

Real Estate Market Review

Los Angeles Retail

Top Sale Transactions for 1Q19

Property	Submarket	Square Feet	Sale Price	Price/SF	Buyer	Seller
Coastal Market Plaza	Beach Cities/Palos Verdes	28,000	\$40.47M	\$1,445.43	DSB Properties, Inc.	Paragon Commercial Group
600 E Broadway	Long Beach	47,570	\$29.00M	\$609.63	Fort Ashford Funds LLC	Fortress Investment Group LLC
8330 Santa Monica Boulevard	West Hollywood	17,105	\$25.30M	\$1,479.10	Safco Capital Corp.	Arden Group, Inc.
2010 E Garvey Avenue	Eastern SGV	110,000	\$24.61M	\$223.74	Group 1 Automotive, Inc.	Penske Corporation
1404-1408 3rd Street Promenade	Santa Monica	14,594	\$24.50M	\$1,678.77	Blatteis & Schnur, Inc.	Arno A. Eoscher, M.D., Inc. Trust

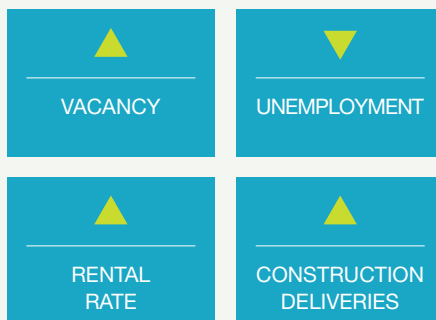
Top Lease Transactions for 1Q19

Property	Submarket	Square Feet	Date	Landlord	Tenant
21212 Avalon Boulevard	Torrance	39,282	January 2019	Kott Family Trust	Undisclosed
21126 S Avalon Boulevard	Torrance	39,280	January 2019	Kott Family Trust	Undisclosed
700-750 W 7th Street	Downtown	24,000	March 2019	National Real Estate Advisors	Carr Workplaces
11130 Washington Boulevard	Southeast Los Angeles	20,276	March 2019	Franklin Family Partnership LP	Planet Fitness
11040 W Pico Boulevard	West Los Angeles	20,000	February 2019	Reliable Properties	99 Cents Only Stores

Top Under Construction

Property	Address	Submarket	Square Feet	Owner	Delivery Date
6200 E 2nd Street	6200 E 2nd Street	Long Beach	255,000	PCH Properties	April 2019
The Vineyards @ Porter Ranch	Rinaldi Street @ Porter Ranch Drive	Western SFV	214,810	Porter Ranch Dev. Co.	May 2019
The Collection @ Oceanwide Plaza	1110 S Figueroa Street	Downtown	153,192	Oceanwide Holdings Co. Ltd.	November 2019
NoHo West-H	6150 Laurel Canyon Boulevard	North Hollywood	122,316	Merlone Geier Mgmt., Inc.	February 2020
NoHo West-J	6150 Laurel Canyon Boulevard	North Hollywood	96,384	Merlone Geier Mgmt., Inc.	January 2020

Market Forecast Trends

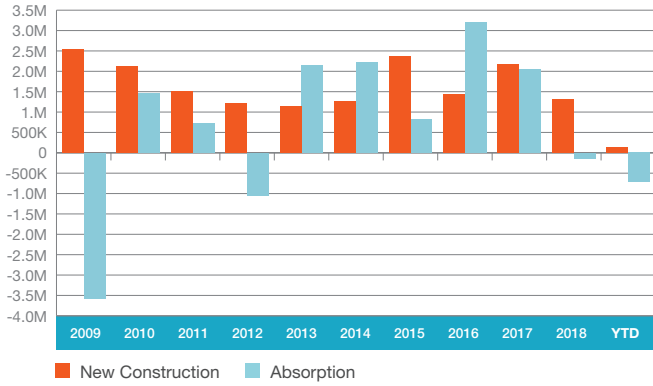


YEAR-TO-YEAR BASIS

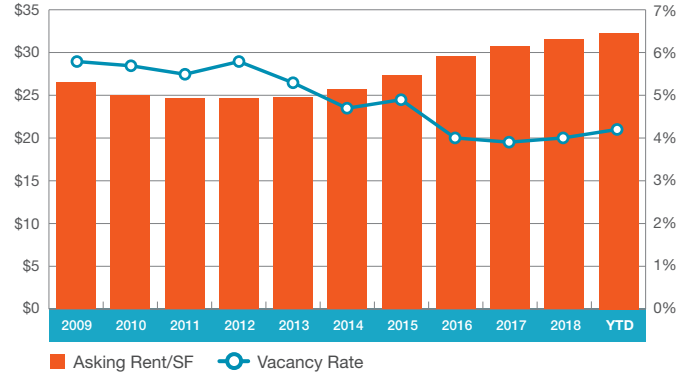
Market Snapshot

	1Q19	4Q18	1Q18	Annual % Change
New Construction	143,058	163,992	319,693	-55.25%
Under Construction	2,015,344	1,934,571	2,299,571	-12.36%
Vacancy Rate	4.2%	4.0%	3.9%	7.69%
Average Asking Rents (NNN)	\$32.28	\$31.56	\$30.60	5.49%
Average Sales Price (SF)	\$419.05	\$463.61	\$377.31	11.06%
Cap Rate	4.47%	4.66%	5.03%	-11.13%
Net Absorption	(720,093)	(167,546)	(20,533)	N/A

NEW RETAIL CONSTRUCTION & ABSORPTION



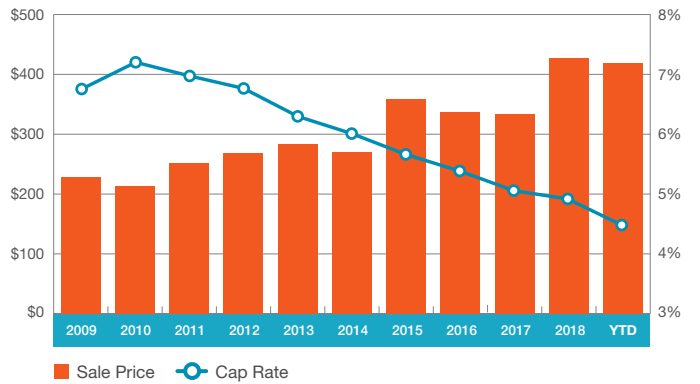
AVERAGE ASKING RENT/SF & VACANCY RATE



SALE & LEASE VOLUME

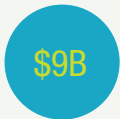


AVERAGE SALES PRICE/SF & CAP RATES



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COMMERCIAL BROKERAGE



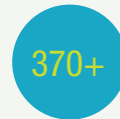
ANNUAL TRANSACTION VOLUME



ANNUAL LEASING SF



ANNUAL SALES SF



BROKERS

PROPERTY MANAGEMENT

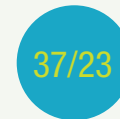


MANAGEMENT PORTFOLIO

VALUATION ADVISORY



ASSIGNMENTS ANNUALLY



TOTAL # APPRAISERS/MAI'S

Contact

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