%
NY, Long Island	4.7%	$2.79	$314	452,855	156,245,466	6.3%
NY, New York *	4.0%	$3.76	$425	3,163,426	621,833,601	6.0%
OH, Cincinnati	6.2%	$1.16	$116	114,601	133,014,875	8.2%
OH, Cleveland	4.6%	$1.21	$111	301,308	146,321,413	8.1%
OH, Columbus	3.9%	$1.46	$148	688,599	122,003,741	7.9%
ON, Toronto	1.7%	$2.11	$407	1,293,773	300,576,616	4.6%
PA, Harrisburg	6.0%	$1.35	$132	209,255	34,489,810	7.6%
PA, Lehigh Valley *	4.8%	$1.32	$126	155,945	49,023,528	9.1%
PA, Philadelphia *	4.6%	$1.73	$184	920,937	334,757,615	7.1%
SC, Charleston	3.6%	$1.86	$240	481,899	47,682,325	6.6%
SC, Greenville	3.8%	$1.26	$149	189,741	63,202,807	7.2%
SC, Spartanburg	4.7%	$1.05	$113	62,346	26,552,389	8.6%
TN, Nashville	3.6%	$2.22	$245	1,212,730	118,830,357	6.2%
TX, Dallas-Fort Worth	4.8%	$1.79	$253	3,078,690	452,468,077	6.4%
TX, Houston	5.1%	$1.81	$231	4,421,150	425,584,273	6.9%
WA, Seattle	2.7%	$2.31	$320	132,314	180,797,823	5.9%
WI, Madison	3.0%	$1.36	$149	290,825	40,598,503	7.3%
United States Index	4.4%	$1.94	$237	60,048,257	11,811,304,394	6.8%
Canada Index	2.0%	$1.84	$351	5,766,654	754,987,631	5.0%

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2022
VANCOUVER, BC

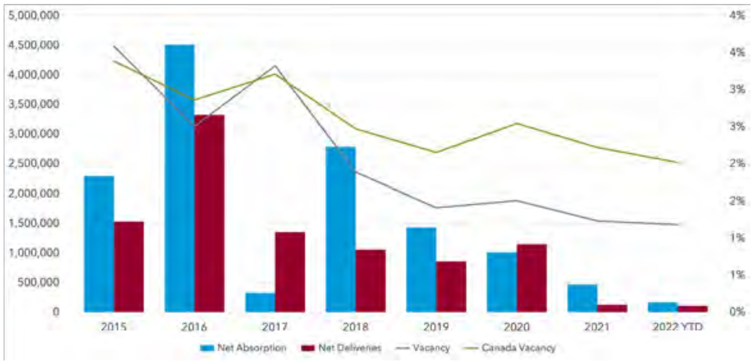
RETAIL MARKET OVERVIEW

MACYN SCHOLZ, *Director of Research*

Inflation was still rising throughout Q2 of 2022, and in June it reached its highest level in 40 years - 7.7%. More interest rate hikes are expected, retailers are still battling supply chain issues, and prices continue to climb. Despite this, consumers are still showing a willingness to spend. This can be attributed to pent-up demand from pandemic restrictions, as well as increased foot traffic in downtown areas due to the return to office. The second quarter also demonstrated renewed confidence in investment for the Vancouver retail market, as multiple large shopping centers were sold. One of which was 1.2 million SF, and although the price was not disclosed the assessed value is $407 million.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼ 12 Mo. Net Absorption SF	346,761	453,886	468,886	561,960	442,954
▼ Vacancy Rate	1.18%	1.21%	1.23%	1.18%	1.26%
▼ Avg NNN Asking Rate PSF	$34.13	$34.25	$33.60	$33.02	$32.54
▼ SF Under Construction	981,631	1,035,635	1,055,271	1,087,870	1,143,979
▲ Inventory SF	124,611,189	124,572,052	124,502,880	124,459,761	124,359,094

NET ABSORPTION, NET DELIVERIES, & VACANCY



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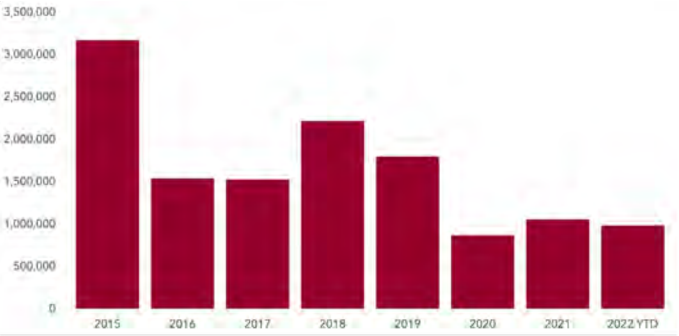


TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
5000 Canoe Pass Way Delta, BC	1,200,000 SF	Undisclosed	Central Walk Ivanhoe Cambridge	Multi-Tenant
20020 Willowbrook Drive Langley, BC	76,831 SF	$57,250,000 $745.00 PSF	1160357 B.C. Ltd. 1160357 B.C. Ltd.	Multi-Tenant
1641 Commercial Drive Vancouver, BC	66,473 SF	Undisclosed	Dava Developments Millennium City Malls, Inc.	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1185 W Georgia Street Vancouver, BC	14,042 SF	Allied REIT	Fitness World	Fitness
20195 Langley Bypass Langley, BC	9,500 SF	BentallGreenOak	Sungiven Foods	Grocery
6350 120th Street Surrey, BC	4,488 SF	Boundary Park Holdings	Bosley's	Pet Care

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2022
LA - SAN GABRIEL VALLEY, CA

RETAIL MARKET OVERVIEW

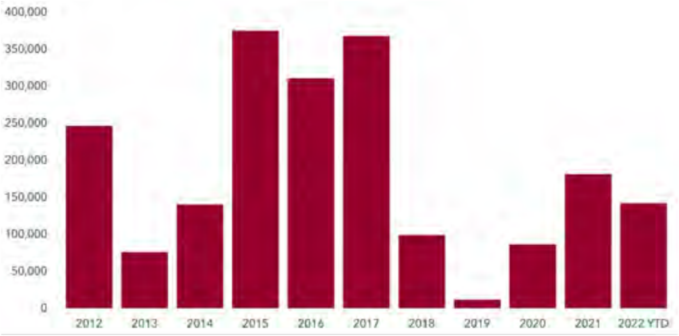
TREVOR GLEASON, *Associate*

In the 2nd quarter of 2022 we see a substantial increase in the net absorption. Landlords have been making adjustments to fill up vacancies and it is noticeable in the lower asking rates. The average asking rate dropped nearly $0.50 this quarter and vacancies are beginning to fill up. Investors have been active with some big deals closing in the San Gabriel Valley. There are four properties that make up The Shops at Montebello which sold for a combined total of $91,500,500 or $255 per square foot.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▲ 12 Mo. Net Absorption SF	166,524	14,197	130,678	(108,537)	(159,951)
▼ Vacancy Rate	5.0%	5.3%	5.3%	5.7%	5.7%
▼ Avg NNN Asking Rate PSF	$24.43	$24.90	$24.54	$24.58	$24.03
◀ ▶ SF Under Construction	141,997	141,997	181,150	171,505	117,660
▼ Inventory SF	65,057,483	65,063,583	65,049,638	65,203,589	65,312,143

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
2000 Montebello Town Center Montebello, CA	302,607 SF	$71,300,257 $235.62 PSF	Bridge Group Investments, LLC UBS Asset Management	Multi-Tenant
1800 Montebello Town Center Montebellow, CA	87,061 SF	$12,581,500 $144.51 PSF	Bridge Group Investments, LLC UBS Asset Management	Single-Tenant
900-990 N. Diamond Bar Boulevard Diamond Bar, CA	60,439 SF	$13,500,000 $223.37 PSF	Charles Kinstler Foremost Communities, Inc.	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1515 N. Hacienda Boulevard La Puente, CA	51,250 SF	Reliable Properties	Undisclosed	Undisclosed
1200 W. Valley Boulevard Alhambra, CA	25,800 SF	CalBay Development LLC	Undisclosed	Undisclosed
1534-1536 E. Amar Road West Covina, CA	9,982 SF	Undisclosed	Undisclosed	Undisclosed

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2022
LA - TRI-CITIES, CA

RETAIL MARKET OVERVIEW

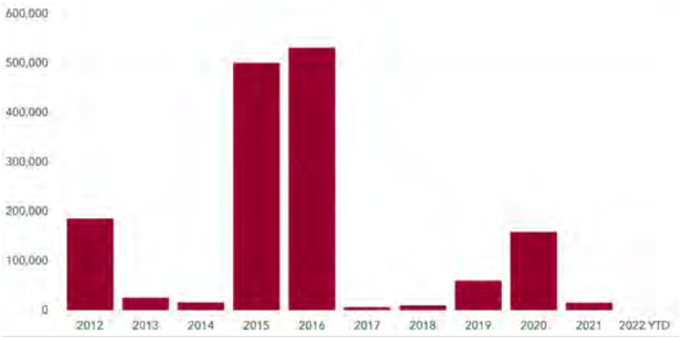
JODI SHOEMAKE, *Founding Principal*

Vacancy and rental rates in the Tri-Cities of Los Angeles County remained stable as of the end of the 2nd Quarter 2022. Net absorption is down and construction starts are down for the second quarter in a row. Customer appetites for outdoor dining and experiential retail are still fueling a robust leasing market in Pasadena, Glendale and Burbank. In one of the most notable deals of 2022, Felson Companies and Blatteis & Schnur acquired the 28,421-squarefoot property that features Tiffany & Co., Crate & Barrel and Foot Locker's House of Hoops for $52.3 million, or $1,838 per square foot. Located on Colorado Blvd, the famous Rose Parade Route the building was previously owned by a partnership managed by L.A.-based Rockwood Capital.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼ 12 Mo. Net Absorption SF	4,236	73,343	33,343	27,621	(44,497)
◄ ► Vacancy Rate	4.8%	4.8%	5.1%	5.2%	5.3%
▲ Avg NNN Asking Rate PSF	$39.18	$39.01	$37.72	$38.17	$36.79
◄ ► SF Under Construction	0	0	15,218	15,218	15,218
◄ ► Inventory SF	26,159,281	26,159,281	26,144,063	26,144,063	26,144,063

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
64-68 W. Colorado Boulevard Pasadena, CA	28,421 SF	$52,250,000 $1,838.43 PSF	Blatteis & Schnur, Inc. Aurora Capital Associates	Tiffany, Apple, Crate & Barrell, House of Hoops
222 N. Brand Boulevard Glendale, CA	12,608 SF	$3,350,000 $265.70 PSF	Burke Décor Sarkis Mardiross-asi Trust	Single-Tenant Undisclosed
1647 W. Glenoaks Boulevard Glendale, CA	10,704 SF	$2,125,000 $198.52 PSF	Anahit Dovlatian Barbara Marks Trust	Multi-Tenant Leased Investment

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
3701-3707 Huntington Drive Pasadena, CA	9,986 SF	Starpoint Properties LLC	Lamps Plus	Lighting/Home
211-221 N. San Fernando Boulevard Burbank, CA	6,750 SF	Elliot M. Leifer	Kalaveras	Restaurant
64-90 N. Fair Oaks Avenue Pasadena, CA	6,474 SF	Cardinal Equities LLC	Undisclosed	Undisclosed

Q2 2022
SAN DIEGO, CA

RETAIL MARKET OVERVIEW

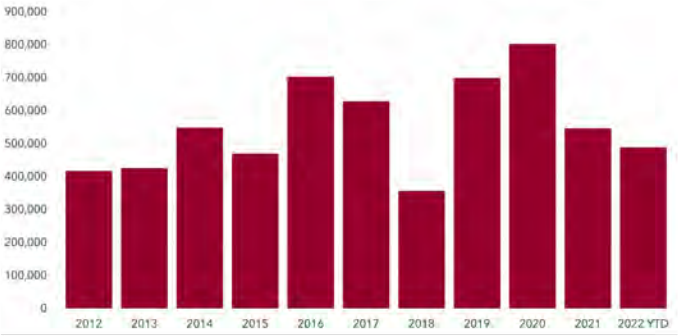
ERIK FAUCETT, *Vice President*

With the pandemic subsiding, San Diego has finally recovered all of the lost jobs from the start of the pandemic. Retail leasing has improved considerably. Even with the high inflation, consumers are out and about with stores and restaurants as busy as ever. Among the major challenges for retailers is the continued struggle to find workers to fill open positions. Leasing activity has increased with retailers signing new leases and ticking up rent growth. Net absorption has rebounded over the past year to see its longest run of positive net absorption in over five years.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▲ 12 Mo. Net Absorption SF	1,387,654	988,365	(46,864)	(256,133)	(1,321,796)
▼ Vacancy Rate	4.4%	4.8%	5.0%	5.1%	5.4%
▲ Avg NNN Asking Rate PSF	$2.74	$2.64	$2.63	$2.61	$2.56
▼ SF Under Construction	489,425	493,743	546,542	564,050	569,949
▼ Inventory SF	138,776,379	138,798,454	138,857,070	138,862,643	138,822,079

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
4840 Shawline Drive San Diego, CA	130,531 SF	$56,200,000 $429.17 PSF	KMPC, LLC Clarion Partners	Multi-Tenant
4995 Shawline Drive San Diego, CA	51,268 SF	$26,810,000 $522.19 PSF	KMPC, LLC Clarion Partners	Multi-Tenant
1745-1765 Euclid Avenue San Diego, CA	62,368 SF	$10,580,00 $169.68 PSF	K-Town Property, LLC Hooman Dayani	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
12900 Gregg Court Poway, CA	19,080 SF	Julian Piccioni	Undisclosed	Undisclosed
4220 Balboa Avenue San Diego, CA	16,000 SF	Balboa Property Rental	Goodwill	
3893-3993 4th Avenue San Diego, CA	15,272 SF	Sears	Undisclosed	Undisclosed

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2022
SAN DIEGO NORTH, CA

RETAIL MARKET OVERVIEW

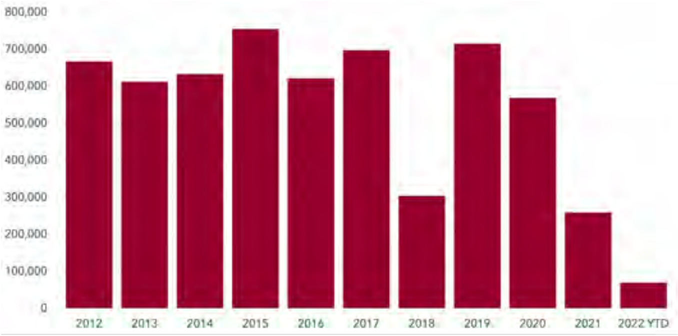
VICTOR AQUILINA, *Principal*

The San Diego retail market remains strong through Q2 2022. Vacancy rates continue to decrease with a current 4.4% vacancy, down 1% from Q2 2021. Many tenants who stood on the sideline during the Covid Pandemic have resurfaced and are active. Rents continue to climb as well and San Diego has seen an increase in lease rates of $2.16 SF annually since Q2 2021.

	MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▲	12 Mo. Net Absorption SF	1,382,529	959,280	(70,824)	(280,793)	(1,346,356)
▼	Vacancy Rate	4.4%	4.8%	5.0%	5.1%	5.4%
▲	Avg NNN Asking Rate PSF	$33.12	$32.16	$31.56	$31.32	$30.96
▼	SF Under Construction	483,425	487,743	540,542	558,050	563,949
▼	Inventory SF	138,578,748	138,605,948	138,664,564	138,670,137	138,631,533

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
4840 Shawline Street San Diego, CA	194,303 SF	$89,800,500 $462.17 PSF	KMPC, LLC Clarion Partners	Multi-Tenant
1170 W Morena Boulevard San Diego, CA	30,464 SF	$24,000,000 $787.82 PSF	Lauretta Apartments, LLC Coles Fine Flooring	Single-Tenant
7920 Herschel Avenue La Jolla, CA	22,706 SF	$19,300,000 $850.00 PSF	SBR Family Trust Wall Street Partners, LP	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
561-567 Grand Avenue San Marcos, CA	20,388 SF	Staples	Total Wine & More	Grocer
12900 Gregg Court Poway, CA	19,080 SF	Julian Piccioni	City Fun Center	Arcade
4220 Balboa Avenue San Diego, CA	16,000 SF	Balboa Rental Properties	Bridge Thrift	Clothing

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2022
DENVER, CO

RETAIL MARKET OVERVIEW

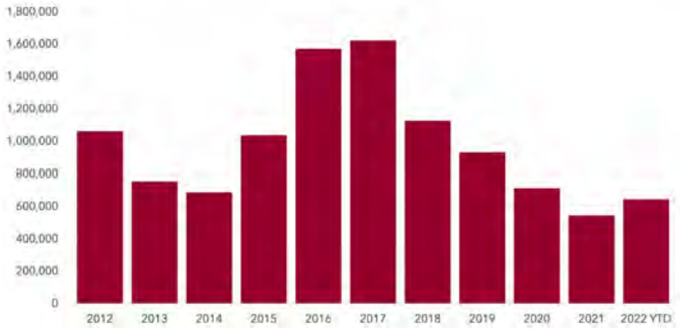
JEFF HALLBERG, *Principal*

Retailers are gaining confidence in the market. Foot traffic has increased in Denver's urban areas, including Downtown and Cherry Creek. Annual rents are up 3.9%. Asking rates are higher across the metro and are up across all retail subtypes. Running counter to national trends, mall rents have experienced strong year-over-year growth at 5.8%. General retail and strip center average asking rents have grown by 2.5%. Currently, 640,000 square feet is under construction, and the market is likely to see groundbreakings increasing.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼ 12 Mo. Net Absorption SF	953,992	1,160,571	830,274	132,708	(493,397)
◄ ► Vacancy Rate	4.6%	4.6%	4.7%	5.0%	5.2%
▲ Avg NNN Asking Rate PSF	$24.44	$24.11	$23.92	$23.67	$23.47
▲ SF Under Construction	644,781	636,983	544,266	604,624	652,640
▲ Inventory SF	158,143,365	158,094,709	158,157,064	158,065,941	158,148,182

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
1710-1780 S Buckley Road Aurora, CO	131,435 SF	$17,750,000 $129.59 PSF	Aurora Highland Peterman Prop Arizona Partners Retail Inv. Group	Multi-Tenant
558-562 E Castle Pines Parkway Castle Pines, CO	93,416 SF	$15,500,000 $165.92 PSF	Robert Perry Investments Castle Pines Marketplace, LLC	Multi-Tenant
7562-7592 S University Boulevard Littleton, CO	66,675 SF	$9,160,000 $137.43 PSF	Undisclosed Alberta Development Partners	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
8181 S Quebec Street Centennial, CO	43,793 SF	IM Properties & Kensington Dev Ptnrs	Urban Air	Amusement & Recreation
5066 S Wadsworth Boulevard Littleton, CO	30,50 SF	Pacific Pillows LLC	Club USA	Fitness
3000 E 3rd Avenue Denver, CO	30,000 SF	BMC Investments Co, LLC	Undisclosed	Undisclosed

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2022
FORT MYERS, FL

RETAIL MARKET OVERVIEW

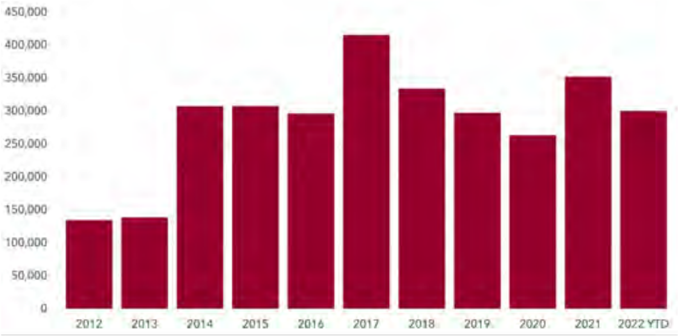
CLAIRE SEARLS, *Director of Research*

Demand was solid at mid-year for the Fort Myers retail market. Retail Trade employment increased 4.6% in the last twelve months. Overall leasing volume declined year-over-year (YOY), however with a drop in both new lease deals and renewals. Despite this, asking rates climbed with strip centers averaging $15.61 psf at the end of the quarter, making for an 18% increase. Market fundamentals supported continued demand for space ending mid-year with nearly 775,000 square feet (sf) of positive absorption. Second quarter 2022 net close to 223,000 sf of positive absorption. One of the largest sales for the quarter was the grocery-anchored shopping center in Bonita Springs, Bay Landing.

MARKET INDICATORS		Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼	Qtrly Net Absorption SF	774,978	809,755	900,452	917,278	896,427
▼	Vacancy Rate	3.4%	3.7%	3.8%	4.1%	4.4%
▲	Avg NNN Asking Rate PSF	$19.45	$19.13	$18.77	$18.55	$18.35
▼	SF Under Construction	300,146	331,242	352,291	318,851	371,848
▲	Inventory SF	48,678,221	48,618,221	48,514,654	48,474,669	48,390,946

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
27251 Bay Landing Drive Bonita Springs, FL	62,958 SF	$10,400,000 $165.00 PSF	InvenTrust Properties Corp. Barron Collier Commercial	Multi-tenant
16120 San Carlos Boulevard Fort Myers, FL	33,308 SF	$6,000,000 $180.00 PSF	Silverman Realty Group Kelly Crossing, LLC	Multi-tenant
26701 S. Tamiami Trail Bonita Springs, FL	15,218 SF	$3,675,000 $241.00 PSF	940 York Partnership, LLC John R. Wood Properties	Multi-tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1107-1177 Homestead Road N. Lehigh Acres, FL	10,200 SF	Wheeler Real Estate Company	Family Dollar	Retailer
915 NE 15th Place Cape Coral, FL	10,005 SF	2021 Del Prado LLC	City Mattress	Furniture Store
4610-4650 S. Cleveland Avenue Fort Myers, FL	8,400 SF	B & B South Plaza Holdings, LLC	Express Furniture	Retailer

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2022
NAPLES, FL

RETAIL MARKET OVERVIEW

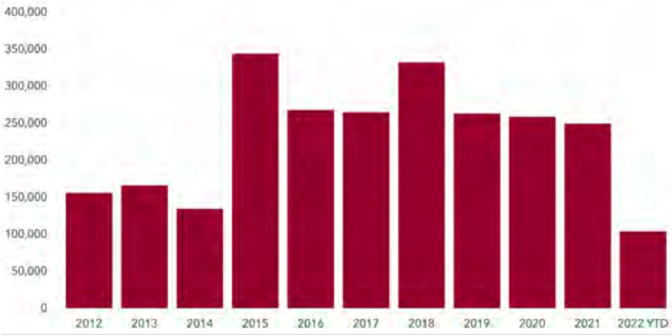
CLAIRE SEARLS, *Director of Research*

Demand in the Naples retail market remained solid with strong market fundamentals for the second quarter in a row. Labor statistics showed a 2.8% YOY increase in Retail Trade employment from this time last year. YOY retail leasing activity increased nearly 13% with net absorption ending the quarter at almost 30,000 square feet (sf). Completions for the first half of 2022 totaled close to 196,000 sf-including both freestanding and storefront retail centers in the North Naples, East Naples, and Outlying Collier County submarkets. Some of the new deliveries included national retailers Chick-fil-A, Dollar General, and Aldi.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼ Qtrly Net Absorption SF	490,378	633,760	313,359	161,986	42,381
▼ Vacancy Rate	4.0%	4.1%	4.8%	5.0%	4.9%
▲ Avg NNN Asking Rate PSF	$26.13	$25.67	$25.20	$24.85	$24.57
▲ SF Under Construction	95,345	61,845	249,321	202,921	176,315
◀ ▶ Inventory SF	23,917,918	23,917,918	23,724,893	23,724,893	23,618,654

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
3652-3666 Tamiami Trail N. Naples, FL	26,950 SF	$7,500,000 $278.00 PSF	Best Lucky Angel, LLC Mardell MacNally	Multi-Tenant
765-799 5th Avenue S. Naples, FL	19,675 SF	$27,000,000 $1,372.00 PSF	Nighthawk Group GCS Mom's, LLC	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
6329 Naples Boulevard Naples, FL	29,413 SF	6329 Family Limited Partnership	Sportsman's Warehouse	Retailer
8860 Tamiami Trail N. Naples, FL	8,147 SF	Barron Collier Commercial	Undisclosed	Restaurant
661 9th Street N. Naples, FL	6,480 SF	Paradise Real Estate Holdings	Belamo Design	Retailer

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COMMERCIAL REAL ESTATE SERVICES

Q2 2022
SOUTH FLORIDA, FL

RETAIL MARKET OVERVIEW

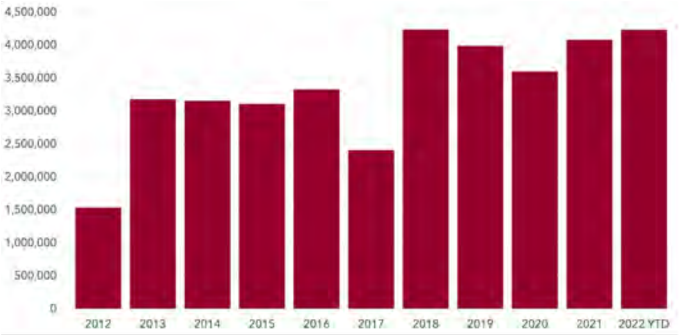
VICTOR PASTOR, *Principal*

Despite inflation, the South Florida retail market continues to outpace the rest of the country in rent growth and positive absorption. The threat of a recession is fueling greater demand for necessity-based shopping centers. In Miami, tourism is up and increasing along with world travel. Palm Beach is experiencing record influx of residents attracting retailer expansion from the crowded Miami. Broward's increasing density and lower rents than Miami is pushing demand as average rents are up. In summary across the tri-county area, cap rates remain relatively unchanged and sales price per sq. ft. has risen slightly as investors are optimistic about the South Florida retail market.

MARKET INDICATORS		Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼	12 Mo. Net Absorption SF	4,284,964	4,720,673	4,305,800	2,926,446	1,264,353
▼	Vacancy Rate	3.4%	3.6%	3.8%	4.0%	4.3%
▲	Avg NNN Asking Rate PSF	$33.81	$32.61	$32.01	$31.00	$29.90
▼	SF Under Construction	4,220,833	4,320,781	4,081,580	4,006,718	3,935,123
▲	Inventory SF	329,429,088	329,241,457	328,921,666	328,340,007	328,024,650

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
20505 S Dixie Highway Miami, FL	675,216 SF	$84,350,000 $124.92 PSF	Electra America KeyBank Capital Markets	Multi-Tenant
6714-6864 Forest Hill Boulevard Greenacres, FL	229,781 SF	$52,990,847 $230.61 PSF	Publix Super Markets Inc. Apollo Commercial R.E. Finance, Inc	Multi-Tenant
20507 S Dixie Highway Miami, FL	146,658 SF	$16,000,000 $109.10 PSF	Electra America Macy's, Inc.	Single-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
5320 Powerline Road Fort Lauderdale, FL	54,619 SF	Dezer Properties	Undisclosed	Undisclosed
3580 W 18th Avenue Hialeah, FL	40,000 SF	Sterling Organization	Conn's HomePlus	Electronics Stores
2201-2301 W Sample Road Pompano Beach, FL	28,180 SF	Savitar Properties, Inc.	ALDI Supermarket	Grocery Stores

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Q2 2022
ATLANTA, GA

RETAIL MARKET OVERVIEW

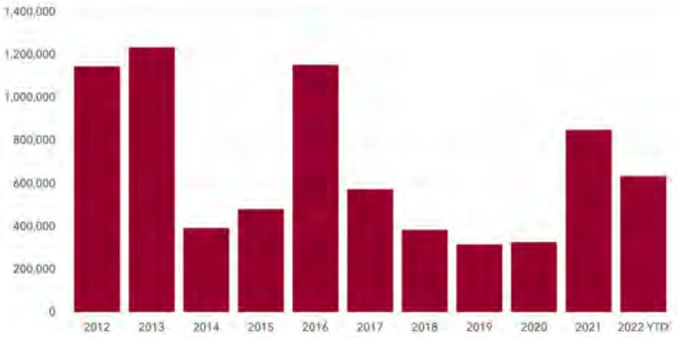
DAN WAGNER, *Chief Data Officer*

A lack of new supply entering the market, coupled with steady leasing activity has led to a fundamentally healthy retail market in Atlanta. Overall vacancy has dropped by a full percentage point over the last year, standing at 5.5% as of Q2 2022. Rents are slowly ticking up, increasing nearly 7.0% over the last year. The area's fundamentally sound retail sector is attracting increased investor interest, with the rolling 12-month transaction volume doubling since mid-year 2021. While private capital continues to dominate the buyer pool, institutional investors have recently increased their buying activity. Atlanta's growing consumer base provides a strong foundation for new and expanding retailers, though the supply of space is tightening.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▲ 12 Mo. Net Absorption SF	2,177,036	1,572,609	1,125,050	549,841	(471,760)
▼ Vacancy Rate	5.6%	5.8%	5.9%	6.3%	6.6%
▼ Avg NNN Asking Rate PSF	$17.24	$17.25	$16.51	$16.14	$14.76
◄ ► SF Under Construction	635,725	635,725	849,017	638,871	554,091
◄ ► Inventory SF	185,134,520	185,134,520	184,921,228	184,825,829	184,825,829

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
3535 Peachtree Road Atlanta, GA	420,832 SF	$73,865,000 $175.52 PSF	Selig Enterprises Blackstone	Multi-Tenant
916 Loganville Highway Bethlehem, GA	319,563 SF	$50,000,000 $156.46 PSF	Black Creek Group Faison & Associates	Multi-Tenant
4505 Ashford Dunwoody Road Atlanta, GA	81,296 SF	$43,000,000 $528.93 PSF	EDENS Coro Realty Advisors	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1302 Highway 85 North Fayetteville, GA	66,324 SF	One Liberty Properties	Tesla, Inc.	Electric Vehicles
1072-1111 Highway 34 Newnan, GA	32,922 SF	RPT Realty	Conn's Home Plus	Retail Trade
860 Duluth Highway Lawrenceville, GA	30,000 SF	5 Rivers CRE	One Life Fitness	Fitness & Recreation

