

Search Analytics

INVENTORY SF
60.5M +3.8%
Prior Period 58.3M

UNDER CONSTRUCTION SF
8M +60.9%
Prior Period 5M

12 MO NET ABSORPTION SF
1.9M -23.7%
Prior Period 2.4M

VACANCY RATE
3.7% +0.5%
Prior Period 3.2%

MARKET RENT/SF
\$12.95 +15.6%
Prior Period \$11.20

MARKET SALE PRICE/SF
\$245 +23.2%
Prior Period \$199

MARKET CAP RATE
4.0% -0.1%
Prior Period 4.1%

Key Metrics

Availability	
Vacant SF	2.2M ↑
Sublet SF	488K ↑
Availability Rate	9.1% ↓
Available SF	6.2M ↓
Available Asking Rent/SF	\$8.86 ↑
Occupancy Rate	96.3% ↓
Percent Leased Rate	97.6% ↓

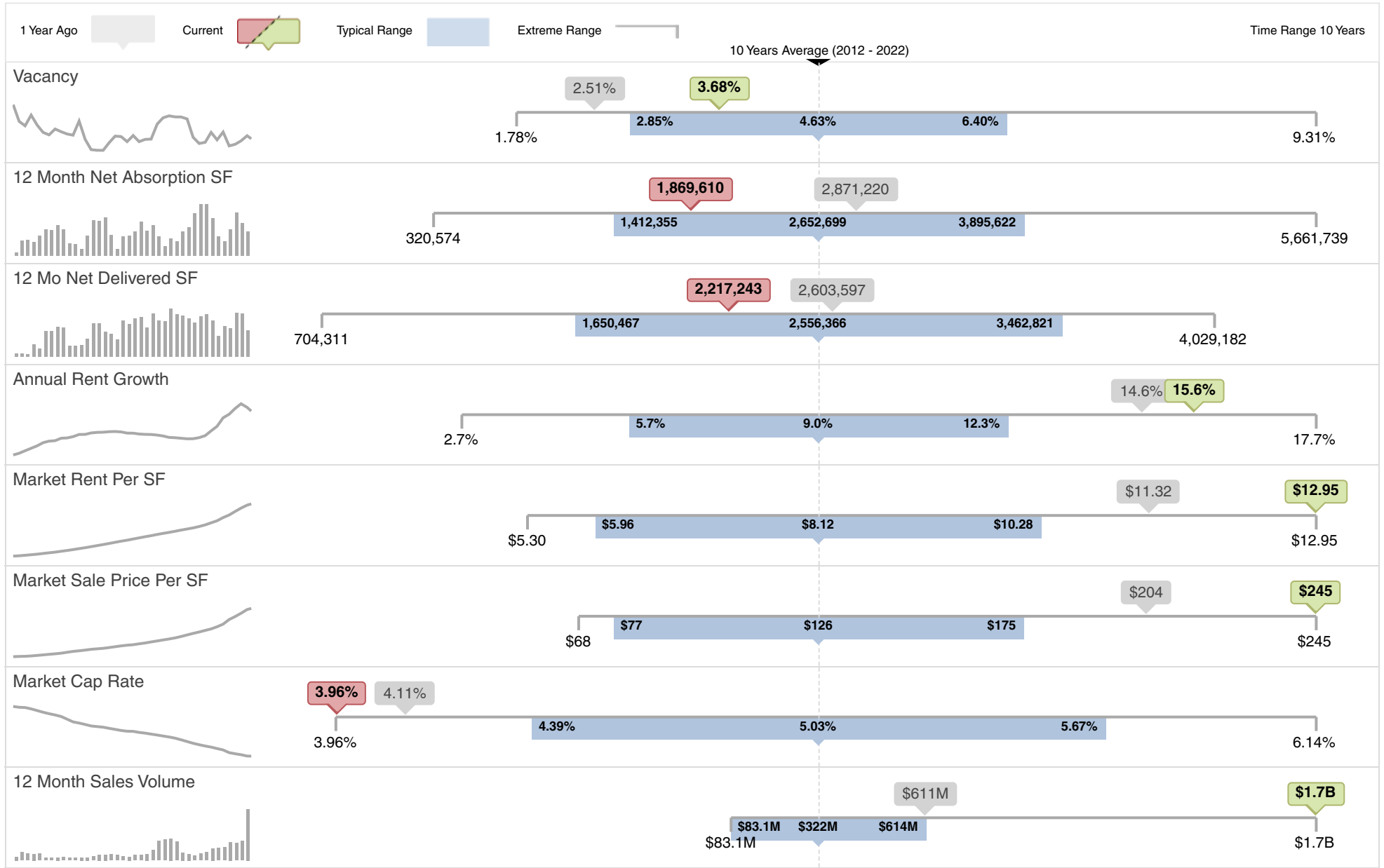
Inventory	
Existing Buildings	1,584 ↑
Under Construction Avg SF	129K ↓
12 Mo Demolished SF	0 ↓
12 Mo Occupancy % at Delivery	84.9% ↑
12 Mo Construction Starts SF	5.2M ↓
12 Mo Delivered SF	2.2M ↓
12 Mo Avg Delivered SF	159K ↓

Sales Past Year	
Asking Price Per SF	\$207 ↑
Sale to Asking Price Differential	-6.9% ↓
Sales Volume	\$1.7B ↑
Properties Sold	159 ↓
Months to Sale	6.9 ↓
For Sale Listings	71 ↑
Total For Sale SF	2.2M ↑

Demand	
12 Mo Net Absorp % of Inventory	3.1% ↓
12 Mo Leased SF	8.2M ↑
Months on Market	2.0 ↓
Months to Lease	2.1 ↓
Months Vacant	2.7 ↑
24 Mo Lease Renewal Rate	66.7%
Population Growth 5 Yrs	7.0%

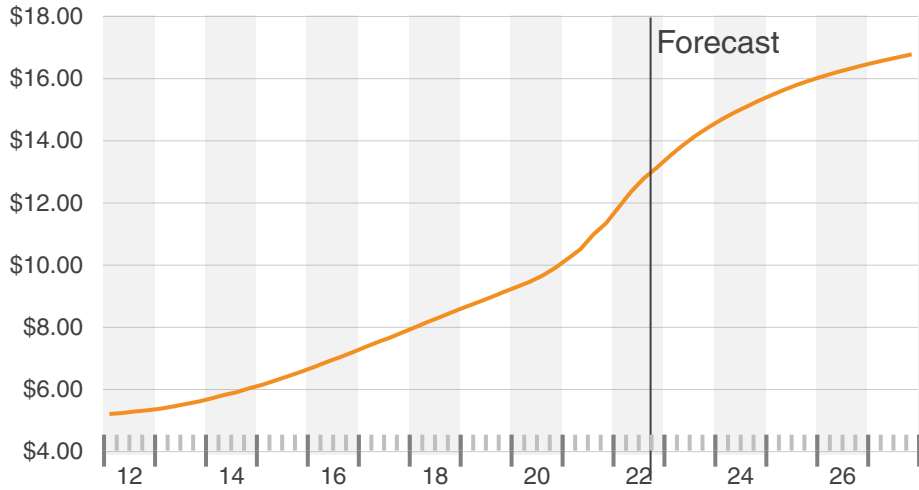
Search Analytics

Key Performance Indicators

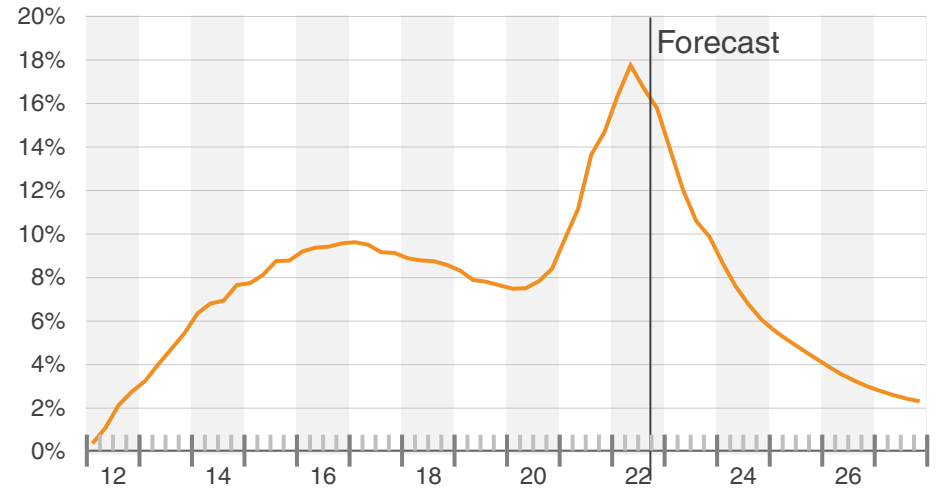


Search Analytics

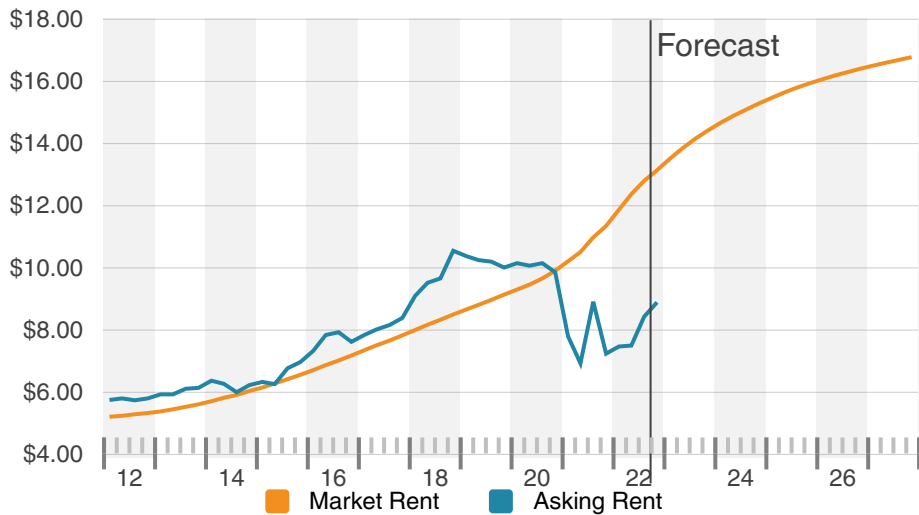
Market Rent Per SF



Market Rent Growth (YOY)



