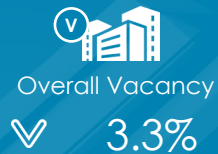


MIDQUARTER SNAPSHOT

Industrial Q1 2021 Los Angeles Central/ Southeast



MARKET ACTIVITY



KEY TAKE AWAYS

MARKET

- **Vacancy Rate:** Declined by 20 BPS from Q4.
- **Net Absorption:** Total Net Absorption is up significantly from Q4 at this point in Q1.
- **Asking Rents:** Minimal gain of \$0.01 PSF from Q4.
- **Sale Prices:** Prices have increased so far in Q1 to a median of \$224.96 PSF. Volume has totaled over \$116M in Q1.
- **Industrial Supply:** Nearly 430K SF was delivered in Q4, bringing the current under construction to 377K SF.

ECONOMIC OUTLOOK

- **GDP:** Q4 estimates show a growth rate of 4.0%.
- **Employment:** The unemployment rate continues to decline, but the employment situation is bleak for millions of Americans as thousands of business are permanently closing due to governmental mandated closures.
- **Economic Relief:** Congress and the new administration have proposed a \$1.9T stimulus package. Analyst predict some stimulus will be passed in March.
- **Stability:** The completion of the Presidential election will likely add economic stability to the commercial real estate market.

ECONOMIC OUTLOOK



EXPERIENCE IN A CHANGING MARKET

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