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2022
CHICAGO, IL

RETAIL MARKET OVERVIEW

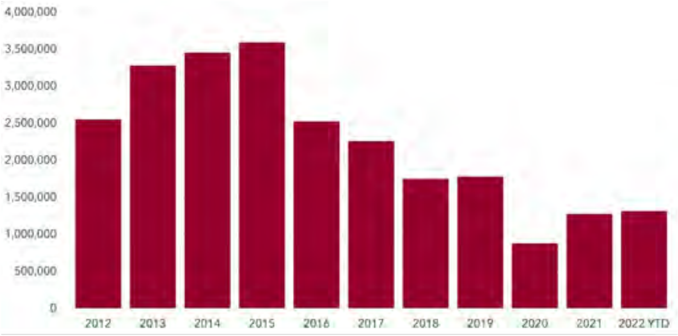
RYAN REBOT, *Research Analyst*

Vacancy in the Chicago retail market continued to decrease during the second quarter of 2022. Improving from the previous quarter's 5.92%, vacancy dropped to 5.83%. Net absorption totaled 473,602 square feet in the second quarter. From the 391,708 square feet measured in the quarter prior, net absorption rose by 81,894 square feet. Average rental rates increased to $17.74 per square foot, per year; a difference of $0.09 per square foot. A total of 24 retail buildings were delivered in the second quarter. Rising from the previous quarter's 139,475 square feet, the second quarter added 321,976 square feet of retail space to the market. Currently, there are 72 buildings under construction, totaling 1,313,067 square feet.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▲ 12 Mo. Net Absorption SF	3,341,684	3,143,131	3,017,712	2,651,196	1,916,391
▼ Vacancy Rate	5.8%	5.9%	6.0%	6.1%	6.1%
▲ Avg NNN Asking Rate PSF	$17.74	$17.65	$17.28	$17.08	$19.22
▲ SF Under Construction	1,313,067	1,126,645	1,273,358	924,928	869,164
▲ Inventory SF	583,661,167	579,736,791	579,883,730	577,108,951	574,000,757

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
55 N. Wacker Drive Chicago, IL	275,700 SF	$1,974,000.00 $7.16 PSF	American Lung Association Pearl Properties, LLC	Multi-Tenant
2001-2153 63rd Street Downers Grove, IL	188,487 SF	$8,200,000 $43.50 PSF	Stellco 4300 Commerce, LLC Frontline Real Estate Partners	Multi-Tenant
4031-4145 W. 95th Street Oak Lawn, IL	170,137 SF	$76,000,000 $446.70 PSF	AEW Capital Management Hubbard Street Group	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
3200 Lake Avenue Wilmette, IL	152,000 SF	Newport Investment Management, LLC	Wayfair	Furniture and Home Goods
9700 S. Western Avenue Evergreen Park, IL	120,000 SF	DeBartolo Holdings	Macy's	Department Store
3210-3348 W. 87th Street Chicago, IL	87,455 SF	SVT LLC	Pete's Market	Grocery Store

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2022
DURHAM, NC

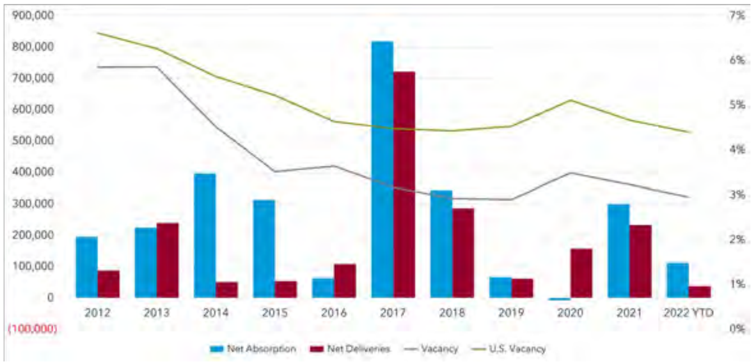
RETAIL MARKET OVERVIEW

CHARLES LANIER, MBA, CLS, CSM, CRX, *Vice President*

The Raleigh/Durham retail market has performed relatively well throughout the pandemic and is projected to improve through the end of the year. The area's strong demographics, job market, population growth, and household income should support the retail market in the long term. Older centers are poised for redevelopment as surrounding neighborhoods see a resurgence of young families who want better shopping options. Enclosed malls have declined while lifestyle centers have increased. This coupled with shifting purchasing opportunities like Amazon have caused the retail market to become more complex. Service business and distinctive restaurant offerings are thriving while soft goods retailers struggle to compete with online retailers.

	MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼	12 Mo. Net Absorption SF	323,952	419,827	299,976	353,250	129,349
◄ ►	Vacancy Rate	3.0%	3.0%	3.2%	3.2%	3.9%
▲	Avg NNN Asking Rate PSF	$21.45	$21.11	$20.74	$20.46	$20.28
▼	SF Under Construction	411,920	428,672	353,637	370,145	317,946
▲	Inventory SF	27,660,500	27,633,748	27,622,681	27,596,338	27,596,338

NET ABSORPTION, NET DELIVERIES, & VACANCY



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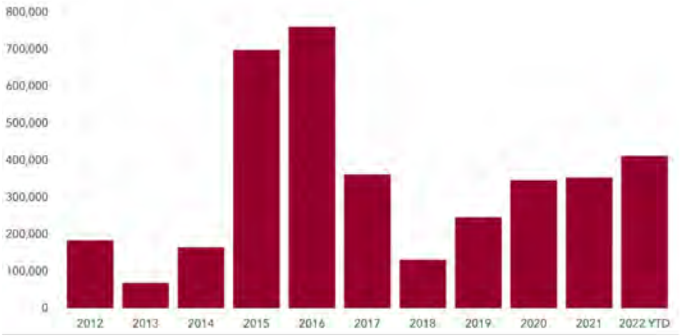


TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
3415-3457 Hillsborough Road Durham, NC	99,141 SF	$20,662,045 $208.41 PSF	Heitman Epic Real Estate Partners	Multi-Tenant
4900 NC-55 Highway Durham, NC	85,602 SF	$13,250,000 $154.79 PSF	Aston Properties, Inc. East Coast Acquisitions LLC	Multi-Tenant
401 E Lakewood Avenue Durham, NC	69,979 SF	$38,625,137 $551.95 PSF	Sterling Bay CMK LLC	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
120 Mosaic Boulevard Durham, NC	5,000 SF	Eco Group, LLC	Hops & Berry Brewery	Accommodation & Food Services
3823 Guess Road Durham, NC	4,800 SF	DeSoto Owners LLC	Undisclosed	Undisclosed
2218 NC Highway 54 Durham, NC	4,500 SF	Insight Properties LLC	Wake Med	Health Care and Social Assistance

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2022
RALEIGH, NC

RETAIL MARKET OVERVIEW

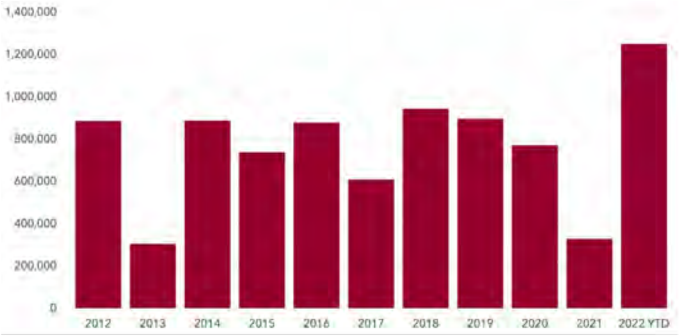
CHARLES LANIER, MBA, CLS, CSM, CRX, *Vice President*

The Raleigh/Durham retail market has performed relatively well throughout the pandemic and is projected to improve through the end of the year. The area's strong demographics, job market, population growth, and household income should support the retail market in the long term. Older centers are poised for redevelopment as surrounding neighborhoods see a resurgence of young families who want better shopping options. Enclosed malls have declined while lifestyle centers have increased. This coupled with shifting purchasing opportunities like Amazon have caused the retail market to become more complex. Service business and distinctive restaurant offerings are thriving while soft goods retailers struggle to compete with online retailers.

MARKET INDICATORS		Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼	12 Mo. Net Absorption SF	1,308,531	1,474,727	1,258,761	645,839	255,904
▼	Vacancy Rate	2.7%	2.9%	3.3%	3.5%	3.5%
▲	Avg NNN Asking Rate PSF	$23.73	$23.31	$22.50	$22.20	$22.09
▲	SF Under Construction	1,255,197	563,680	328,723	769,476	780,461
▲	Inventory SF	77,215,891	77,188,608	77,107,511	76,589,208	76,433,169

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
1203-1311 NW Maynard Road Cary, NC	110,863 SF	$24,763,736 $223.37 PSF	Blackstone Real Estate Income Trust Preferred Apartment Communities	Multi-Tenant
525 New Waverly Place Cary, NC	78,470 SF	$20,030,739 $255.27 PSF	Hines Global Income Trust, Inc. Northwood Investors LLC	Multi-Tenant
13200 New Falls of the Neuse Road Raleigh, NC	75,927 SF	$18,553,347 $244.36 PSF	Blackstone Real Estate Income Trust Preferred Apartment Communities	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
4111 New Bern Avenue Raleigh, NC	32,341 SF	Riddle Commercial Properties, Inc.	Regency Furniture	Retailer
8201 Rowlock Way Raleigh, NC	16,000 SF	Gary J. Davies	Undisclosed	Undisclosed
1839 S Main Street Wake Forest, NC	15,655 SF	Richard Robbins	Undisclosed	Undisclosed

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COMMERCIAL REAL ESTATE SERVICES

Q2 2022
OMAHA, NE

RETAIL MARKET OVERVIEW

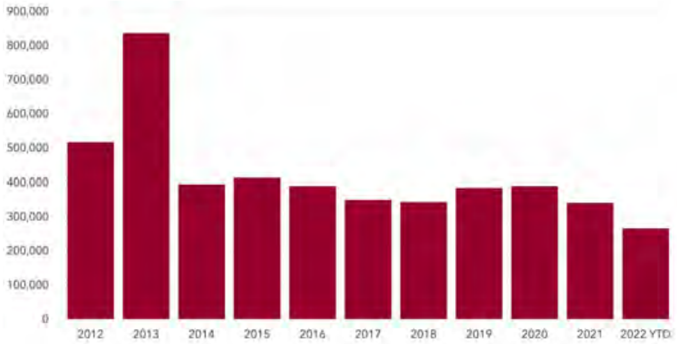
GRACE NEWTON, *Vice President*

The retail market in the Omaha metro area has continued to see steady activity throughout all submarkets. While the 2022 sales volume has dipped from 2021 thus far, the volume is still higher than the previous several years. Cap rates are at a 5-year low (7.6% on average). Vacancy rates are currently hovering around 5% and asking rental rates are expected to continue to increase. Notable lease transactions in Q2 include ArchWell Health which signed two leases for a total of 22,000 square feet in the central and north central submarkets. Notably, Village Pointe Shopping Center, a 455,000 square foot lifestyle center, is currently on the market for sale with an offering NOI of $10,900,000.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼ 12 Mo. Net Absorption SF	120,551	173,564	119,963	139,159	130,964
▼ Vacancy Rate	5.25%	5.375%	5.54%	5.68%	5.84%
▼ Avg NNN Asking Rate PSF	$14.79	$14.94	$14.69	$14.73	$14.56
▼ SF Under Construction	266,137	305,677	341,111	326,752	312,330
▲ Inventory SF	63,850,675	63,807,511	63,735,105	63,706,915	63,666,583

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
14505 W Maple Road Omaha, NE	221,000 SF	$23,600,000 $107.00 PSF	First National Realty Partners DRA Advisors	Multi-Tenant
10313-10387 Pacific Street Omaha, NE	90,945 SF	$34,000,000 $374.00 PSF	Lund Company RED Development	Multi-Tenant
12744 Westport Parkway Omaha, NE	28,630 SF	$8,240,000 $288.00 PSF	S.D. Properties LLC Southport West Partners LLC	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
3201-3505 L Street Omaha, NE	37,839 SF	Perkins Properties	Goodwill	Dollar/Variety/Thrift
970 S 72nd Street Omaha, NE	14,639 SF	Eric Dawson LLC	Boot Barn (renewal)	Shoes
3501 S 84th Street Omaha, NE	14,484 SF	First Management	ArchWell Health	Senior Medical

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2022
RENO, NV

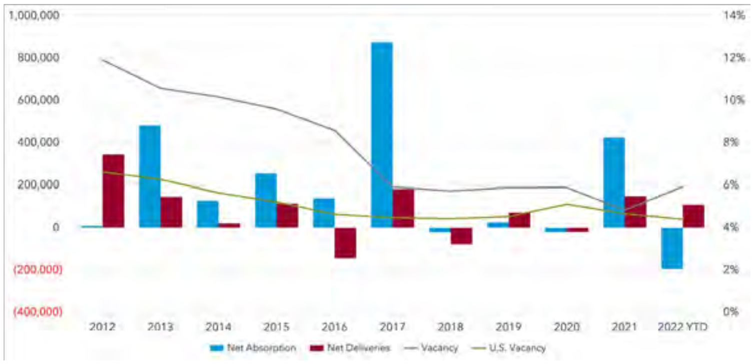
RETAIL MARKET OVERVIEW

LYLE CHAMBERLAIN, CCIM, *President*

Vacancy rose a bit in the last quarter as some of the new construction projects on the books were delivered. Most of those, have filled, but at the cost of some of the older product. There is strong job growth in the area as well as a strong housing market whose demographics will be attractive to many prospective merchants. The Northern Nevada economy is healthy. Entertainment and food service will continue to be exceptionally strong.

	MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼	12 Mo. Net Absorption SF	73,755	406,846	424,511	217,141	(41,340)
▲	Vacancy Rate	6.0%	4.7%	4.8%	5.4%	5.6%
▲	Avg NNN Asking Rate PSF	$20.22	$20.07	$19.88	$19.73	$19.49
▼	SF Under Construction	87,496	158,216	187,287	214,755	194,738
▲	Inventory SF	26,947,721	26,877,001	26,839,430	26,777,838	26,781,223

NET ABSORPTION, NET DELIVERIES, & VACANCY



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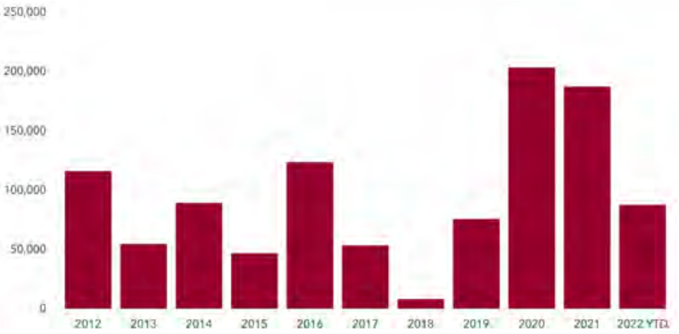

TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
451-505 E Prater (portfolio sale) Reno, NV	105,203 SF	$5,781,614 $54.96 PSF	Rhino Investments Shopoff Realty LP	Multi-Tenant
900 Kietzke Ln (part of 2 prop sale) Reno, NV	49,874 SF	$12,117,914 $242.97 PSF	aEON Real Estate Arne Hotel	Single-Tenant
1250 W 7th Reno, NV	33,000 SF	$1,045,000 $31.67 PSF	SurfThru Inv PacTrust	Single-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
451-505 E Prater Reno, NV	50,861 SF	Rhino Investments	Auto Zone	Retail Auto Parts
1201 Stardust Street Reno, NV	31,792 SF	Nav Bajwa	Starlite Express LLC	Various/Entertainment
1445 S Meadows Reno, NV	15,000 SF	Dennis Banks	Unkown	Entertainment/Sports

Q2 2022
NEW YORK CITY, NY

RETAIL MARKET OVERVIEW

SARAH ORCUTT, *Director of Research*

Activity in NYC continues to rise, with hotel occupancy down just 12% from pre-pandemic levels and office occupancy at 41%, leading to increased foot traffic and demand for retail. Retail leasing continues to improve, particularly in high-demand neighborhoods such as Soho and the West Village. The City has seen a resurgence of international retailers and luxury dry good brands, a distinct change from the height of the pandemic when food and beverage dominated retail activity. The largest deals this quarter were concentrated in Midtown along high-profile corridors, including Aritzia's 32,950 SF lease at 608 Fifth Avenue and Valentino's lease for 26,309 SF at 654 Madison Avenue.

MARKET INDICATORS		Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▲	12 Mo. Net Absorption SF	99,256	55,533	(33,178)	(401,786)	(1,091,322)
▼	Vacancy Rate	5.1%	5.2%	5.1%	5.2%	5.4%
▼	Avg NNN Asking Rate PSF	$130.87	$131.07	$130.82	$130.63	$130.41
▼	SF Under Construction	231,169	272,920	299,670	262,919	262,919
▼	Inventory SF	60,211,934	60,220,391	60,239,166	60,247,226	60,297,277

NET ABSORPTION, NET DELIVERIES, & VACANCY

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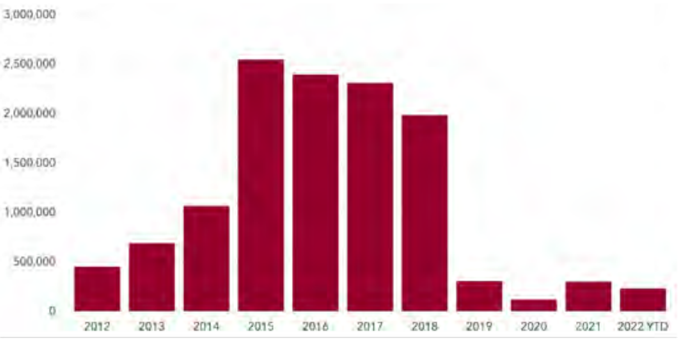

TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
8 Spruce Street New York, NY	773,169 SF	$930,000,000 $1,202.84 PSF	Blackstone R.E. Income Trust Brookfield Prop|Nartional Electrical Benefit Fnd|Nuveen	Multi-Tenant
353 W 57th Street New York, NY	216,937 SF	Undisclosed	Common Strategic Cap | CSC Coliving Eldridge	Hospitality
12 W 48th Street New York, NY	30,845 SF	$49,500,000 $1,604.80 PSF	Undisclosed DNA Development, LLC	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
808 Columbus Avenue New York, NY	34,434 SF	UDR, Inc. | MetLife, Inc.	Undisclosed	Undisclosed
608 Fifth Avenue New York, NY	32,950 SF	Omnispective Management Corp	Aritzia	Apparel
654 Madison Avenue New York, NY	26,309 SF	The Adler Group	Valentino	Apparel

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COMMERCIAL REAL ESTATE SERVICES

Q2 2022
CINCINNATI, OH

RETAIL MARKET OVERVIEW

TC BARTOSZEK, *Vice President*

After a devastating 2020, retail sector performance has since improved notably, with pent-up demand and excess savings driving a surge in retail sales. As we move through 2022, uncertainty is once again on the rise due to the rapid increase in prices and subsequent slowdown in discretionary spending. Supply chain bottlenecks are also weighing on spending, by limiting the goods available to purchase. Closures were an issue well before the pandemic, with vacant mall anchors perhaps most emblematic of retail sector decline, particularly among older properties located in blighted neighborhoods. Solid leasing trends, and a steady decline in store closure announcements, should keep demand positive in coming quarters.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▲ 12 Mo. Net Absorption SF	(194,561)	(413,262)	(519,547)	(973,549)	(923,921)
▲ Vacancy Rate	6.19%	6.06%	6.04%	6.55%	6.68%
▼ Avg NNN Asking Rate PSF	$13.87	$13.94	$13.89	$13.72	$13.50
▼ SF Under Construction	114,601	173,626	170,140	166,192	208,876
▲ Inventory SF	133,105,414	133,080,935	133,135,497	133,647,402	134,004,421

NET ABSORPTION, NET DELIVERIES, & VACANCY

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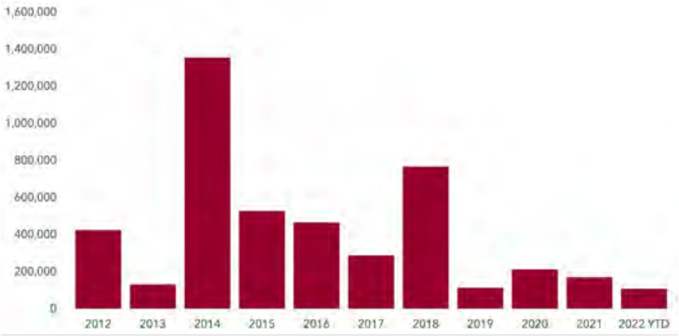

TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
6805-6899 Alexandria Pike Alexandria, KY	206,296 SF	$26,668,771 $129.27 PSF	MRP Capital Group Albanese Cormier Holdings, LLC	Multi-Tenant
4293 Winston Avenue Covington, KY	197,262 SF	$8,000,000 $40.56 PSF	Bak Realty Investments, LLC Covtech Investments, LLC	Multi-Tenant
7747 Tylersville Road West Chester, OH	85,323 SF	$14,400,000 $168.77 PSF	Tabani Group, Inc. Midland Atlantic Properties	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
655-675 N University Boulevard Middletown, OH	13,440 SF	Stevens Realty Co	N Block 10 LLC	Arts, Entertainment, and Recreation
8063 Montgomery Road Cincinnati, OH	9,984 SF	Smithco Development	Rally House	Retailer
8750 Colerain Avenue Cincinnati, OH	9,952 SF	The Rosen Group, Inc.	Sportz Town Bar & Grill	Accommodation and Food Services

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COMMERCIAL REAL ESTATE SERVICES

Q2 2022
TORONTO, ON

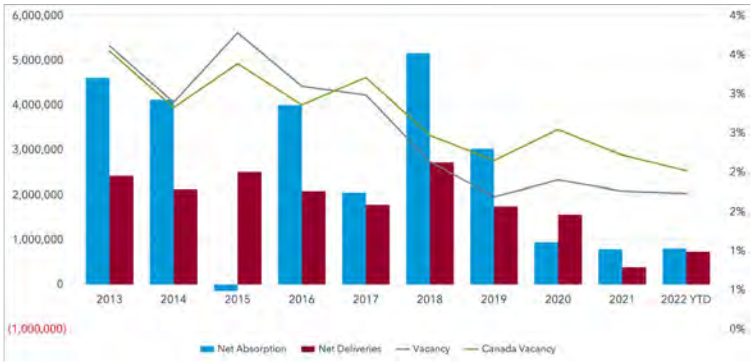
RETAIL MARKET OVERVIEW

NICOLE MONIZ, *Vice President*

Momentum has continued to build over the last few months, mostly in centres anchored by grocery, pharmacies, banks, etc, everyday essentials that have proved to be resilient. Notable deals include Cineplex, 50,859 SF at Erin Mills Town Centre, commencing in Q2 2023. Ikea opened its first 66,000 SF urban format store in the downtown core at Yonge and Gerrard in June. Gap announced their plans to open 5 more Canadian stores in 2022, making their second location at Yorkdale Shopping Centre in addition to their existing locations at Mapleview Centre in Burlington. Pusateri's Fine Foods, signed on to lease 17,504 SF at the base of The Carvalo Condos on College in Little Italy.

	MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▲	12 Mo. Net Absorption SF	1,287,019	780,864	790,547	1,247,404	820,361
▼	Vacancy Rate	1.7%	1.9%	1.8%	1.8%	1.8%
▲	Avg NNN Asking Rate PSF	$32.66	$32.17	$32.00	$31.88	$31.55
▼	SF Under Construction	1,201,812	1,258,843	1,885,012	2,034,565	1,994,858
▲	Inventory SF	300,522,809	300,434,329	299,784,088	299,693,078	299,495,601

NET ABSORPTION, NET DELIVERIES, & VACANCY



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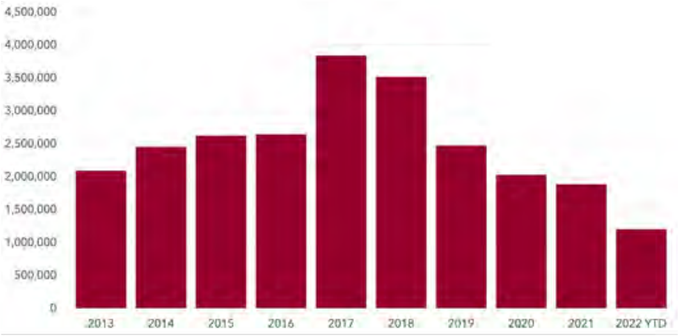

TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
2435 Appleby Line Burlington, ON	Undisclosed	$40,360,000	Choice Properties Triovest	Retail Plaza
2301 - 2331 Appleby Line Burlington, ON	70,000 SF	$28,140,000 $402.00 PSF	Graywood Developments Triovest	Retail Plaza
92 - 132 Waverley Road Clarington, ON	22,282 SF	$6,300,000 $282.74 PSF	13790401 Canada Inc. Southeast Building Corp	Retail Plaza

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
5100 Erin Mills Parkway Mississauga, ON	50,859 SF	Ontario Pension Board	Cineplex	Theatres
55 New Huntington Road Vaughan, ON	45,000 SF	SmartCentres	Undisclosed	Undisclosed
382 Yonge Street Toronto, ON	40,000 SF	IKEA	Undisclosed	Undisclosed

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COMMERCIAL REAL ESTATE SERVICES

Q2 2022
CHARLESTON, SC

RETAIL MARKET OVERVIEW

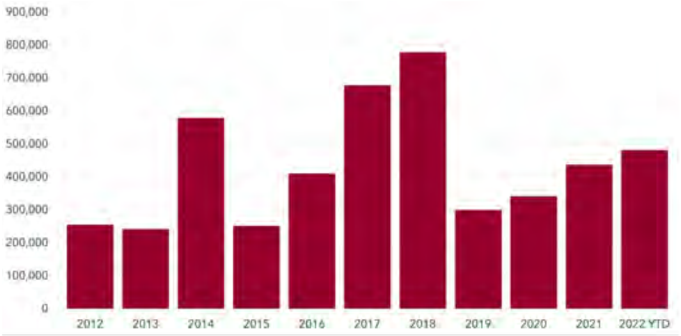
JUSTIN ROSS, *Associate*

The warm weather, tourism, and population growth are all shaking up the retail market across the metro area. The increasing population and job prospects are bringing high-paying jobs to the metro that contribute to retail consumption. 482,000 SF of construction is underway, the majority of which is in the growing suburban areas. The combination of leasing activity and the lower levels of construction has kept Charleston's vacancy rate at 3.6%. Unusual but perhaps clever, 30,000 SF Target has just opened in the heart of downtown Charleston where population density is high and college campuses are a walking distance.

	MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▲	12 Mo. Net Absorption SF	884,705	634,247	624,172	242,114	(559,354)
▼	Vacancy Rate	3.6%	3.9%	4.1%	4.6%	5.1%
▼	Avg NNN Asking Rate PSF	$22.87	$23.81	$23.98	$24.70	$25.09
▲	SF Under Construction	481,899	478,561	437,127	440,594	320,564
▲	Inventory SF	47,682,325	47,656,265	47,595,350	47,544,809	47,500,555

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
1909 North Highway 17 Hwy Mount Pleasant, SC	72,024 SF	$12,602,219 $174.97 PSF	Continental Realty Corporation New Market Properties, LLC	Multi-Tenant
1909 North Highway 17 Mount Pleasant, SC	17,100 SF	$4,397,781 $257.18 PSF	Continental Realty Corporation New Market Properties, LLC	Multi-Tenant
717 Old Trolley Road Summerville, SC	15,000 SF	$4,900,000 $326.67 PSF	Warreb & Grant, P.A. Deseta Realty Group	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
205 N Goose Creek Boulevard Goose Creek, SC	13,477 SF	Benbrooke Creekside Partners, LLC	Sidesigon Oriental Market	Grocery
730-760 Coleman Boulevard Mount Pleasant, SC	11,122 SF	Beach Brookgreen, LLC	Undisclosed	Undisclosed
2521 North Highway 17 Mount Pleasant, SC	9,878 SF	AMDG 17N, L.P.	Undisclosed	Undisclosed

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Q2 2022
GREENVILLE / SPARTANBURG, SC

RETAIL MARKET OVERVIEW

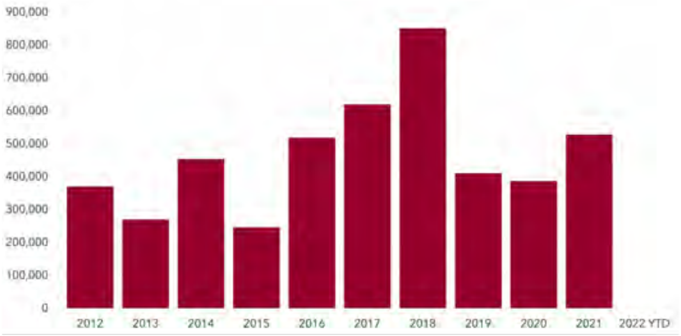
ANDREW HARRILL, *Broker Associate*

The Greenville/Spartanburg retail market was heavily impacted by the pandemic during 2020 with the area posting negative absorption during that year. In 2021, every quarter posted positive absorption including positive quarters in Q1 and Q2 of 2022. The average NNN asking rental rate per square foot has increased from $13.06 in Q1 2022 to $13.76 in Q2 2022. The vacancy rate has decreased from 4.00% in Q1 2022 to 3.86% in Q2 2022. The area has shown strong performance with grocers, discount retailers, and other retail services along with population increases lending to increased retail activity.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▲ 12 Mo. Net Absorption SF	330,512	313,073	65,984	195,048	51,172
▼ Vacancy Rate	3.86%	4.00%	4.30%	4.30%	4.50%
▲ Avg NNN Asking Rate PSF	$13.76	$13.06	$12.74	$12.63	$12.15
▼ SF Under Construction	264,577	453,763	527,913	502,701	372,206
▲ Inventory SF	92,058,216	91,858,256	91,766,609	91,741,775	91,771,081