Market Rent & Asking Rent Per SF

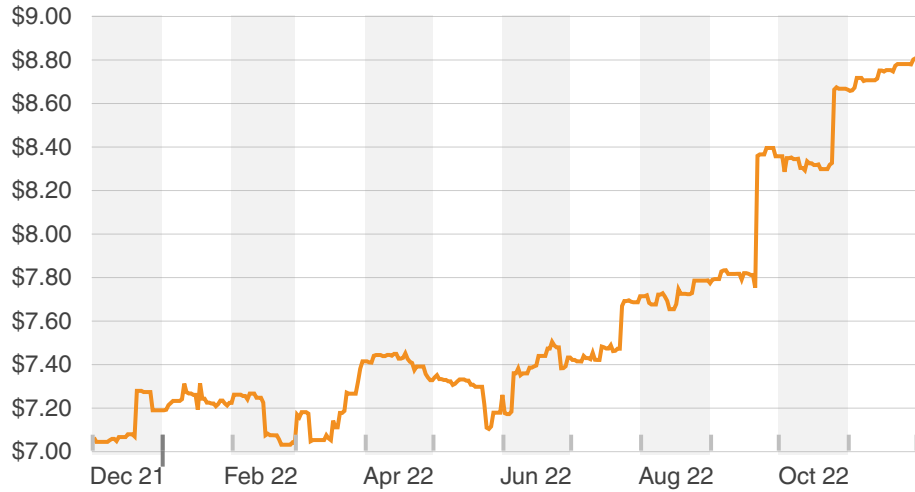


Asking Rent Per SF

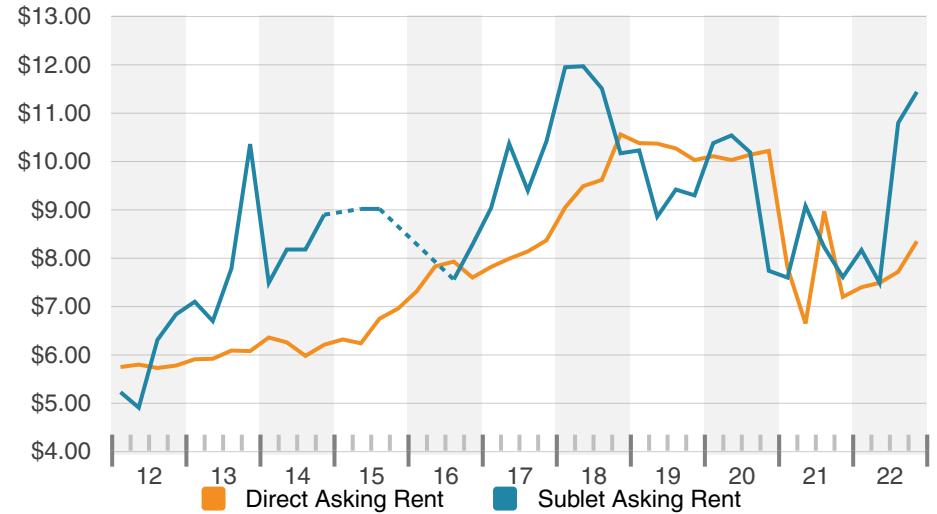


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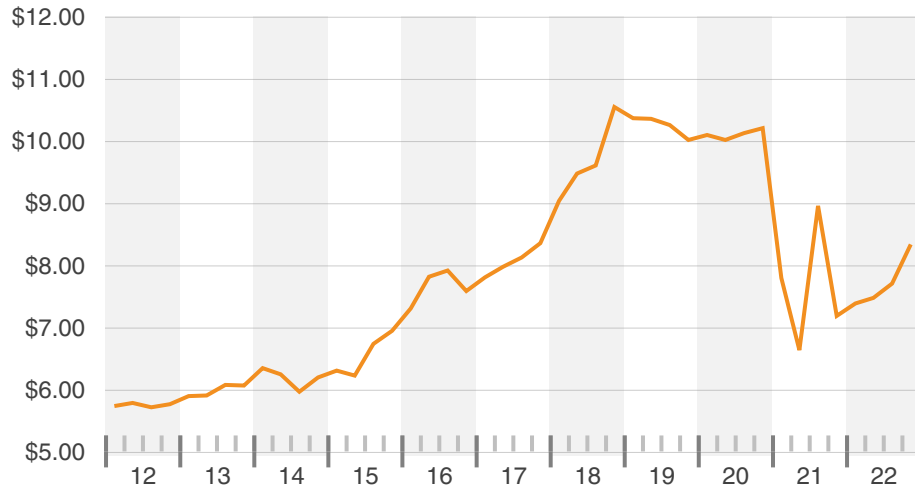
Daily Asking Rent Per SF



