



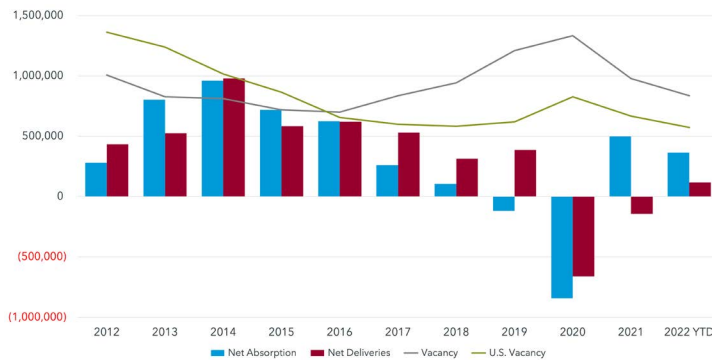
### RETAIL MARKET OVERVIEW

GRACE NEWTON, *Vice President*

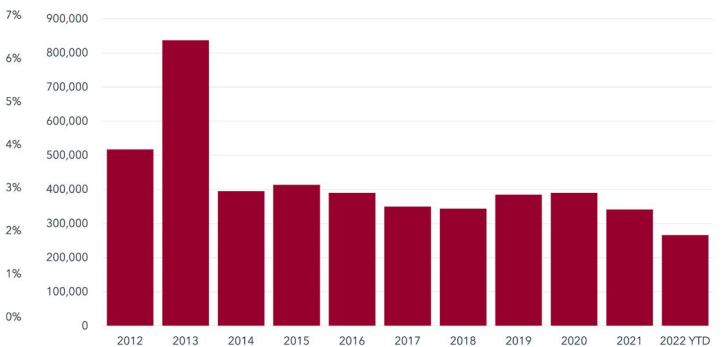
The retail market in the Omaha metro area has continued to see steady activity throughout all submarkets. While the 2022 sales volume has dipped from 2021 thus far, the volume is still higher than the previous several years. Cap rates are at a 5-year low (7.6% on average). Vacancy rates are currently 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/Thrft
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

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