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
651 Highway 28 Bypass Anderson, SC	183,211 SF	$19,880,513 $108.51 PSF	Blakstone Real Estate Income Trust Preferred Apartment Communities	Single-Tenant
900 E Main Street Easley, SC	115,000 SF	$1,081,500 $9.40 PSF	East Sunset Park Rose Commercial, LLC	Multi-Tenant
828-850 Woods Crossing Road Greenville, SC	70,304 SF	$10,864,699 $154.54 PSF	Ziff Properties, Inc. BIG Shopping Centers	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
100 McMillan Drive Spartanburg, SC	26,170 SF	Christopher Kaufmann	Axcess Healthcare Services, LLC	Health Care and Social Assistance
106 W Wade Hamton Boulevard Greer, SC	17,120 SF	Dale Bishop	Sarks Automotive, LLC	Retailer
1402 E River Street Anderson, SC	8,560 SF	River Street Anderson LLC	Family Dollar	Retailer

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COMMERCIAL REAL ESTATE SERVICES

Q2 2022
NASHVILLE, TN

RETAIL MARKET OVERVIEW

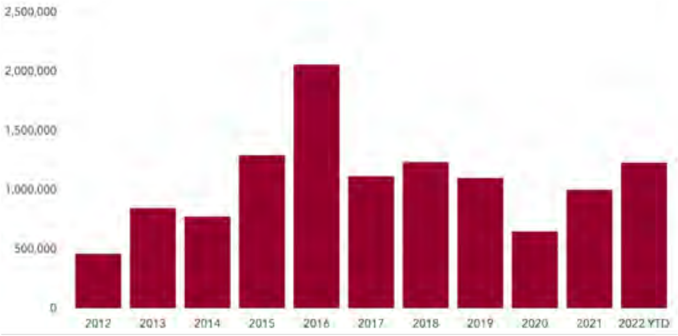
JIM RODRIGUES, *President*

A relatively conservative level of new construction, paired with consistent absorption over the last several quarters has led to a fundamentally healthy retail market in Nashville. Overall vacancy has dropped by 50 basis points over the last year, now standing at 3.4% as of Q2 2022. Tightening availability has led to increasing rents, which rose by more than 9% year-over-year. The area's fundamentally sound retail sector is attracting increased investor interest, with the rolling 12-month transaction volume nearly doubling since mid-year 2021. While private capital continues to dominate the buyer pool, institutional investors have recently increased their buying activity.

	MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▲	12 Mo. Net Absorption SF	1,474,988	1,319,014	1,480,859	1,182,418	812,538
▼	Vacancy Rate	3.4%	3.7%	3.8%	3.9%	4.2%
▲	Avg NNN Asking Rate PSF	$23.14	$22.45	$21.63	$21.15	$21.18
▲	SF Under Construction	1,229,560	928,281	1,000,246	830,765	562,678
▲	Inventory SF	118,440,920	118,353,384	118,176,181	117,979,733	117,922,002

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
915 3rd Avenue Nashville, TN	55,509 SF	$38,250,000 $689.08 PSF	Alvarez & Marsal Holdings Ward Brothers Development	Multi-Tenant
1200 S Water Avenue Gallatin, TN	79,813 SF	$30,630,000 $383.77 PSF	Eastern Federal Corporation Mountain Brook Partners	Multi-Tenant
400-530 Outlet Village Boulevard Lebanon, TN	86,088 SF	$9,200,000 $106.87 PSF	Starboard Capital Partners Namdar Realty Group	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
445 Highway 109 Lebanon, TN	40,000 SF	Blue Ridge Investments	Publix	Grocery Stores
421-427 W 7th Street Columbia, TN	21,600 SF	McEwen Group	NashCo Furniture	Furniture Stores
800 Broadway Nashville,TN	10,130 SF	Schreiner Development	Milkshake Concepts	Full-Service Restaurants

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COMMERCIAL REAL ESTATE SERVICES

Q2 2022
HOUSTON, TX

RETAIL MARKET OVERVIEW

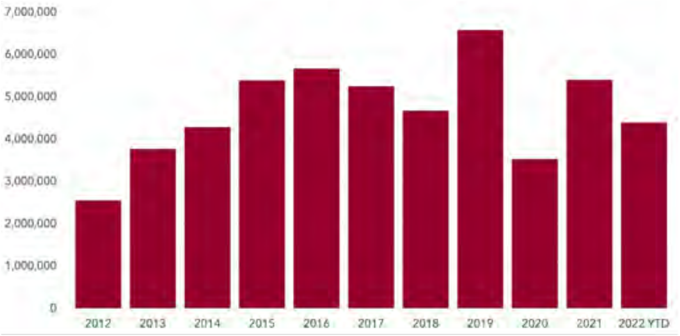
GRANT WALKER, *Senior Director*

Houston continues to see an upward trend in retail. Due to the pent-up demand caused from the COVID pandemic, Houston has built around 2.5M SF of new retail developments over the past 12 months. 22Q2 was the best quarter in Houston's resilient retail market since 2016 with approximately 80% of the new 2.5M SF already leased and 4.5M SF currently under construction. From June 2021 to June 2022, Houston ranked #2 out of all U.S. metros for most retail space absorbed, and net absorption is projected to reach its highest level in 6 years by the end of 22Q4. Houston recorded the highest Q2 at $1.1B+ sales and the 4th highest quarter for sales volume since 2006; this will only increase over the next 3-5 years, surpassing all previous records.

	MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼	12 Mo. Net Absorption SF	6,375,895	6,628,614	6,034,927	6,001,807	5,535,562
▼	Vacancy Rate	5.1%	5.3%	5.4%	5.7%	6.0%
▲	Avg NNN Asking Rate PSF	$21.70	$21.43	$21.31	$21.07	$20.83
▼	SF Under Construction	4,391,605	4,746,901	5,400,981	4,951,247	3,876,199
▲	Inventory SF	425,611,189	425,068,535	424,158,559	423,578,497	423,120,333

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
4501-4765 FM 1960 Houston, TX	264,760 SF	$20,907,319 $78.97 PSF	Shawn Bidsal LNR Partners	Single-Tenant
11703 Eastex Freeway Houston, TX	178,140 SF	Undisclosed	Tenex Intl, Inc Zaid Properties	Multi Tenant
12523-12589 Westeimer Road Houston, TX	141,498 SF	Undisclosed	Ziao Yan Liang Wu Properties	Multi Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
11001-11051 Fuua Street Houston, TX	52,990 SF	B&G Wholesale Distributing	Undisclosed	Undisclosed
NEC West Grand Parkway S & West Airport Boulevard, Richmond, TX	38,330 SF	NewQuest	Texans Fits	Recreation
1705-1825 North Fry Road Katy, TX	36,000 SF	Brixmor	Undisclosed	Undisclosed

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COMMERCIAL REAL ESTATE SERVICES

Q2 2022
PACIFIC NORTHWEST, WA

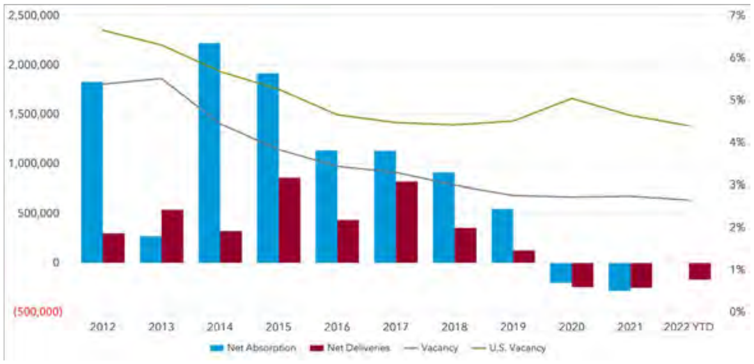
RETAIL MARKET OVERVIEW

KYLE PROSSER, *Vice President*

As retail continued a strong push and a quick recovery through Q2, only one thing could stop it - the Fed! As interest rates rose quickly, retail seemed to slow considerably. Add it to the fact that summer arrived, and with people returning to traveling, a slow down in activity was felt all around. Vacancy rates rose slightly from Q1's 2.5% to 2.6% in Q2. Inventory dropped only slightly as new product from prior quarters reached completion. Although submarkets vary, asking rates continue to hover between $27-$28/SF as an overall average around the Puget Sound.

	MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼	12 Mo. Net Absorption SF	203,243	332,201	(282,050)	(242,122)	(807,870)
▲	Vacancy Rate	2.6%	2.5%	2.7%	2.8%	2.9%
▼	Avg NNN Asking Rate PSF	$27.78	$27.80	$27.61	$27.56	$27.42
▼	SF Under Construction	132,314	222,392	243,921	257,161	365,213
▼	Inventory SF	180,805,287	180,813,779	180,973,103	181,096,538	181,149,011

NET ABSORPTION, NET DELIVERIES, & VACANCY



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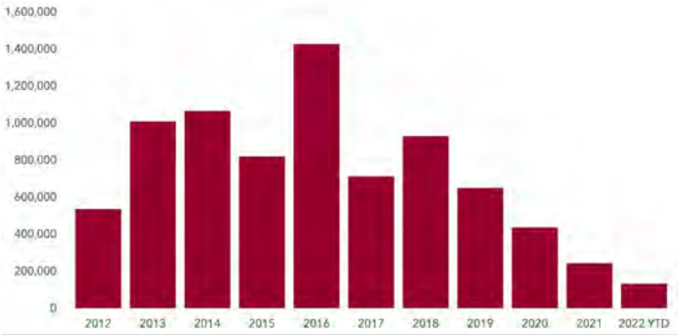


TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
300-330 NE Northgate Way (Portfolio Sale), Seattle, WA	303,679 SF	Undisclosed	Kite Realty Group Trust Retail Properties of America, Inc.	Multi-Tenant
10600 NE 9th Plaza Bellevue, WA	301,121 SF	$5,300,000 $1760 PSF	American Capital Group Washington Sq One Parking	Multi-Tenant
4615 196th St SW (Portfolio Sale) Lynnwood, WA	198,706 SF	$32,408,548 $163.10 PSF	Benderson Development Co The Kroger Company	Single-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1414 72nd Street E Tacoma, WA	42,099 SF	PMF Investments LLC	Urban Air Adventure Park	Entertainment
2800 Milton Way Milton, WA	28,891 SF	Culligan Management Co	Ace Hardware	Retailer
1928 S Commons Federal Way, WA	28,775 SF	Merlone Geier Mgmt, Inc	Burlington	Retailer

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2022

MADISON, WI

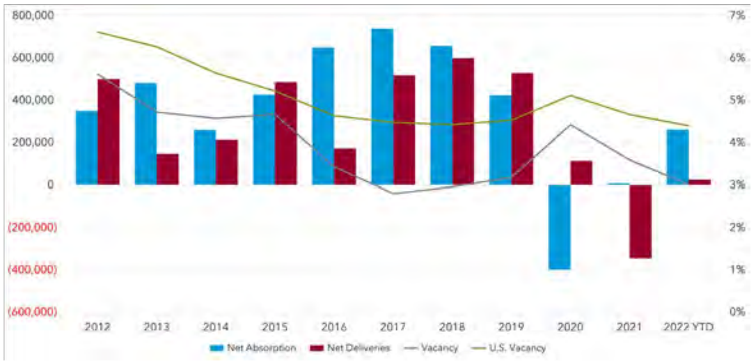
RETAIL MARKET OVERVIEW

CAMP PERRET, *Vice President*

Demand in the Madison Retail Market remains solid due to impressive demographic trends in population growth and above-average median household incomes. Vacancy rates are compressed at 3.0% forcing market rents to increase 3.26% year-over-year. Construction starts are up. Sales volume and leasing activity are trending positively.

MARKET INDICATORS		Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼	12 Mo. Net Absorption SF	252,102	255,798	8,167	(37,064)	(40,854)
▼	Vacancy Rate	3.0%	3.4%	3.6%	3.6%	3.7%
▲	Avg NNN Asking Rate PSF	$16.40	$16.22	$16.05	$15.95	$15.84
▲	SF Under Construction	290,825	233,825	253,814	224,555	94,341
▲	Inventory SF	40,604,290	40,599,290	40,578,981	40,601,840	40,660,680

NET ABSORPTION, NET DELIVERIES, & VACANCY



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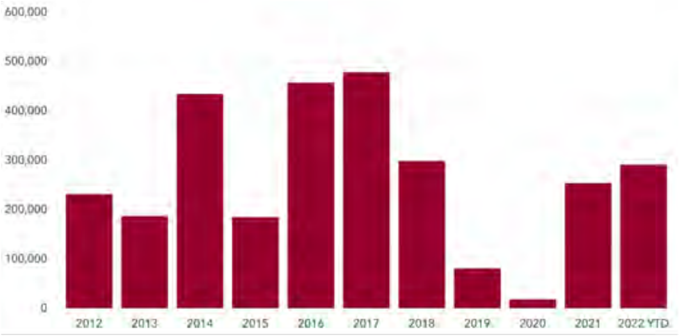

TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
7349 & 7357 W. Towne Way/7433 Mineral Point Road, Madison, WI	138,984 SF	$17,799,400.00 $128.07 PSF	CBL West Towne Crossing Op Propco Madison Joint Venture	Multi-Tenant
4530-4546 Verona Road Madison, WI	78,620 SF	$2,650,000.00 $33.71 PSF	Retro Development LLC Nakoma Plaza Investors, LLC	Multi-Tenant
640 Main Street Sun Prairie, WI	61,048 SF	$17,075,000.00 $279.70 PSF	Exchange Right Real Estate LLC First National Realty Partners	Singlei-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
36 W Towne Mall Madison, WI	82,377 SF	Von Mahr Inc.	Von Mahr	Retailer
7333 West Towne Way Madison, WI	30,687 SF	Capital Real Estate	Undisclosed	Undisclosed
2518 Winnebago Street Madison, WI	10,000 SF	Gorman & Company	Undisclosed	Undisclosed

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COMMERCIAL REAL ESTATE SERVICES

Q2 2022
MULTIFAMILY OVERVIEW

MULTIFAMILY OVERVIEW: RENTERS STYMIED BY HIGH HOME PRICES

The unprecedented pace of rent growth eased slightly in the first half of 2022 as strong demand continued for an undersupply of housing. However, to the relief of many U.S. renters, about 180,000 new apartments – roughly double the quarterly average – are slated for delivery in the third quarter and completions are expected to remain elevated through 2023. The steadily rising cost of home buying has been keeping people in the rental market longer. Mortgage rates are up, and existing home prices reached a record median $407,600 in May. Due to supply-chain disruptions and lengthening construction timelines, deliveries of new apartments have been flat. The U.S. vacancy rate settled at 4.9% at the end of the second quarter. In Canada, the vacancy rate was 1.9%.

There were 141,794 apartments absorbed in the U.S. in the first half of the year with 166,054 new units delivered. There are a record 745,000 units under construction. With projected deliveries this year at 453,410 and net absorption expected at 368,500 units, some estimates have rent growth slowing to less than 7% by the end of 2022.