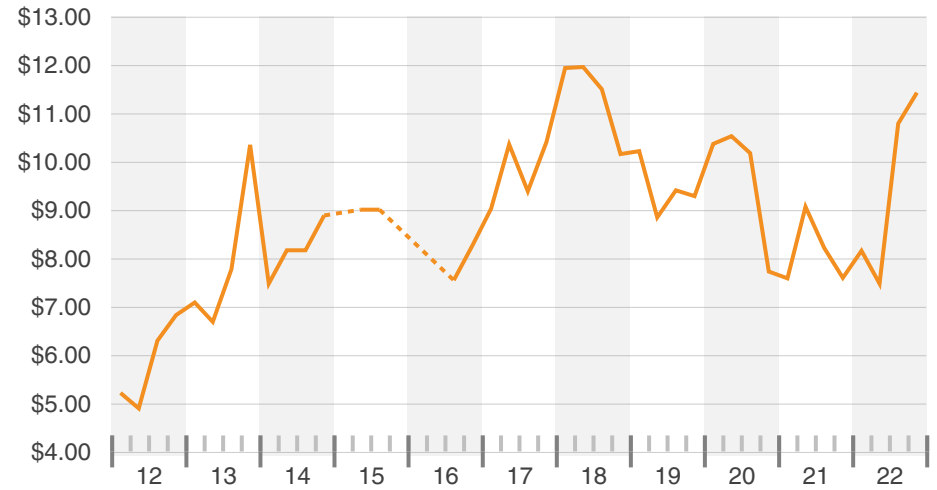
Direct & Sublet Rent Per SF



Direct Rent Per SF

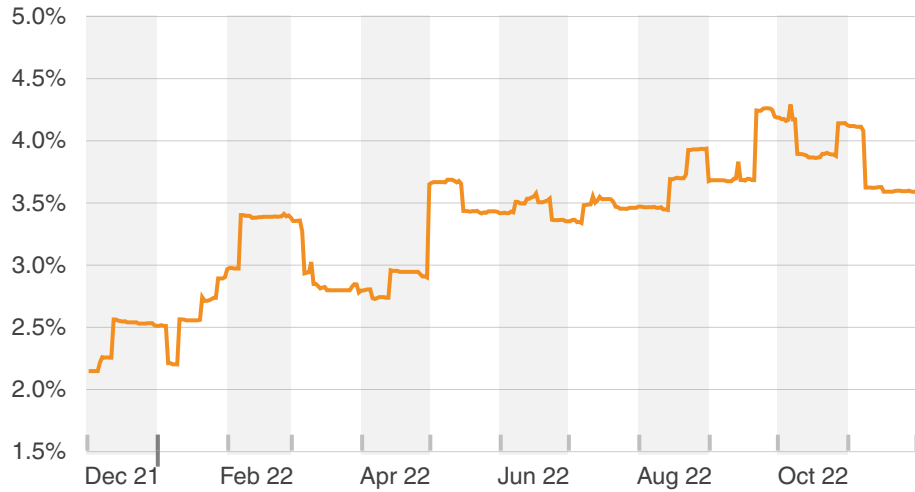


Sublet Rent Per SF

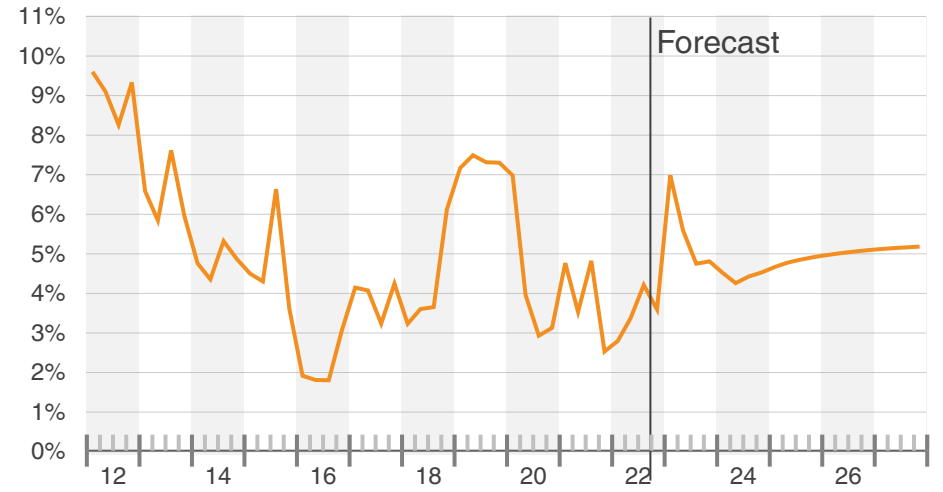


Search Analytics

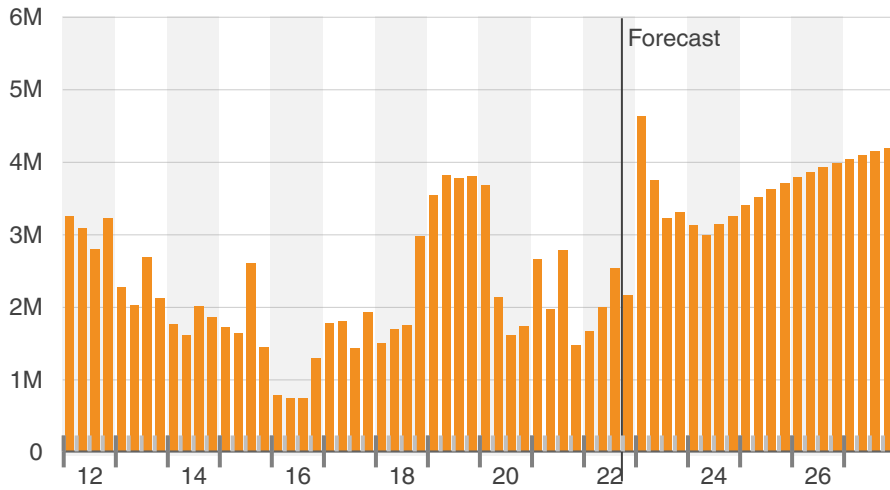
Daily Vacancy Rate



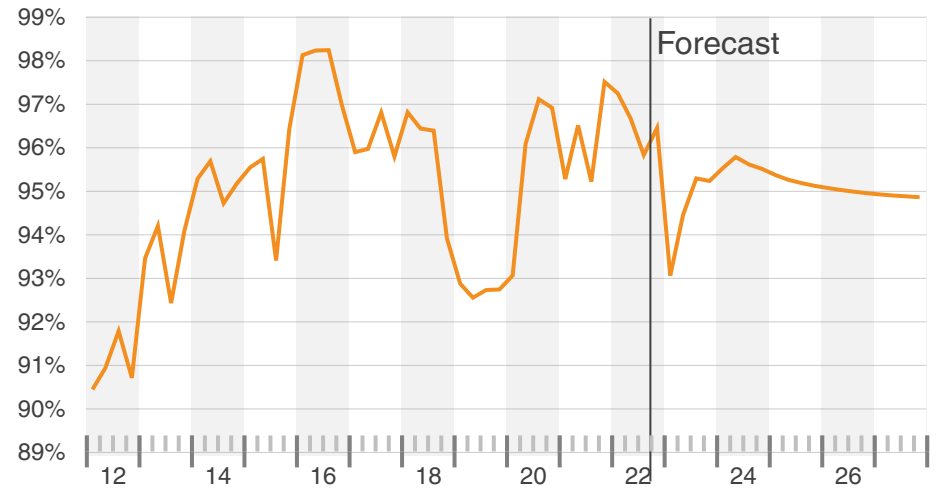
Vacancy Rate



Vacant SF

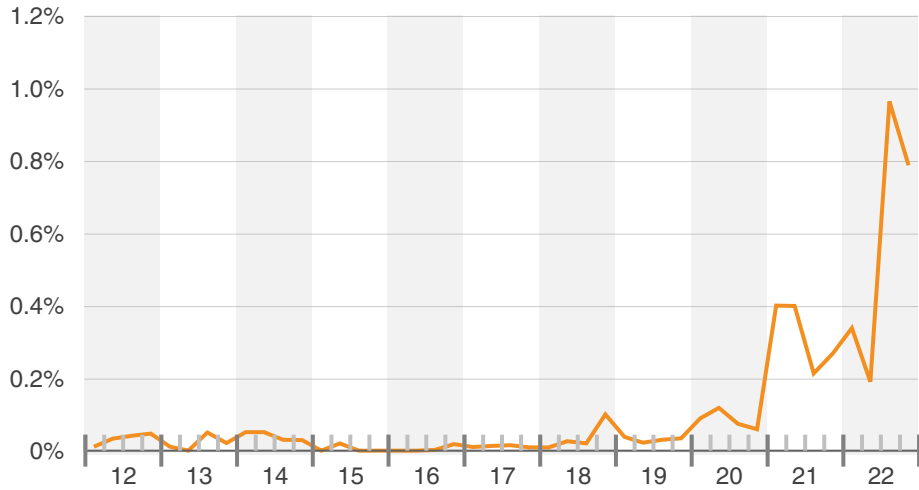


Occupancy Rate

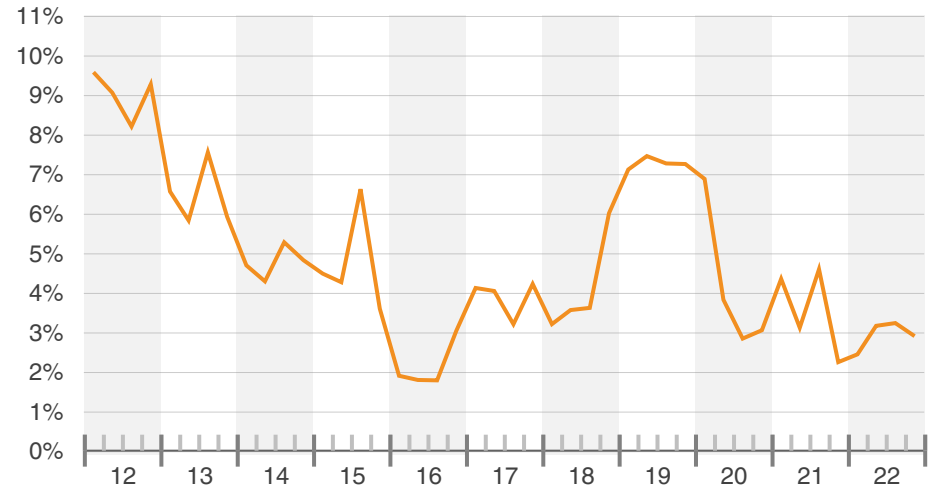


Search Analytics

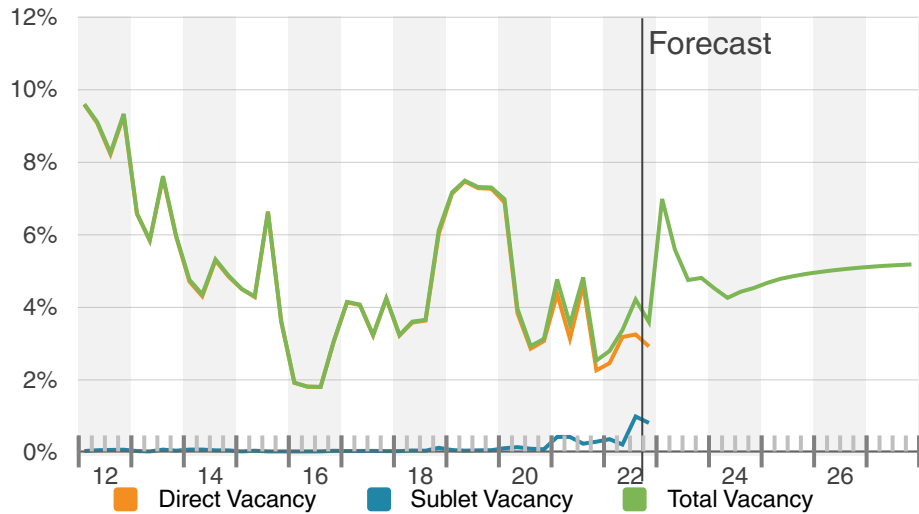
Sublet Vacancy Rate



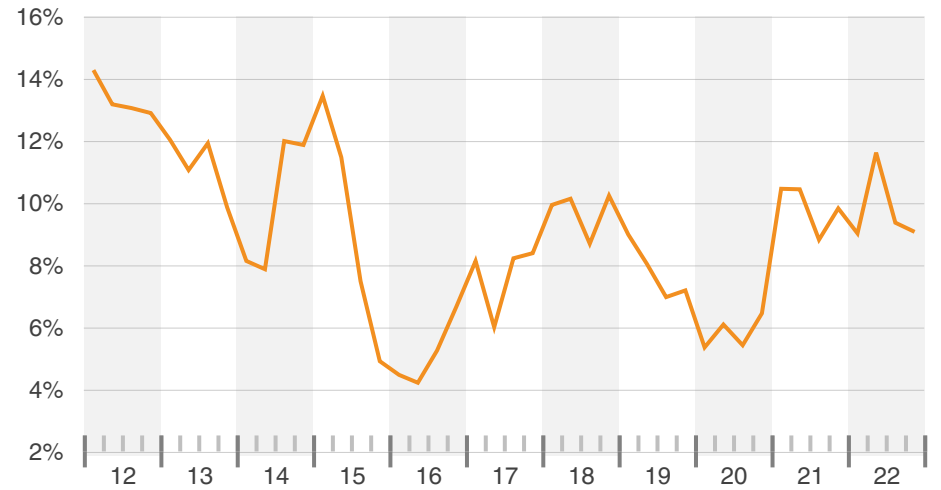
Direct Vacancy Rate



Direct, Sublet & Total Vacancy Rate

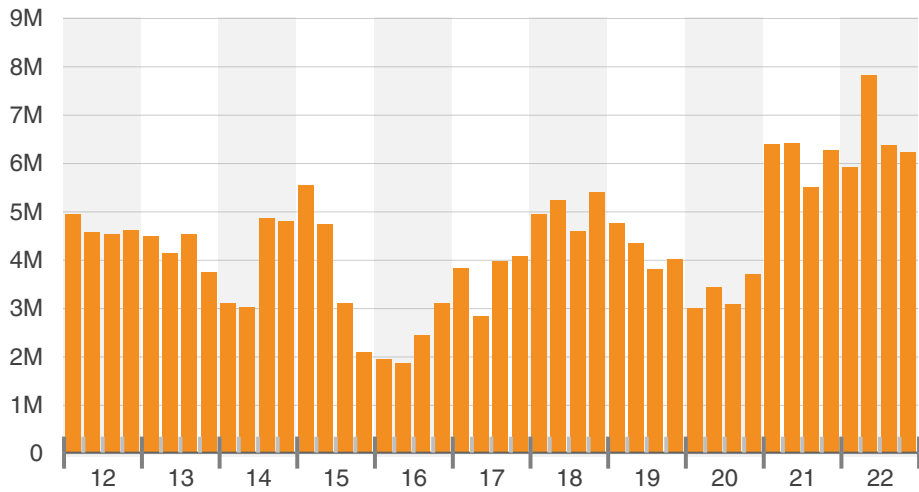


Availability Rate

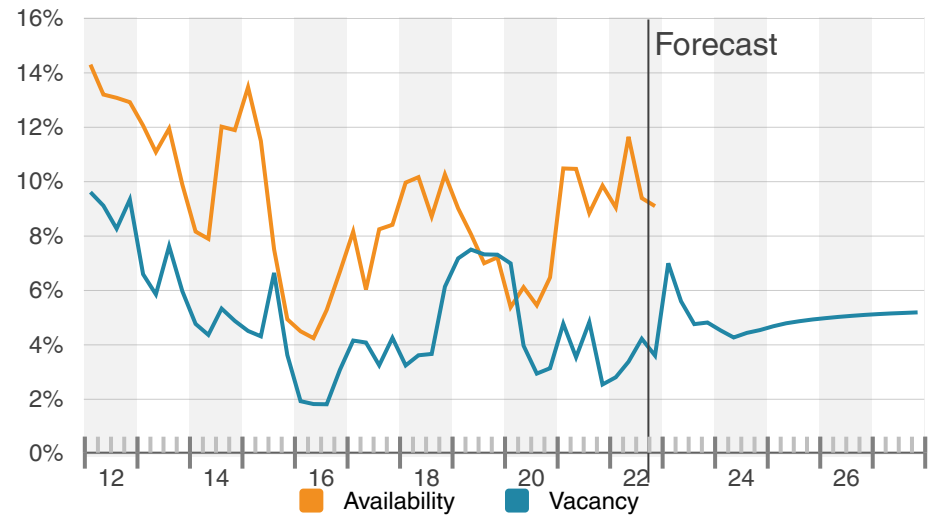


Search Analytics

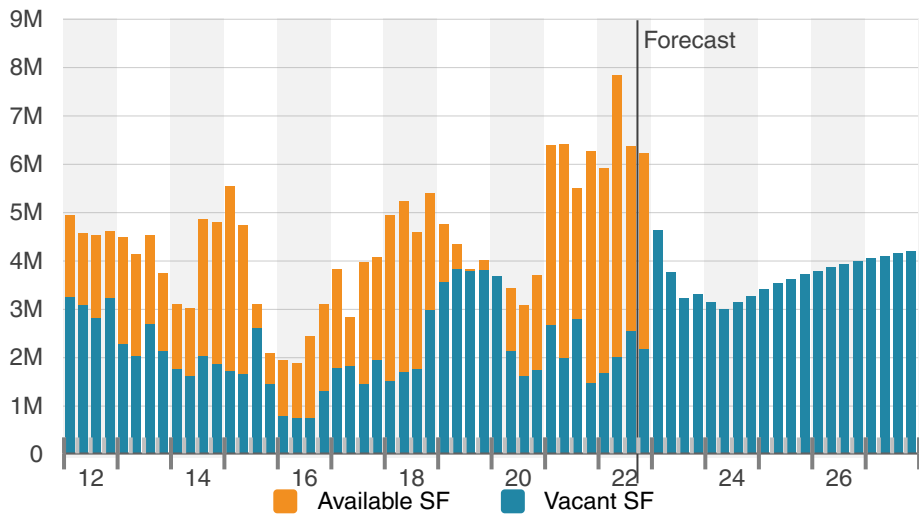
Available SF



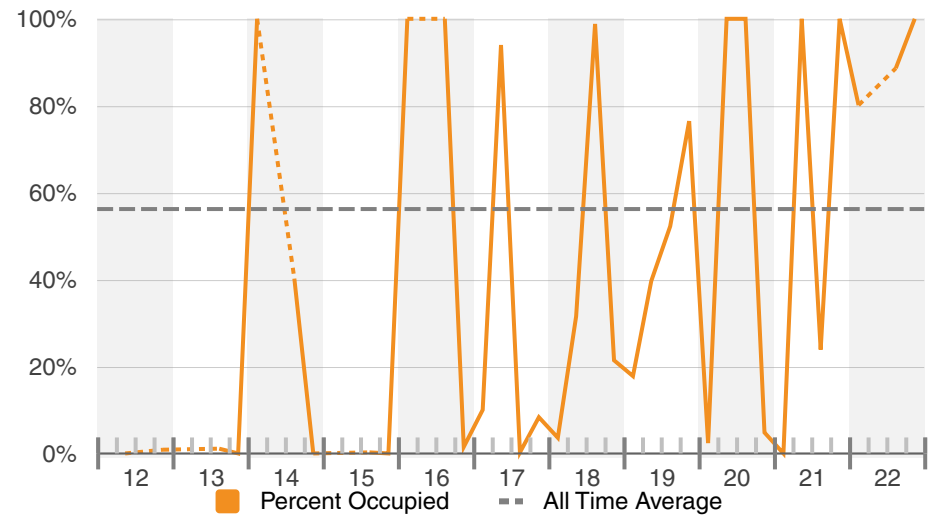
Availability & Vacancy Rate



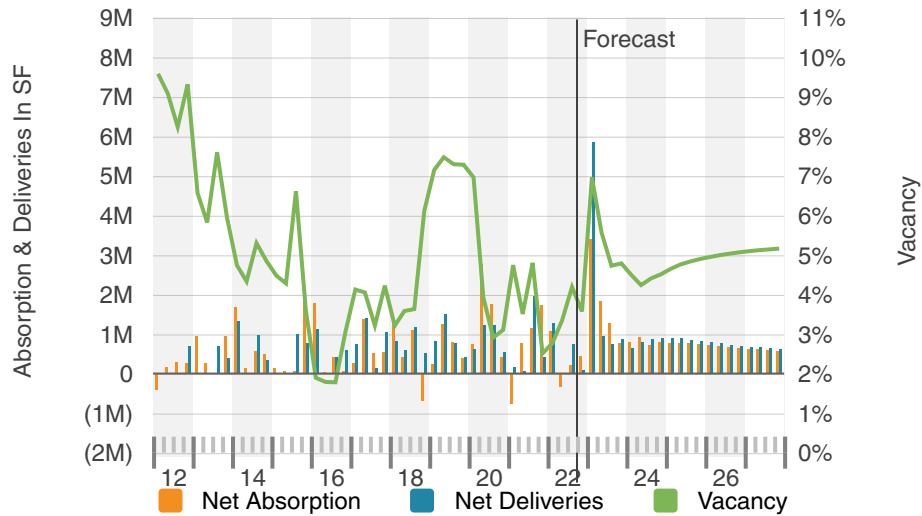
Available & Vacant SF



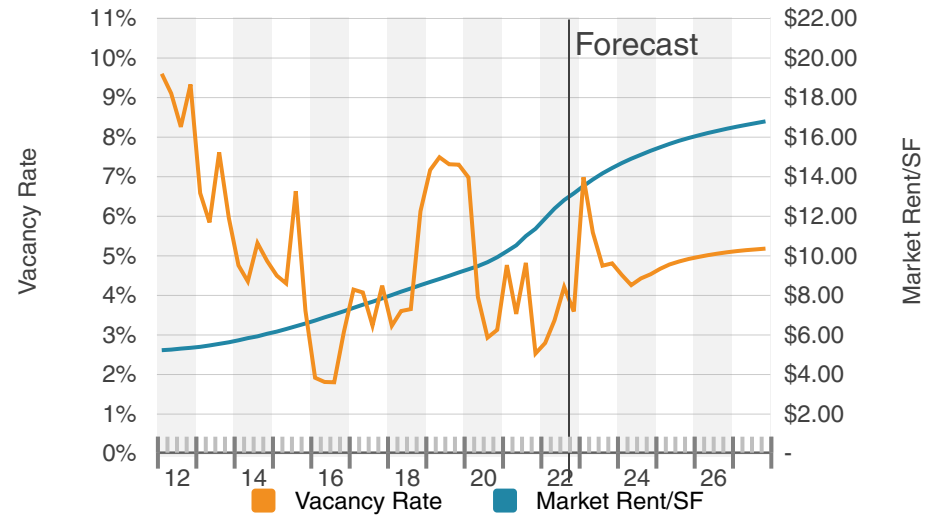
Occupancy At Delivery



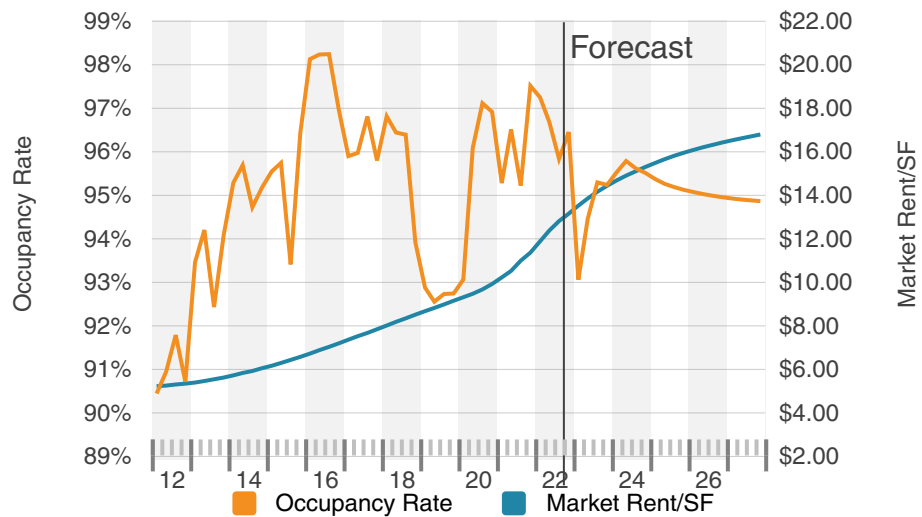
Net Absorption, Net Deliveries & Vacancy