The apartment market has never seen such widespread, double-digit rent growth. Only the run-up during the dot-com boom in tech centers like Boston and San Jose offers a comparison. Although rent growth moderated slightly, falling from 11.3% at the end of 2021 to 9.2% at the end of Q2, some Sun Belt markets have seen annual rent increases of more than 20%. Rents for single-family homes in April rose 14% year over year. Of the 50 largest U.S. multifamily markets only Phoenix and Sacramento have full-year rent forecasts below their five-year pre-pandemic average.

Early this year rent growth began accelerating in coastal and Midwest regions. Los Angeles, San Jose and Milwaukee reported growth of 100 basis points or more. Despite 1.2% vacancy rates in Vancouver and Toronto, rents in the two metros have gained 5.7% and 4.3% respectively through the first half of 2022. To minimize potential disruptions due to materials not being delivered on schedule, some developers have taken the unprecedented step of buying and warehousing all needed materials prior to breaking ground. This has caused construction delays. There are a record 122,000 apartment units that have been approved but not started. Additionally, developers have moved away from garden-style apartments and are trending toward dense, mid- and high-rise projects. These often are in tight urban spaces and require double or triple the construction time to complete.

With rent growth surging, investment capital has been pouring into the multifamily sector. Multifamily sales activity topped the four major real estate categories, and investors see rent growth remaining above the long-term average and the shortage of available housing not changing in the short term. Per unit pricing has risen 11% over the past four quarters and now sits at $245,000. While long-term interest rates have seen strong upward movement, it does not mean that cap rates will rise in tandem. Record rent growth most likely will be fueling rising net operating income at the property level which could give cap rates more stability in a rising interest rate environment.

LOWEST VACANCY RATE	
ON, Toronto	1.2%
BC, Vancouver	1.2%
CA, Santa Barbara	2.0%
NY, New York	2.3%
CA, Orange County	2.4%
U.S. Index	5.0%
Canada Index	1.8%

HIGHEST MARKET RENT / UNIT	
CA, San Francisco	$3,092
NY, New York	$2,980
MA, Boston	$2,699
CA, Orange County	$2,575
CA, East Bay	$2,426
U.S. Index	$1,640 Per Unit
Canada Index	$1,322 Per Unit

HIGHEST 12 MO. SALES VOLUME	
GA, Atlanta	$20,873,136,636
AZ, Phoenix	$17,897,276,466
NY, New York	$14,530,073,896
CA, Los Angeles	$14,366,068,096
DC, Washington	$10,828,177,249
U.S. Index	$298,543,692,811
Canada Index	$5,573,671,149

MOST UNITS UNDER CONSTRUCTION	
NY, New York	56,903
TX, Dallas-Fort Worth	37,206
DC, Washington	35,067
AZ, Phoenix	29,346
GA, Atlanta	28,403
U.S. Index	852,961 Units
Canada Index	47,704 Units

LARGEST INVENTORY BY UNITS	
NY, New York	1,497,684
CA, Los Angeles	993,855
TX, Dallas-Fort Worth	801,445
TX, Houston	663,094
DC, Washington	541,003
U.S. Index	18,322,891 Units
Canada Index	854,496 Units

LOWEST MARKET CAP RATE	
BC, Vancouver	2.4%
ON, Toronto	3.5%
CA, San Francisco	3.5%
CA, Orange County	3.6%
CA, Ventura	3.8%
U.S. Index	5.0%
Canada Index	3.6%

** Please note that the statistics represented in these tables are based on CoStar defined market territories and may not all represent the geographic area the label depicts.*

Q2 2022
MULTIFAMILY OVERVIEW

MARKET	VACANCY RATE	MARKET RENT / UNIT	MARKET SALE PRICE / UNIT	UNDER CONST. UNITS	INVENTORY UNITS	MARKET CAP RATE
AZ, Phoenix	7.1%	$1,605	$295,454	29,346	350,862	3.9%
BC, Vancouver	1.2%	$1,468	$412,856	10,606	137,408	2.4%
CA, East Bay	5.4%	$2,426	$437,831	9,145	184,336	4.1%
CA, Inland Empire	2.9%	$1,969	$292,186	5,011	167,348	4.3%
CA, Los Angeles	3.4%	$2,170	$414,837	27,828	993,855	4.0%
CA, Orange County	2.4%	$2,575	$516,131	5,827	247,098	3.6%
CA, San Diego	2.6%	$2,334	$443,881	8,196	270,359	3.9%
CA, San Francisco	7.4%	$3,092	$669,238	4,720	176,410	3.5%
CA, San Luis Obispo	5.0%	$1,978	$303,844	33	6,889	4.5%
CA, Santa Barbara	2.0%	$2,293	$385,003	659	19,448	3.9%
CA, Stockton	2.8%	$1,612	$197,603	669	27,966	5.4%
CA, Ventura	4.6%	$2,502	$437,457	323	35,096	3.8%
CO, Denver	6.1%	$1,827	$354,806	22,804	272,518	4.2%
DC, Washington	5.9%	$2,078	$346,060	35,067	541,003	4.5%
FL, Fort Myers	5.8%	$1,853	$261,624	2,716	27,705	4.4%
FL, Miami	3.0%	$2,203	$324,245	22,591	175,809	4.5%
FL, Naples	7.6%	$2,234	$313,714	2,019	13,583	4.1%
FL, Orlando	5.0%	$1,822	$257,781	23,803	192,277	4.2%
GA, Atlanta	6.8%	$1,660	$230,092	28,403	472,347	4.5%
GA, Savannah	6.0%	$1,516	$186,153	1,535	29,229	4.7%
ID, Boise	5.3%	$1,532	$271,298	1,954	32,682	4.1%
IL, Chicago	5.1%	$1,634	$241,711	10,815	531,670	5.6%
IN, Indianapolis	5.3%	$1,150	$122,438	3,333	158,041	5.7%
MA, Boston	3.9%	$2,699	$492,525	19,408	250,461	4.2%
MD, Baltimore	4.3%	$1,600	$205,017	3,948	203,518	5.2%
MI, Detroit	4.3%	$1,215	$103,845	5,917	224,628	6.3%
MN, Minneapolis	5.7%	$1,414	$197,143	15,988	251,971	5.3%
MO, Saint Louis	7.3%	$1,118	$133,145	5,094	136,762	6.0%
NC, Durham	6.4%	$1,561	$230,935	3,449	54,464	4.4%
NC, Raleigh	6.1%	$1,578	$254,706	11,235	111,449	4.3%
NE, Omaha	4.7%	$1,072	$108,708	2,342	76,857	6.1%
United States Index	5.0%	$1,640	$257,272	852,961	18,322,891	5.0%
Canada Index	1.8%	$1,322	$262,459	47,704	854,496	3.6%

Q2 2022
MULTIFAMILY OVERVIEW

MARKET	VACANCY RATE	MARKET RENT / UNIT	MARKET SALE PRICE / UNIT	UNDER CONST. UNITS	INVENTORY UNITS	MARKET CAP RATE
NJ, Atlantic City	3.0%	$1,513	$165,389	0	10,111	5.7%
NJ, Northern New Jersey *	3.8%	$1,901	$250,887	12,399	150,547	5.2%
NJ, Trenton	2.6%	$1,906	$302,241	929	19,295	4.7%
NJ, Vineland	1.5%	$1,145	$99,482	0	3,042	6.3%
NV, Reno	5.9%	$1,545	$248,252	4,115	40,803	4.3%
NY, Long Island	2.3%	$2,697	$375,460	2,879	55,010	4.4%
NY, New York *	2.3%	$2,980	$437,053	56,903	1,497,684	4.3%
OH, Cincinnati	3.8%	$1,118	$106,068	6,603	131,853	6.7%
OH, Cleveland	4.9%	$1,066	$82,695	3,669	129,238	7.5%
OH, Columbus	4.9%	$1,186	$122,983	7,252	198,633	6.0%
ON, Toronto	1.2%	$1,427	$266,122	25,185	380,998	3.5%
PA, Harrisburg	2.9%	$1,246	$140,349	1,433	28,983	5.7%
PA, Lehigh Valley *	3.4%	$1,504	$166,399	960	33,375	5.9%
PA, Philadelphia *	3.8%	$1,626	$223,742	18,247	334,350	5.1%
SC, Charleston	6.9%	$1,651	$241,843	4,904	60,844	4.3%
SC, Greenville	6.2%	$1,283	$174,645	3,030	47,198	4.9%
SC, Spartanburg	8.7%	$1,156	$143,499	1,655	13,184	5.0%
TN, Nashville	6.1%	$1,665	$248,992	20,348	146,220	4.5%
TX, Dallas-Fort Worth	6.1%	$1,530	$195,644	37,206	801,445	4.7%
TX, Houston	7.6%	$1,290	$164,345	22,938	663,094	5.3%
WA, Seattle	5.3%	$2,014	$427,304	22,111	368,108	3.9%
WI, Madison	2.8%	$1,345	$162,028	3,884	65,116	5.6%
United States Index	5.0%	$1,640	$257,272	852,961	18,322,891	5.0%
Canada Index	1.8%	$1,322	$262,459	47,704	854,496	3.6%

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COMMERCIAL REAL ESTATE SERVICES

Q2 2022
LOS ANGELES, CA

MULTIFAMILY MARKET OVERVIEW

WARREN BERZACK, *National Director of Multifamily*

The L.A. market has seen notable improvements since the beginning of 2021 after experiencing the worst conditions in 2020 in over a decade. Vacancies have been trending down since peaking at the end of 2020 and are currently 3.4%. Demand has been particularly strong in recent quarters. Gains in the market have been broad-based, as almost every location in the metro has seen solid occupancy gains. L.A. has lagged the nation with respect to rent growth since the onset of the pandemic. Rents recovered to pre-pandemic peaks in May 2021, whereas the nation achieved that milestone in January 2021. Asking rents are presently increasing at a robust pace but are still slower than most other major apartment markets nationally.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼ 12 Mo. Absorption Units	22,139	31,790	32,508	27,069	15,405
◄ ► Vacancy Rate	3.4%	3.4%	3.6%	4.3%	5.4%
▲ Asking Rent/Unit ($)	$2,164	$2,128	$2,092	$2,062	$2,004
▼ Under Construction Units	993,440	996,601	987,224	981,616	977,900
▲ Inventory Units	29.204	27,390	26,216	26,608	25,576

NET ABSORPTION, NET DELIVERIES, & VACANCY

SALE BY BUYER TYPE

SALE BY SELLER TYPE

***'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.*

TOP SALE TRANSACTIONS BY SF	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
1221 Ocean Avenue Santa Monica, CA	$330,000,000	120	Douglas Emmett Irvine Company
285 E Del Amo Boulevard Carson, CA	$171,000,000	300	MG Properties MBK Real Estate
330 N Westlake Avenue Los Angeles, CA	$137,750,000	200	Stockbridge Capital Group Trammell Crow Residential

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
Carmel Partners	$1,350,000,000
Holland Partner Group	$650,000,000
Fifield Companies	$550,000,000
Greystar Real Estate Partners	$540,000,000
Sares-Regis Group	$520,000,000

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
The Blackstone Group	$875,000,000
Positive Investments	$720,000,000
Douglas Emmett	$640,000,000
Brookfield Asset Management	$590,000,000
CA Statewide Comm. Dev. Auth.	$540,000,000

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2022
LA - SAN GABRIEL VALLEY, CA

MULTIFAMILY MARKET OVERVIEW

ROBERT LEVEEN, *Senior Vice President*

The overall Los Angeles MSA housing shortage continues to push rents upward, and drive the appetite for multifamily acquisitions. As of this writing, the 10 Year Treasury Note is at 2.817%, down from a 52 week high of 3.501% in mid-June. Interest rates are now hovering around 5% for 5 year money, up over one percent since early 2022. Additionally, there is notably more for sale inventory than six months ago, indicating some owners are making a last ditch effort to capture top of the market values. Pricing is already adjusting as a result of higher interest rates and increased inventory, however it is anticipated any market corrections will be minute.

	MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▲	12 Mo. Absorption Units	102	85	108	257	413
▲	Vacancy Rate	2.3%	1.9%	1.7%	1.8%	2.2%
▲	Asking Rent/Unit ($)	$1,805	$1,781	$1,748	$1,726	$1,683
▼	Under Construction Units	1,938	2,376	2,296	2,376	2,085
▲	Inventory Units	70,952	70,514	70,333	70,213	70,193

NET ABSORPTION, NET DELIVERIES, & VACANCY

SALE BY BUYER TYPE

SALE BY SELLER TYPE

***'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.*

TOP SALE TRANSACTIONS BY SF	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
200 N. Grand Avenue West Covina, CA	$92,000,000	209	Clarion Partners Legacy Partners
1375 W. San Bernardino Road Covina, CA	$38,500,000	139	Positive Investments, Inc Venture Property Management
902 E. Grand Avenue Pomona, CA	$25,250,000	99	Positive Investments, Inc Kircher Family Partners

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
Picerne Residential	$149,400,000
Clear Capital	$130,000,000
Legacy Partners	$92,000,000
Benedict Canyon Equities Inc	$80,350,000
David Hunsaker	$67,750,000

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
Positive Investments	$180,550,000
Clarion Partners	$92,000,000
Fairmont Management Company	$80,350,000
Waterford Property Company	$74,700,000
CA Statewide Communities Dev Authority	$74,700,000

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2022
LA - TRI-CITIES, CA

MULTIFAMILY MARKET OVERVIEW

ROBERT LEVEEN, *Senior Vice President*

The overall Los Angeles MSA housing shortage continues to push rents upward, and drive the appetite for multifamily acquisitions. As of this writing, the 10 Year Treasury Note is at 2.817%, down from a 52 week high of 3.501% in mid-June. Interest rates are now hovering around 5% for 5 year money, up over one percent since early 2022. Additionally, there is notably more for sale inventory than six months ago, indicating some owners are making a last ditch effort to capture top of the market values. Pricing is already adjusting as a result of higher interest rates and increased inventory, however it is anticipated any market corrections will be minute.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼ 12 Mo. Absorption Units	98	156	115	468	551
▼ Vacancy Rate	2.3%	2.5%	2.7%	2.9%	3.7%
▲ Asking Rent/Unit ($)	$2,322	$2,295	$2,260	$2,237	$2,165
▲ Under Construction Units	1,676	1,448	1,367	1,367	1,433
◀ ▶ Inventory Units	56,785	56,785	56,785	56,785	56,719

NET ABSORPTION, NET DELIVERIES, & VACANCY

SALE BY BUYER TYPE

SALE BY SELLER TYPE

***'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.*

TOP SALE TRANSACTIONS BY SF	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
300 N. Central Avenue Glendale, CA	$48,000,000	80	Frank W Butler Family Trust Legendary Group
333 Monterey Road Glendale, CA	$19,500,000	75	HumanGood be.group
1050 Raymond Avenue Glendale, CA	$7,600,000	24	Vinit Varu Ching Yi Kong

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
Equity Residential	$280,000,000
AHDC Inc	$223,000,000
Teachers Ins and Annuity Assoc of America	$161,100,000
Interstate Equities Corporation	$79,742,270
Marcus & Millichap	$67,000,000

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
Jonathan Rose Companies	$223,000,000
CA Statewide Communities Dev Authority	$213,371,135
Waterford Property Company	$173,500,000
Clarion Partners	$80,550,000
CityView	$80,550,000

Q2 2022
NORTH SAN DIEGO, CA

MULTIFAMILY MARKET OVERVIEW

ERIC VON BLUECHER, *Principal*

San Diego's multifamily market continues to be resilient through strong demand paired with limited availability. San Diego hit double-digit rent growth in the last 12 months with asking market rents growing over 15%. Although 8,000 units are under construction, it won't change the region's vacancy rate too much. This, paired with 8,400 new jobs being seen and over 230,000 recovered from the pandemic, vacancy rates are down to 2.5%, compared to the five-year average of 4.1%. As availability remains historically low, along with this level of demand, local landlords have been reporting an overwhelming number of applications for available units, causing market rents to grow to all-time highs. As lack of inventory expansion continues, it will remain the most prominent demand driver for multifamily.