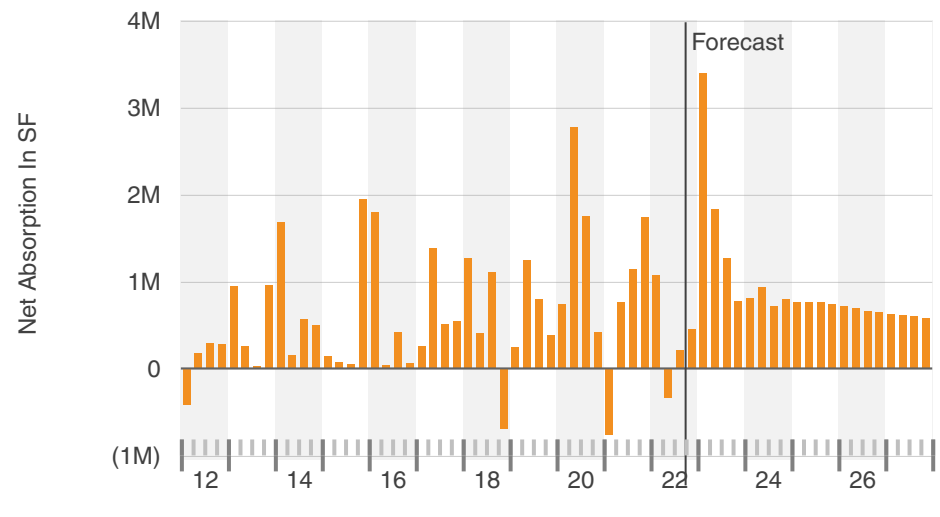
Vacancy & Market Rent Per SF



Occupancy & Market Rent Per SF

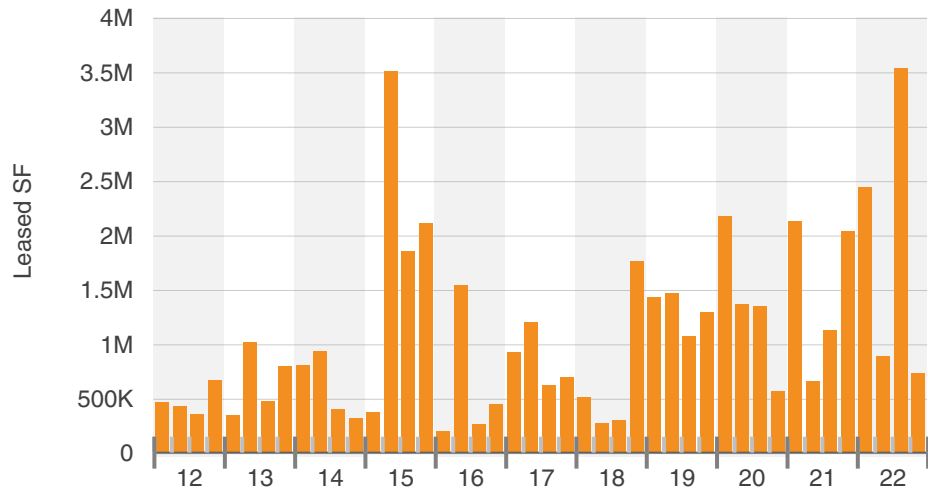


Net Absorption



Search Analytics

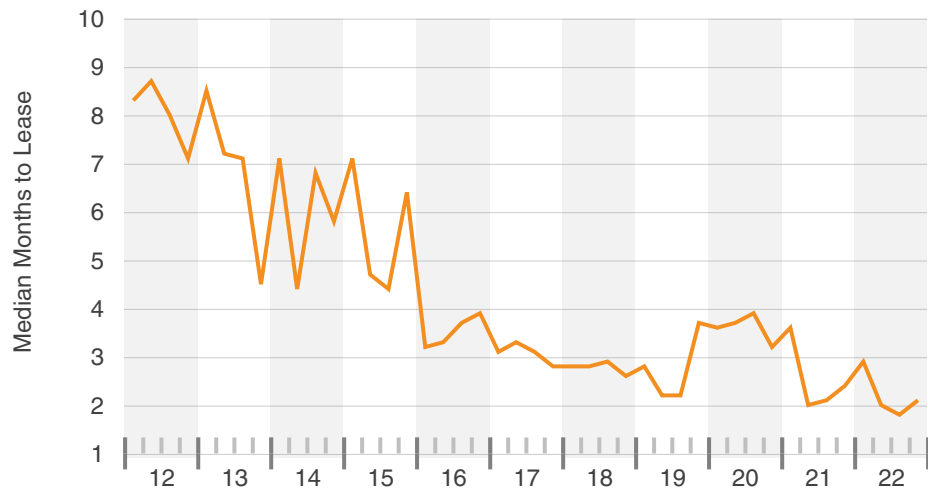
Leasing Activity



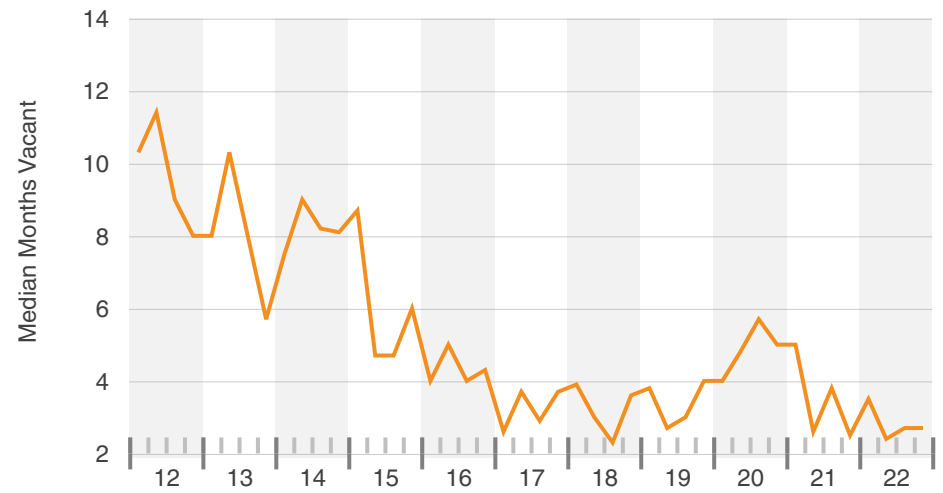
Months On Market



Months To Lease

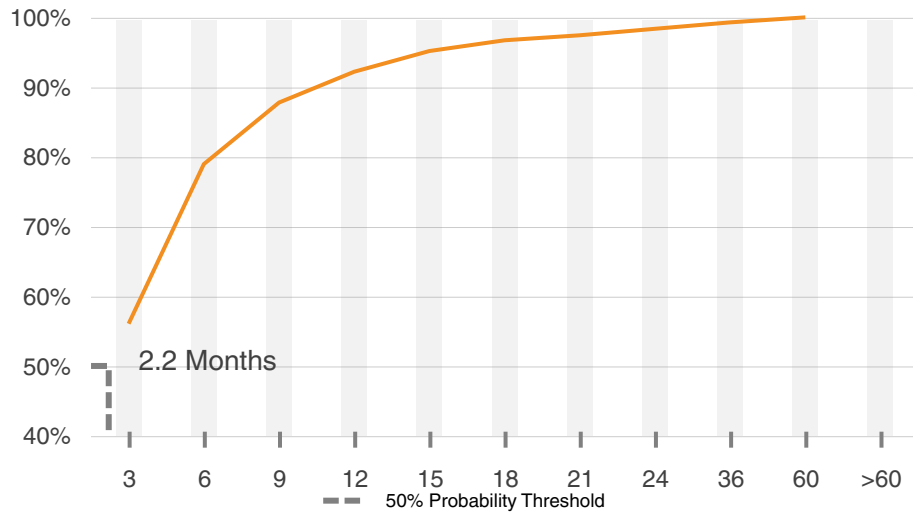


Months Vacant

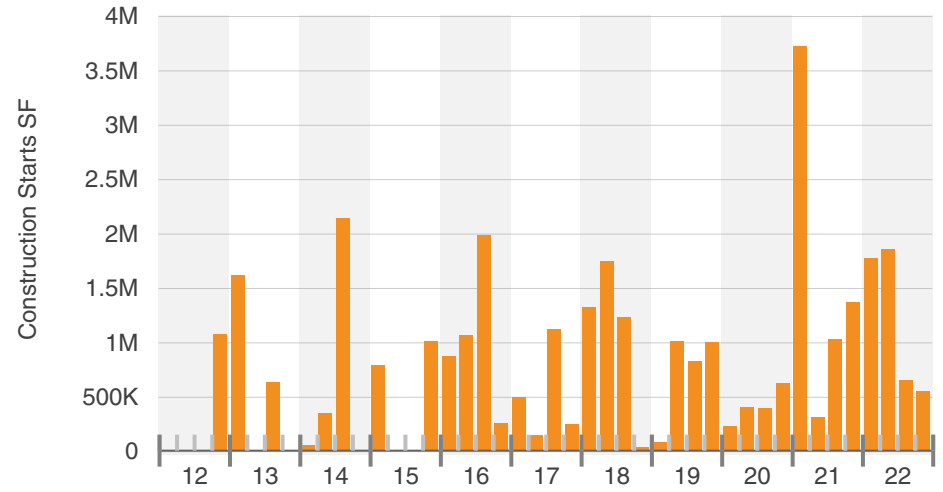


Search Analytics