MARKET INDICATORS		Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼	12 Mo. Absorption Units	5,007	7,326	8,633	10,036	9,415
◀ ▶	Vacancy Rate	2.6%	2.6%	2.5%	2.5%	3.1%
▲	Asking Rent/Unit ($)	$2,334	$2,241	$2,190	$2,165	$2,054
▼	Under Construction Units	8,031	8,088	7,167	7,549	8,003
▲	Inventory Units	270,172	269,122	268,237	267,540	266,412

NET ABSORPTION, NET DELIVERIES, & VACANCY

SALE BY BUYER TYPE

SALE BY SELLER TYPE

***'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.*

TOP SALE TRANSACTIONS BY SF	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
250 Bonita Glen Drive Chula Vista, CA	$133,988,520	294	Blackstone Real Estate Income Trust, Inc. Resource REIT, Inc.
2549 E Valley Parkway Escondido, CA	$47,000,000	196	Standard Companies Apartment Income REIT
4820 Clairmont Mesa Boulevard San Diego, CA	$26,750,000	76	F & F Income Properties Veltman Holdings, Ltd.

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
The Conrad Prebys Foundation	$1,411,206,075
Blackstone Inc.	$389,045,000
Holland Partner Group	$236,624,500
Apartment Income RIET	$229,000,000
Lyon Management Group	$195,000,000

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
Blackstone Inc.	$839,591,555
TruAmerica Multifamily, Inc	$705,603,035
Bridge Investment Group	$255,900,000
Interstate Equities Corporation	$240,825,000
Brookfield Asset Management, Inc.	$236,624,500

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Q2 2022
FORT MYERS, FL

MULTIFAMILY MARKET OVERVIEW

CLAIRE SEARLS, *Director of Research*

Despite a record number of deliveries in the past five years, development activity remained solid in the Fort Myers market, with increased velocity in the Cape Coral submarket. More than 800 units are expected to be added to the Cape Coral inventory during the second half of 2022 and into 2023. Market rents remained historically high with little to no concessions given. Market sale price per unit also reached historic numbers as cap rates compressed to 4.4% or lower. Asset values increased on average 18.7% year-over-year. The largest sale for the quarter was three-property portfolio sale in Fort Myers that included a total of 800 combined units.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼ 12 Mo. Absorption Units	2,914	4,110	4,961	5,169	4,450
▼ Vacancy Rate	6.0%	6.5%	6.7%	7.5%	10.1%
▲ Asking Rent/Unit ($)	$1,858	$1,842	$1,790	$1,701	$1,544
◄ ► Under Construction Units	2,716	2,716	2,324	2,946	3,599
◄ ► Inventory Units	27,705	27,705	27,295	26,673	25,740

NET ABSORPTION, NET DELIVERIES, & VACANCY

SALE BY BUYER TYPE

SALE BY SELLER TYPE

***'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.*

TOP SALE TRANSACTIONS BY SF	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
4757 Barkley Cir., 3891 N. Solomon Blvd., 2719 Colonial Blvd. , Fort Myers, FL	$152,000,000	800	Osso Capital, LLC Blue Roc Premier
17167-17179 Three Oaks Parkway Fort Myers, FL	$122,500,000	318	Hercules Real Estate Services Courtelis Company
2346 Winkler Avenue Fort Myers, FL	$46,600,000	240	Manhattan Five Partners Post Road Group

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
Blue Roc Premier	$152,000,000
IMH Companies	$139,500,000
The Related Companies	$130,000,000
Courtelis Company	$122,500,000
LURIN Capital	$122,287,500

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
Osso Capital LLC	$152,000,000
Crow Holdings	$139,500,000
Inland Real Estate Group of Companies	$130,000,000
ApexOne Investment Partners	$129,683,200
Hercules Real Estate Services	$122,500,000

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2022
NAPLES, FL

MULTIFAMILY MARKET OVERVIEW

CLAIRE SEARLS, *Director of Research*

The Naples market recorded mid-year market rents with averages ranging from $2,200 to $2,800 per unit. There were no new sales during second quarter for assets five units or larger. There was development activity however, as a historic number of units are underway with a large portion of the projects breaking ground in the East Naples submarket. One of the largest developments to recently break ground was Magnolia Pond near I-75. The community is expected to have more than 430 units.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼ 12 Mo. Absorption Units	570	991	1,311	1,423	1,300
▲ Vacancy Rate	8.2%	6.2%	3.4%	4.9%	5.3%
▼ Asking Rent/Unit ($)	$2,217	$2,282	$2,204	$2,092	$1,804
▲ Under Construction Units	2,019	1,889	1,976	1,976	1,424
▲ Inventory Units	13,583	13,279	12,879	12,879	12,559

NET ABSORPTION, NET DELIVERIES, & VACANCY

SALE BY BUYER TYPE

SALE BY SELLER TYPE

***'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.*

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
Preferred Apartment Communities, Inc	$154,066,599.00
Continental Realty Corporation	$113,500,000.00
RPM	$38,525,000.00
Axonic Properties	$17,500,000.00
Pierce Square Development	$12,570,000.00

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
Blackstone Inc.	$154,066,599.00
The Bainbridge Companies	$56,750,000.00
TPG Global LLC	$56,750,000.00
The Dolben Company, Inc.	$38,525,000.00
Axonic Properties	$20,200,000.00

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2022
SOUTH FLORIDA, FL

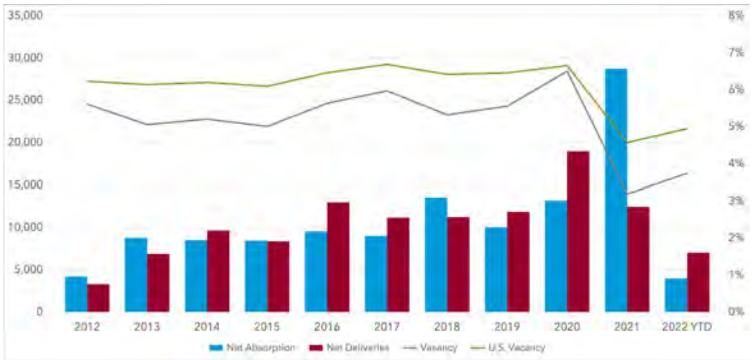
MULTIFAMILY MARKET OVERVIEW

LYNAE SOLOMON, *Vice President*

Market conditions have improved in recent quarters. Investors and renters are still flocking to South Florida. Miami is now one of the nation's strongest demand, trailing 12 month rent growth, with gains of 15.9%. Vacancy rate is down 3.1%, which is below the market's historical average. Prices are continuing to rise and average cap rates have compressed this quarter. Many deals have been influenced by out of state investors, roughly by 80% on buyer side over the past 12 months. There were 453 multifamily properties sold in South Florida with average pricing roughly $330,000 per unit. Now that rates have increased, some local investors are holding off from adding more properties to their portfolio due to uncertainty of the future of the economy.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼ 12 Mo. Absorption Units	13,537	21,983	28,745	31,860	28,371
▲ Vacancy Rate	3.8%	3.4%	3.2%	3.2%	4.0%
▲ Asking Rent/Unit ($)	$2,048	$2,011	$1,955	$1,891	$1,786
▲ Under Construction Units	41,919	40,213	35,915	32,343	29,881
▲ Inventory Units	521,562	517,785	514,654	512,123	508,437

NET ABSORPTION, NET DELIVERIES, & VACANCY



SALE BY BUYER TYPE

SALE BY SELLER TYPE

***'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.*

TOP SALE TRANSACTIONS BY SF	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
11575-11679 City Hall Promenade Miramar, FL	$200,000,000	487	American Landmark Abacus Capital Group
3700 Pacific Point Place Fort Lauderdale, FL	$150,000,000	420	JSB Capital Group LLC Frankforter Group, Inc.
4515 Main Street Jupiter, FL	$161,100,000	304	The Bainbridge Companies Klingbeil Capital Management

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
Cornerstone Group	$1,724,610,279
Tshuva Group of Companies	$573,415,008
Mill Creek Residential Trust LLC	$502,350,000
Ram Realty	$452,723,000
Florida East Coast Industries, LLC	$450,000,000

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
Blackstone Inc.	$2,033,310,279
Starwood Capital Group	$780,500,000
Cortland	$672,895,000
Cardone Capital	$573,415,008
JSB Capital Group LLC	$507,500,000

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2022
ATLANTA, GA

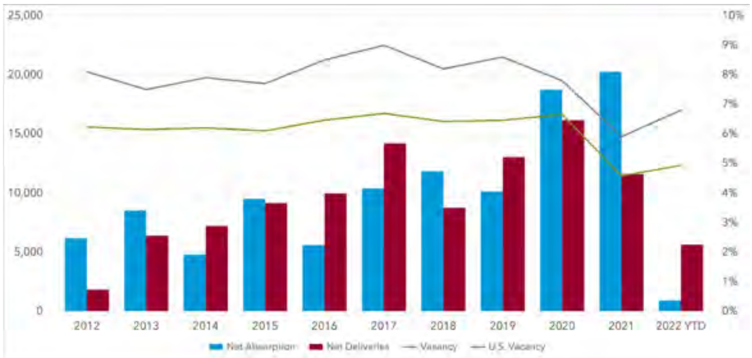
MULTIFAMILY MARKET OVERVIEW

DAN WAGNER, *Chief Data Officer*

Atlanta's multifamily market continued to post strong figures for rent growth this quarter as landlords were able to increase average rents by more than 10% in the last 12 months, to $1637/unit. Developers have been delivering an average of 3,100 units per quarter over the last five years and more than 31,000 units are currently under construction. Appetite for multifamily assets remains at record levels, with more than $20 billion in transaction volume recorded over the least 12 months. Average per-unit pricing now exceeds $215,000 and cap rates are averaging 4.4%, with many transactions in the mid-3% range.

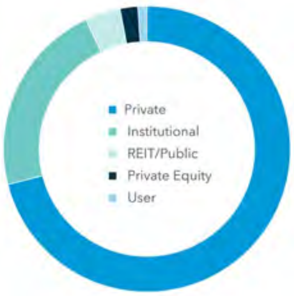
MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼ 12 Mo. Absorption Units	4,958	12,961	20,262	24,440	27,469
▲ Vacancy Rate	6.8%	6.5%	5.9%	5.5%	6.0%
▲ Asking Rent/Unit ($)	$1,637	$1,592	$1,571	$1,560	$1,485
▼ Under Construction Units	31,204	29,389	27,476	23,917	22,722
▲ Inventory Units	523,809	521,106	518,564	515,956	513,715

NET ABSORPTION, NET DELIVERIES, & VACANCY



SALE BY BUYER TYPE

SALE BY SELLER TYPE



***'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.*

TOP SALE TRANSACTIONS BY SF	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
100 Pinhurst Drive Atlanta, GA	$205,500,000	680	RPM Living Hamilton Zanze & Company
225 26th Street Atlanta, GA	$160,774,110	453	IMT Residential Mesirow Financial
98 Buford Dam Road Cumming, GA	$134,400,000	320	White Oak Partners Terwilliger Pappas

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
Preferred Apartment Communities, Inc	$654,870,349
FPA Multifamily LLC	$633,066,600
Island Capital Group LLC	$601,181,562
RangeWater Real Estate	$582,500,000
Cortland	$550,900,000

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
Blackstone Inc.	$1,768,573,048
Starwood Capital Group	$977,119,912
Ashcroft Capital, LLC	$538,950,000
GID Investment Advisors LLC	$519,000,000
Bridge Investment Group	$489,206,000

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2022
DURHAM, NC

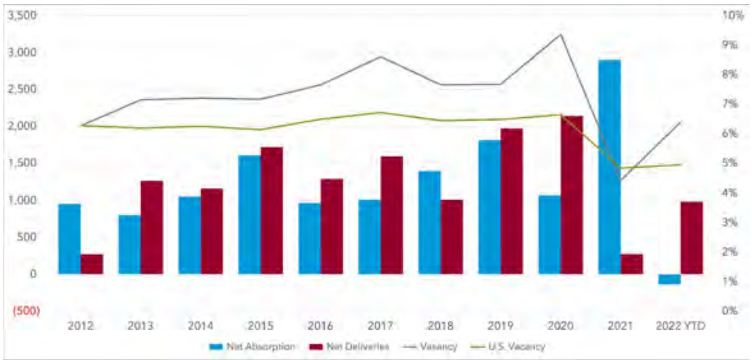
MULTIFAMILY MARKET OVERVIEW

STONE ALEXANDER, CPA, *Broker*

The Triangle area continues to enjoy record high demand for quality multifamily product. In response, the supply of units under construction is ramping up to meet this need. Specifically, the Raleigh and Durham markets are seeing asking rental rates steadily climb and vacancy rates fall. Buyers like Starwood Real Estate Income Trust, Inc. and Blackstone, Inc. are increasing their presence with significant investment in the multifamily space. Raleigh-Durham's unparalleled quality of life, relatively lower cost of living, and the business-friendly regulatory environment all combine to draw corporate giants and their vast networks of employees. With the tightening of the housing market and increase in interest rates, newcomers will pour into these multifamily projects.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼ 12 Mo. Absorption Units	323,952	419,827	299,976	353,250	129,349
◄ ► Vacancy Rate	3.0%	3.0%	3.2%	3.2%	3.9%
▲ Asking Rent/Unit ($)	$1,559.45	$1,464.21	$1,428.31	$1,399.82	$1,342.05
◄ ► Under Construction Units	3,449	3,449	3,826	3,247	2,720
◄ ► Inventory Units	54,464	54,464	53,476	53,476	53,476

NET ABSORPTION, NET DELIVERIES, & VACANCY



SALE BY BUYER TYPE

SALE BY SELLER TYPE

***'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.*

TOP SALE TRANSACTIONS BY SF	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
6123 Farrington Road Chapel Hill, NC	$108,860,000	411	Blackstone Real Estate Income Trust, Inc. Resource REIT, Inc.
145 Retreat Drive Pittsboro, NC	$91,300,000	264	Aldon Management Carolina Commercial
4900 N Roxboro Street Durham, NC	$16,500,000	177	The Millennia Companies The Millennia Companies

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
Blue Heron Asset Management, LLC	$200,200,000
Dasmen Residential LLC	$198,387,000
Woodfield Investment Company, LLC	$155,085,000
Island Capital Group LLC	$108,858,956
Duck Pond Realty Management	$104,000,000

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
Harbor Group International, LLC	$198,387,000
Blackstone Inc.	$156,831,956
Starlight Investments Ltd.	$142,996,345
Deutsche Bank AG	$140,250,000
Braddock & Logan	$114,550,000

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2022
RALEIGH, NC

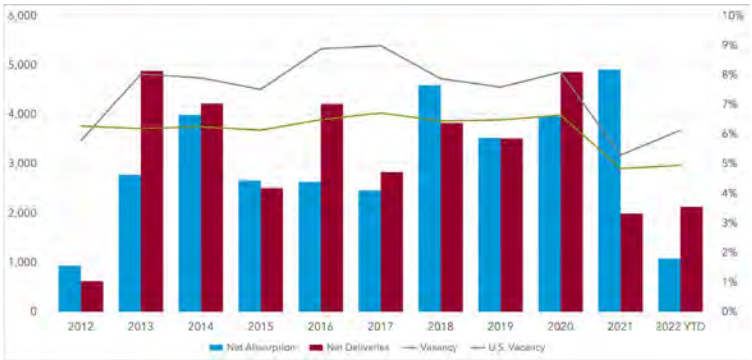
MULTIFAMILY MARKET OVERVIEW

STONE ALEXANDER, CPA, *Broker*

The Triangle area continues to enjoy record high demand for quality multifamily product. In response, the supply of units under construction is ramping up to meet this need. Specifically, the Raleigh and Durham markets are seeing asking rental rates steadily climb and vacancy rates fall. Buyers like Starwood Real Estate Income Trust, Inc. and Blackstone, Inc. are increasing their presence with significant investment in the multifamily space. Raleigh-Durham's unparalleled quality of life, relatively lower cost of living, and the business-friendly regulatory environment all combine to draw corporate giants and their vast networks of employees. With the tightening of the housing market and increase in interest rates, newcomers will pour into these multifamily projects.

MARKET INDICATORS		Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼	12 Mo. Absorption Units	1,308,531	1,474,727	1,258,761	645,839	255,904
▼	Vacancy Rate	2.7%	2.9%	3.3%	3.5%	3.5%
▲	Asking Rent/Unit ($)	$1,576.63	$1,505.18	$1,461.48	$1,457.04	$1,387.89
▲	Under Construction Units	11,825	11,247	10,410	8,129	6,567
▲	Inventory Units	111,449	110,858	109,317	108,655	107,897

NET ABSORPTION, NET DELIVERIES, & VACANCY



SALE BY BUYER TYPE

SALE BY SELLER TYPE

***'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.*

TOP SALE TRANSACTIONS BY SF	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
1000 Stony Court Morrisville, NC	$124,250,000	382	TerraCap Management, LLC The Beach Company
100 Eclipse Drive Cary, NC	$93,223,000	340	GVA Property Management Cedar Grove Capital
6317 Shanda Drive Raleigh, NC	$110,000,000	364	Knightvest Management Rock Companies

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
M&G plc	$250,500,000
Carroll	$250,500,000
Dasmen Residential LLC	$197,581,000
Bell Partners, Inc.	$167,490,000
Mount Auburn Capital Group LLC	$165,051,500

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
Starwood Capital Group	$457,051,500
Blackstone Inc.	$388,590,000
Carroll	$323,875,000
Magnolia Capital	$200,250,000
Harbor Group International, LLC	$197,581,000

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2022
RENO, NV

MULTIFAMILY MARKET OVERVIEW

LYLE CHAMBERLAIN, *President*

Continued population growth and a strong job market has been driving the decline in vacancy and rise in rental rates which provide more fuel for new construction. New units are quickly being brought to market. The rise in interest rates should continue to benefit the rental market as the option to for-sale for housing. Northern Nevada enjoys the proximity to California without being in it. Employers and new residents are attracted by the outdoor lifestyle and competitive advantage in pricing.

	MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼	12 Mo. Absorption Units	248	722	1,535	2,143	2,295
▼	Vacancy Rate	5.9%	6.1%	5.6%	4.6%	5.0%
▲	Asking Rent/Unit ($)	$1,546.46	$1,522.98	$1,491.09	$1,503.45	$1,482.05
▲	Under Construction Units	4,115	3,746	3,037	2,432	2,383
◀ ▶	Inventory Units	40,803	40,803	40,688	40,451	40,131

NET ABSORPTION, NET DELIVERIES, & VACANCY

SALE BY BUYER TYPE

SALE BY SELLER TYPE

***'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.*

TOP SALE TRANSACTIONS BY SF	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
765 S Meadows Reno, NV	$22,045,607	131	Mission Senior Living Papero Senior Housing
1190 Brinkby Reno, NV	$1,185,000	7	Mayra A Gonzalez Eric Humphriss
123 Wonder Street Reno, NV	$2,600,000	8	Walls Trust Bhagat Family Trust

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
ERGS, Inc.	$302,500,000
Guardian Capital	$82,000,000
Seagate Properties	$66,000,000
Eduardo Cerna	$59,500,000
Martin J. Wohnlich	$31,000,000

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
MG Properties	$384,500,000
Kennedy Wilson, Inc.	$66,000,000
Eduardo Cerna	$56,000,000
The Bascom Group	$31,000,000
Benedict Canyon Equities Inc.	$28,000,000

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2022
NEW YORK CITY, NY

MULTIFAMILY MARKET OVERVIEW

SARAH ORCUTT, *Director of Research*

Multifamily properties have seen a continued decrease in vacancy rates for the fifth consecutive quarter as asking rents rose to $3,892/unit, a five-quarter high indicative of the competitive market in New York City. The multifamily market is expected to remain tight as unit supply ticked up only slightly quarter-over-quarter. Private and institutional buyers and sellers continued to dominate the market, accounting for a combined 87% of buyers and 88% of sellers in Q2 2022.

	MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼	12 Mo. Absorption Units	4,788	6,870	8,641	8,382	4,771
▼	Vacancy Rate	2.2%	2.3%	2.4%	2.6%	3.0%
▲	Asking Rent/Unit ($)	$3,892	$3,844	$3,798	$3,769	$3,713
▼	Under Construction Units	5,938	6,508	6,361	6,231	5,905
▲	Inventory Units	451,213	450,649	450,693	450,219	449,879

NET ABSORPTION, NET DELIVERIES, & VACANCY

SALE BY BUYER TYPE

SALE BY SELLER TYPE

***'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.*

TOP SALE TRANSACTIONS BY SF	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
140 Riverside Boulevard New York, NY	$266,000,000	354	A&E Real Estate Holdings Equity Residential
255 W 94th Street New York, NY	$266,000,000	285	Eugene Asset Management The Related Companies
98 Riverside Drive New York, NY	$90,000,000	133	RCR Management LLC BlackRock|Northbrook Ptnrs|DWS Grp (RREEF)

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
Bruman Realty LLC	$472,298,858
The Baupost Group, LLC	$418,500,000
JDS Development Group	$418,500,000
Brookfield Asset Management, Inc.	$382,222,768
Salem Management Company	$370,620,000

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
Blackstone Inc.	$930,000,000
Black Spruce Management	$626,698,231
Atlas Capital Group LLC	$506,000,000
Cammeby's International	$489,910,000
A&E Real Estate Holdings	$435,335,000

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2022
CINCINNATI, OH

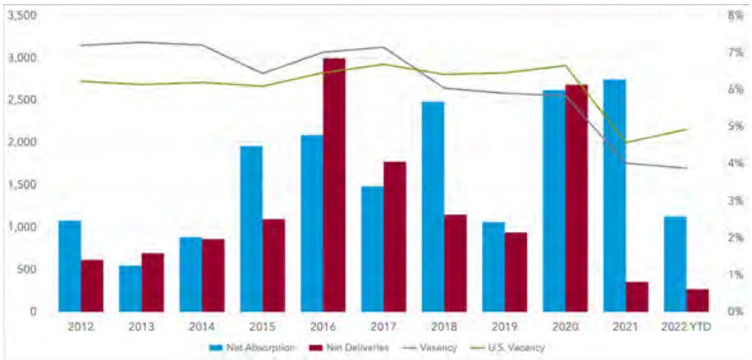
MULTIFAMILY MARKET OVERVIEW

GEORGE FLYNN, *Managing Principal, Brokerage Services*

Cincinnati's apartment market has continued to outperform both expectations and historical averages, with solid demand and pause in new supply driving vacancy to record lows and rent growth to record highs. The pipeline has expanded notably in recent quarters, however, and the number of units under construction is now sitting at a historic high. This is likely to end the downward trend in vacancy, although it should stabilize below the U.S. average. Despite strong market fundamentals, especially relative to many other major markets, investors remain hesitant and transaction activity has yet to reach pre-crisis levels.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼ 12 Mo. Absorption Units	1,176	1,828	2,748	3,030	3,448
▲ Vacancy Rate	3.9%	3.8%	4.0%	4.0%	4.5%
▲ Asking Rent/Unit ($)	$1,117.24	$1,080.68	$1,053.89	$1,038.48	$1,014.43
▲ Under Construction Units	7,110	6,599	5,520	5,547	4,363
▲ Inventory Units	132,036	131,757	131,765	131,430	131,737

NET ABSORPTION, NET DELIVERIES, & VACANCY



SALE BY BUYER TYPE

SALE BY SELLER TYPE

***'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.*

TOP SALE TRANSACTIONS BY SF	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
100 Riverboat Row Newport, KY	$22,660,000	203	Fairway America Brown Properties
22 Swain Court Covington, KY	$3,675,000	37	b7 Properties Adam Goodwin
958-960 S Main Street Franklin, OH	$430,909	12	Zak Ferrell Real Estate Jason T & Melissa G. Leach

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
The Connor Group	$93,200,000
Resource Real Estate	$70,000,000
Arlington Properties	$69,500,000
JRK Property Holdings	$53,350,000
Sculptor Capital Management	$46,500,000

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
Cantor Fitzgerald & Co.	$69,500,000
PLK Communities	$47,950,000
CMC Properties	$43,000,000
REM Equity Group	$31,674,906
29th Street Capital	$27,500,000

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2022
NASHVILLE, TN

MULTIFAMILY MARKET OVERVIEW

GAINES HANKS, *Associate*

Investors have not shied away from Nashville's multifamily market in recent months, with quarterly sales volume exceeding $800 million for four consecutive quarters. New deliveries continue to place supply-side pressure on the apartment market, but job growth stemming from corporate relocations and expansions from Amazon, AllianceBernstein, Capgemini, NTT Data, and others will help support strong housing demand in the future. While rent growth begins to moderate nationwide, Nashville sits at the 8th highest year-over-year rent growth percentage out of all major US metros at 13.9% for Q2.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼ 12 Mo. Absorption Units	7,312	9,520	9,924	10,061	8,553
▲ Vacancy Rate	6.5%	6.4%	6.0%	4.8%	6.5%
▲ Asking Rent/Unit ($)	$1,665	$1,607	$1,549	$1,527	$1,463
▲ Under Construction Units	23,550	23,322	23,472	22,836	20,941
▲ Inventory Units	146,249	144,485	141,972	139,163	138,405

NET ABSORPTION, NET DELIVERIES, & VACANCY

SALE BY BUYER TYPE

SALE BY SELLER TYPE

***'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.*

TOP SALE TRANSACTIONS	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
2312 Elliston Place Nashville, TN	$162,000,000 $489,426/Unit	331	Sunroad Holding Corporation The Connor Group
2310 12th Avenue South Nashville, TN	$43,600,000 $484,444/Unit	90	TIAA TriBridge Residential
950 Brittany Park Drive Nashville, TN	$135,192,118 $449,143/Unit	301	Blackstone Preferred Apartment Communities, Inc.

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
Alliance Residential Company	$427,675,000
Embrey Partners, Ltd.	$424,115,000
Starwood Capital Group	$364,450,000
Preferred Apartment Communities, Inc	$346,224,903
Crescent Communities, LLC	$324,270,000

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
Blackstone	$457,480,903
Cortland	$283,625,000
Sunroad Housing Corporation	$219,350,000
GVA Property Management	$206,887,910
Placemkr	$198,000,000

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COMMERCIAL REAL ESTATE SERVICES

Q2 2022
PACIFIC NORTHWEST, WA

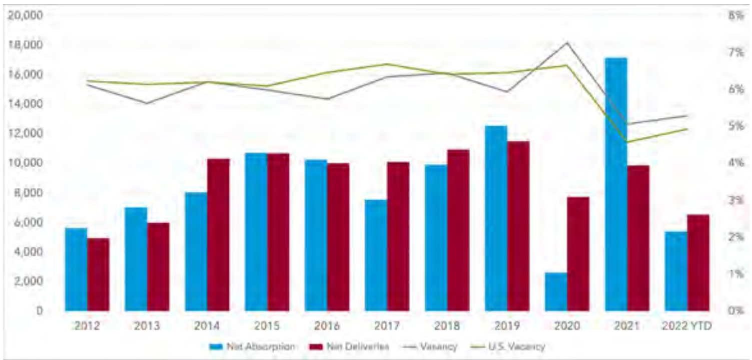
MULTIFAMILY MARKET OVERVIEW

CANDICE CHEVAILLIER, CCIM, *Principal*

While interest rate growth is creating an expected headwind for appreciation, it is also a driver of rent growth as more renters pass on becoming homeowners as the cost to do so increases. The Seattle MSA's 12-month absorption is over 10K units, down slightly from the previous four quarters, however vacancy rates remain historically low at 5.4%. Rents have been moving up steadily, with 4% rent growth over the previous quarter and up 9% from the 2nd quarter last year. New construction is still strong though softer than any of the previous 4 quarters. Current net absorption annualizes to a heathy 10,818 units, showing consistency with years prior to the pandemic.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼ 12 Mo. Absorption Units	10,038	14,097	17,144	17,385	13,085
▲ Vacancy Rate	5.4%	5.1%	5.1%	4.8%	5.3%
▲ Asking Rent/Unit ($)	$2,012.16	$1,936.25	$1,878.60	$1,887.45	$1,842.05
▼ Under Construction Units	21,929	24,474	23,419	21,603	22,039
▲ Inventory Units	368,140	363,724	361,588	359,716	357,221

NET ABSORPTION, NET DELIVERIES, & VACANCY



SALE BY BUYER TYPE

SALE BY SELLER TYPE

***'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.*

TOP SALE TRANSACTIONS BY SF	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
2211 S Star Lake Road Federal Way, WA	$175,000,000	750	Greystar Real Estate Partners Kennedy Wilson, Inc.
1430 2nd Avenue Seattle, WA	$293,000,000	340	PGIM Real Estate Mitsui Fudosan American, Inc.
3209 Shorewood Dr (Portfolio Sale) Mercer Island, WA	$308,379,896	645	Ivanhoe Cambridge Greystar Real Estate Partners

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
Greystar Real Estate Partners	$707,188,229
Security Properties, Inc.	$433,000,000
Blackstone Inc.	$405,650,000
Goodman Real Estate Inc.	$209,850,000
Strata Equity Group, Inc.	$202,296,781

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
Ivanhoe Cambridge	$524,713,229
Kennedy Wilson, Inc.	$408,500,000
Blackstone Inc.	$402,125,000
Security Properties, Inc.	$400,675,000
Starwood Capital Group	$337,767,563

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