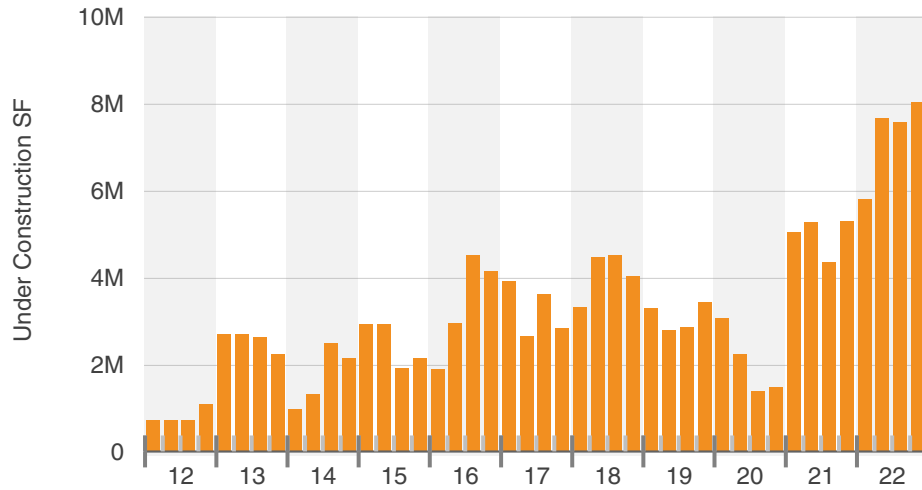
Probability Of Leasing In Months



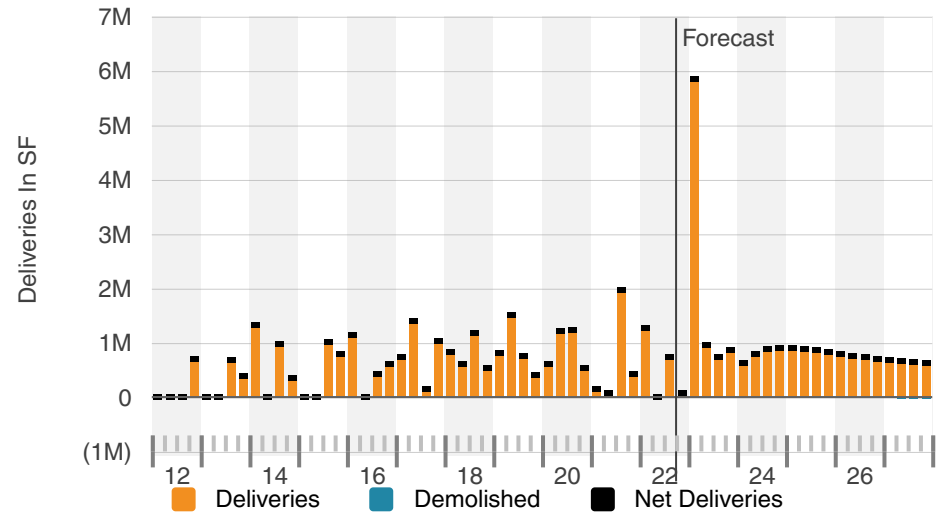
Construction Starts



Under Construction

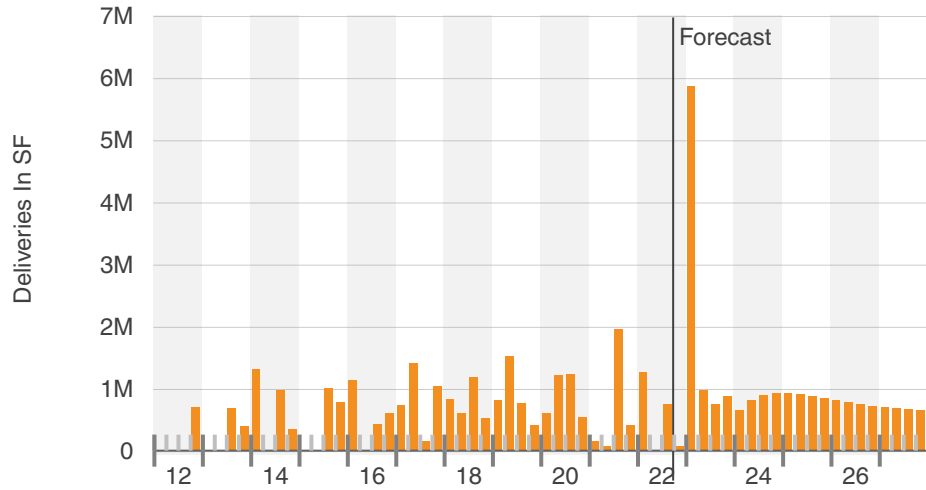


Deliveries & Demolitions

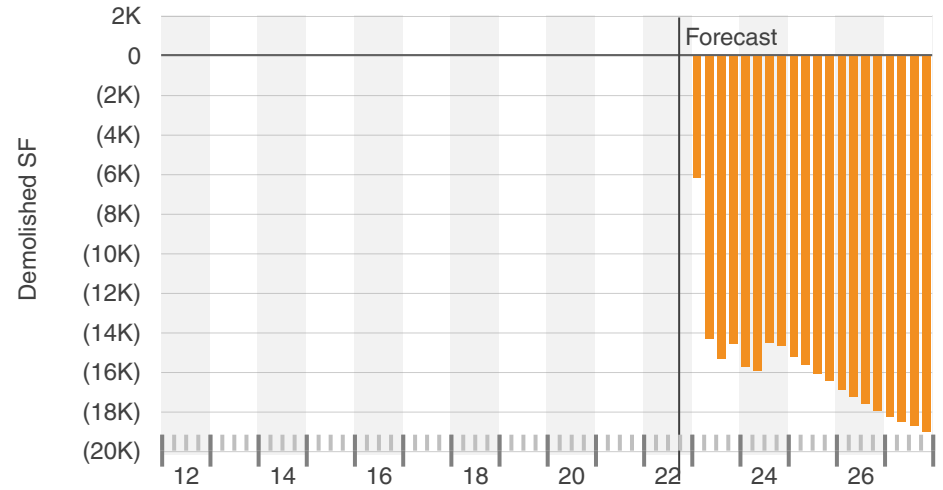


Search Analytics

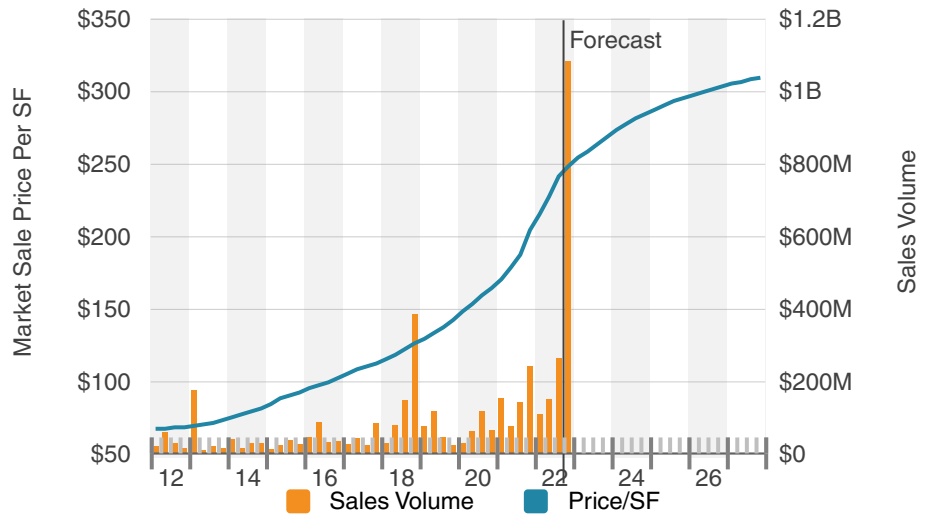
Deliveries



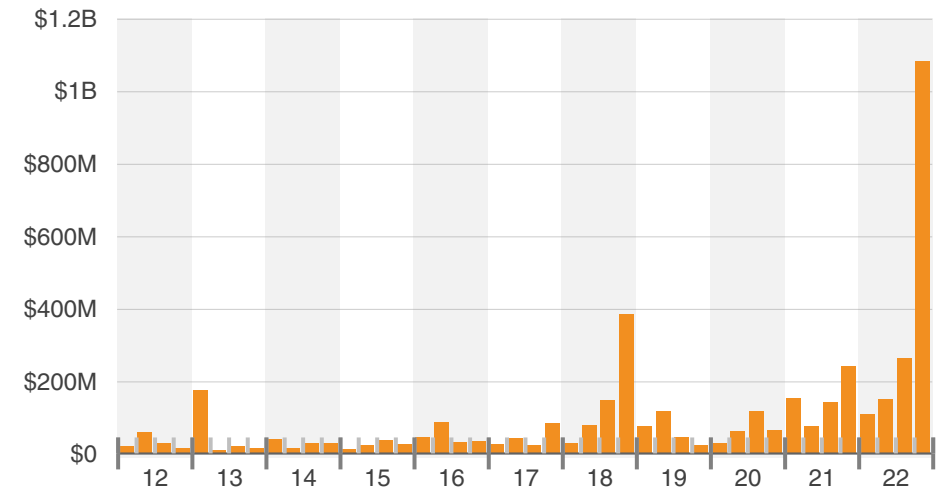
Demolitions



Sales Volume & Market Sale Price Per SF

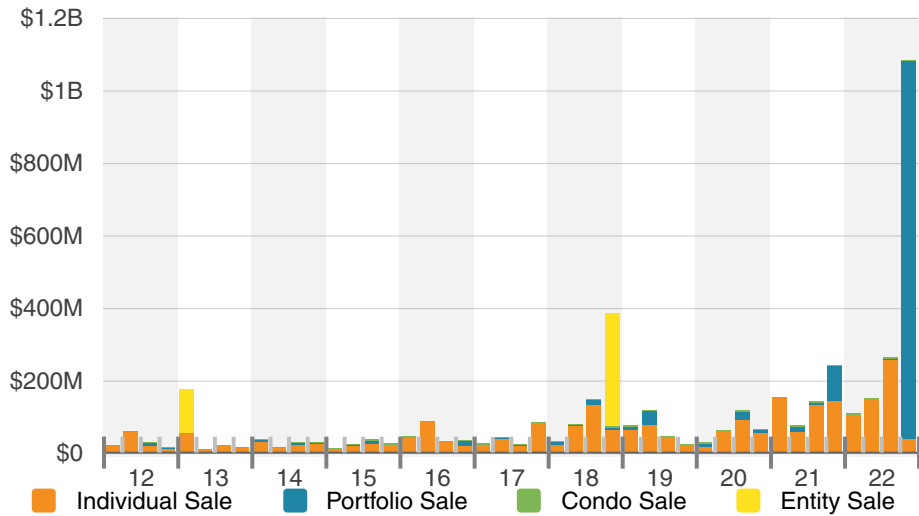


Sales Volume

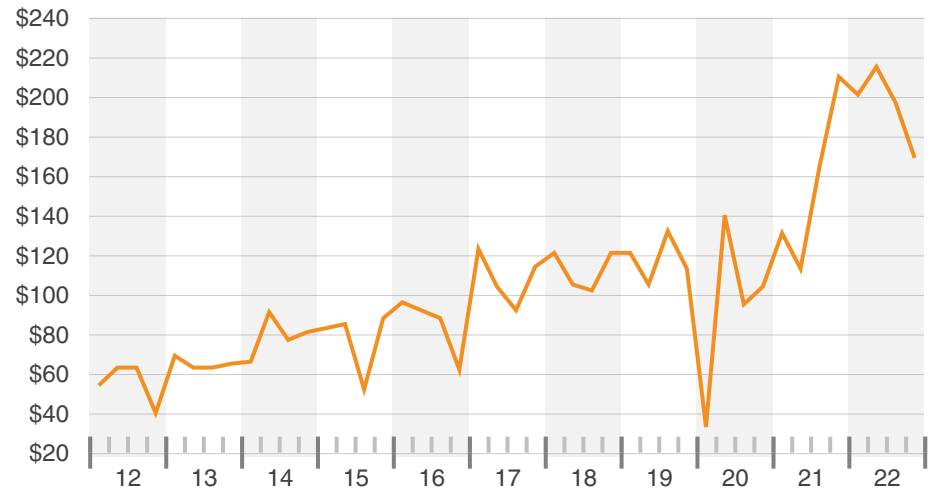


Search Analytics

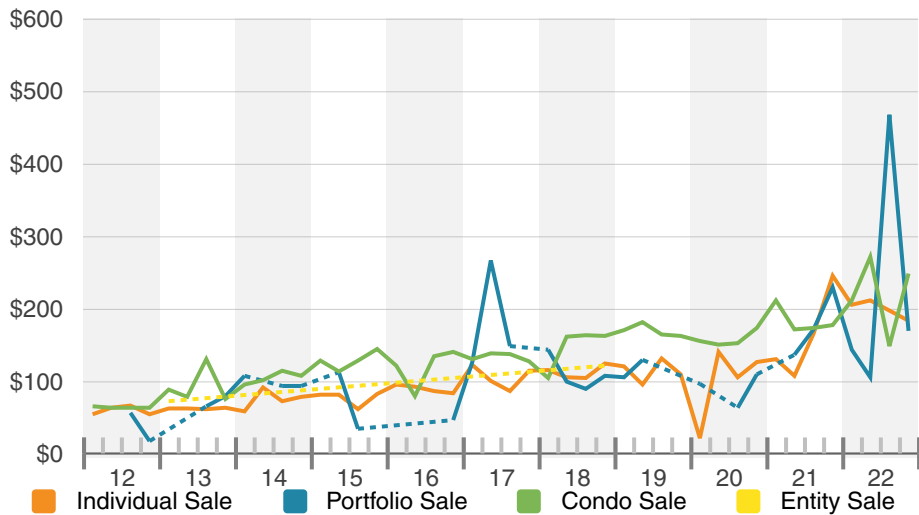
Sales Volume By Transaction Type



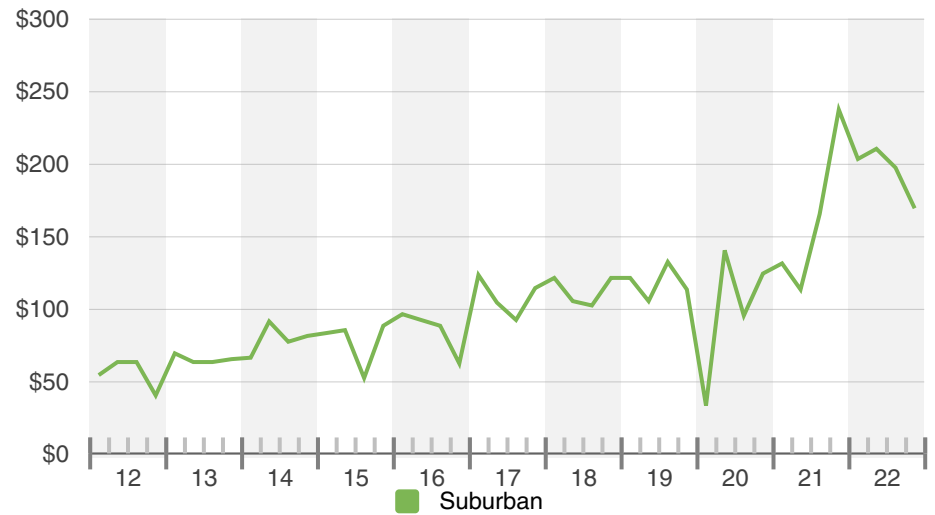
Sale Price Per SF



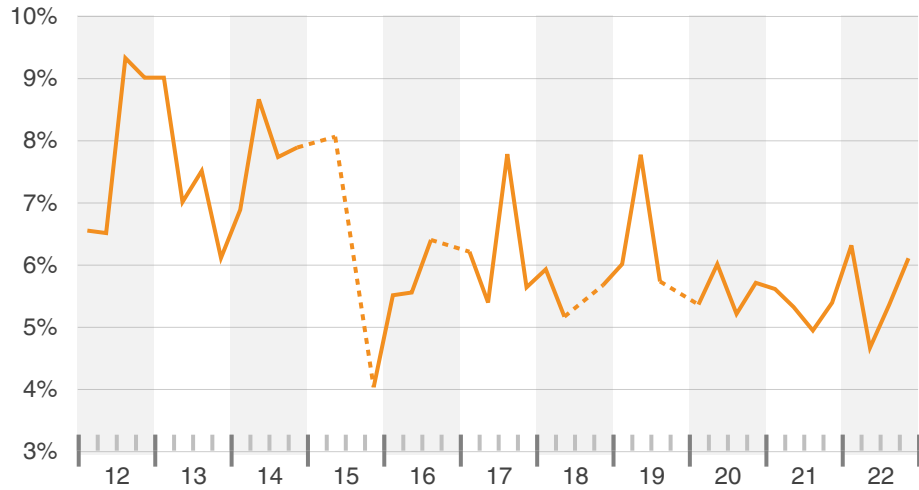
Sale Price Per SF By Transaction Type



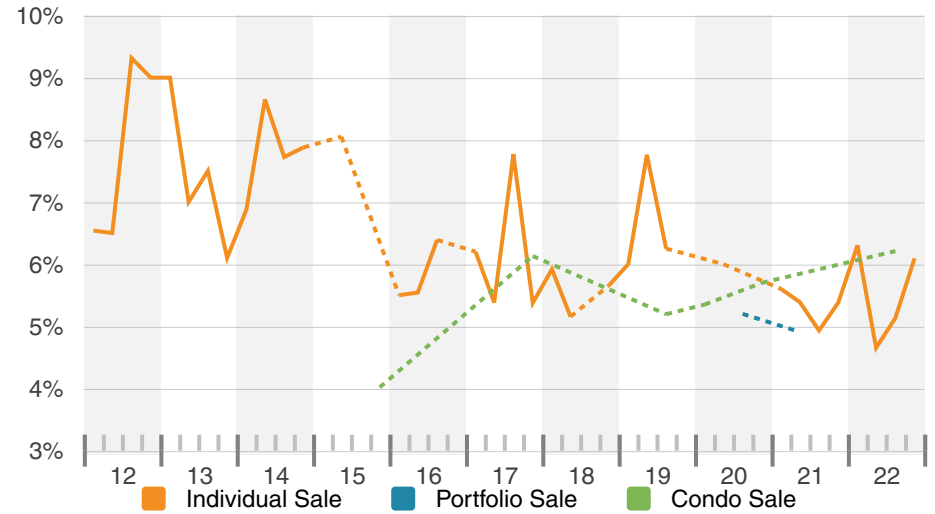
Sale Price Per SF By Location Type



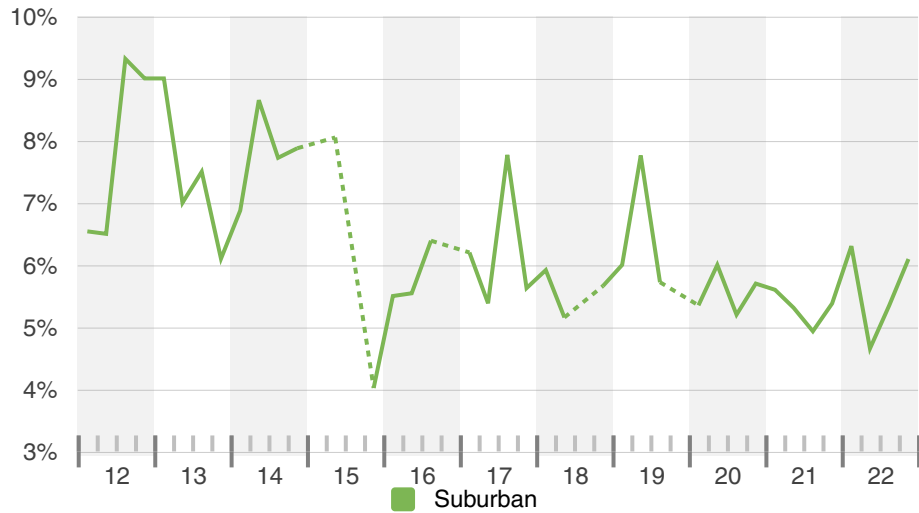
Cap Rate



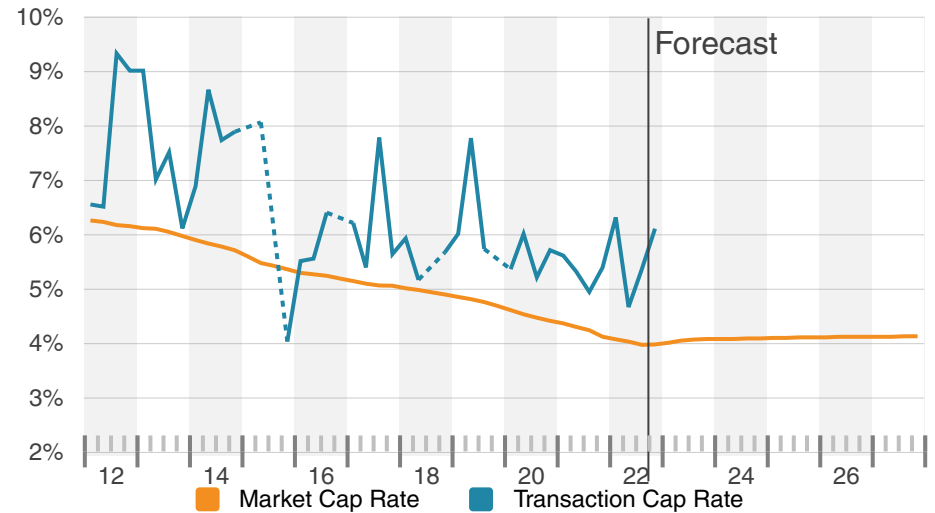
Cap Rate By Transaction Type



Cap Rate By Location Type

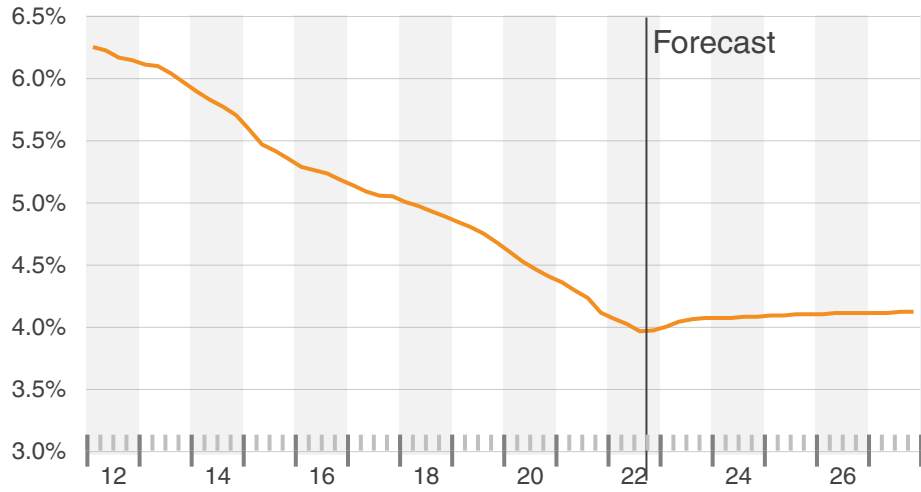


Market Cap Rate & Transaction Cap Rate

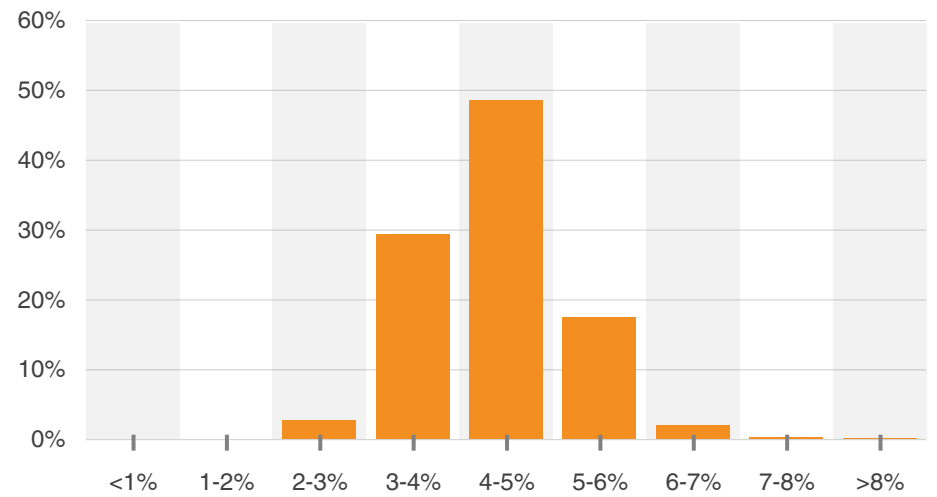


Search Analytics

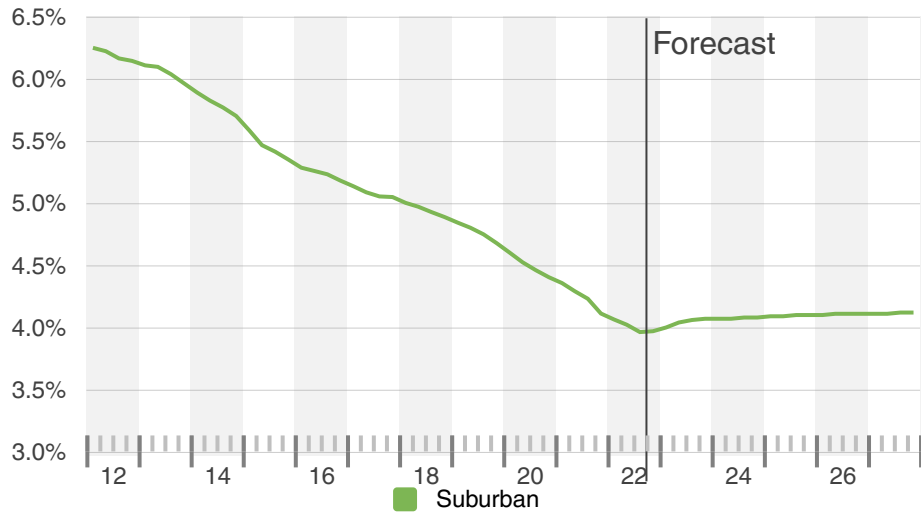
Market Cap Rate



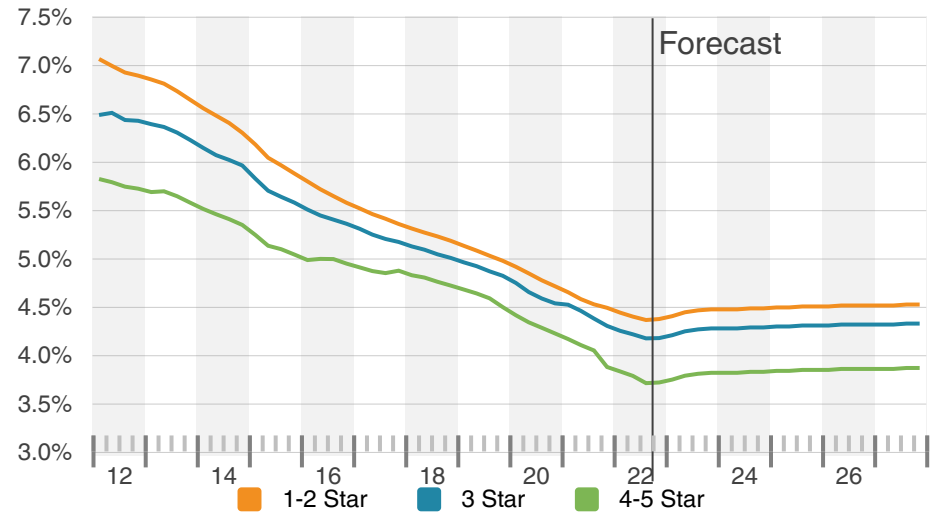
Market Cap Rate Distribution



Market Cap Rate By Location Type

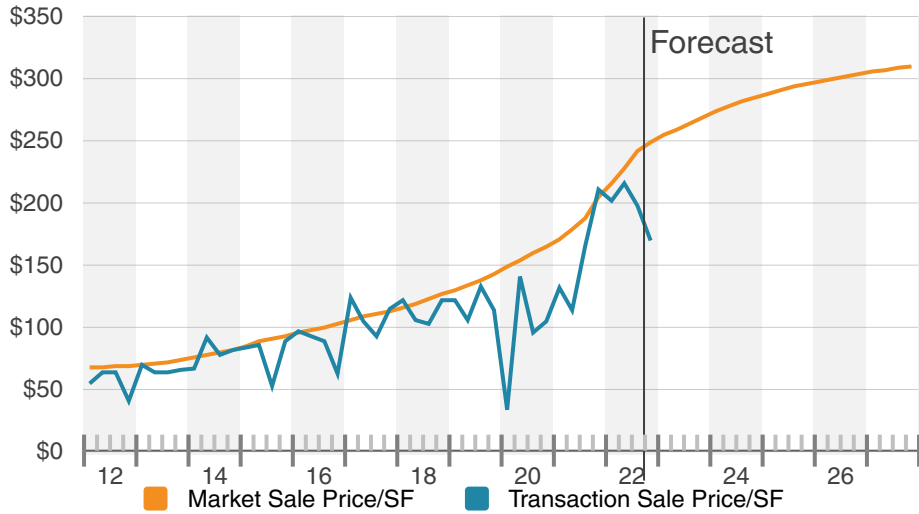


Market Cap Rate By Star Rating

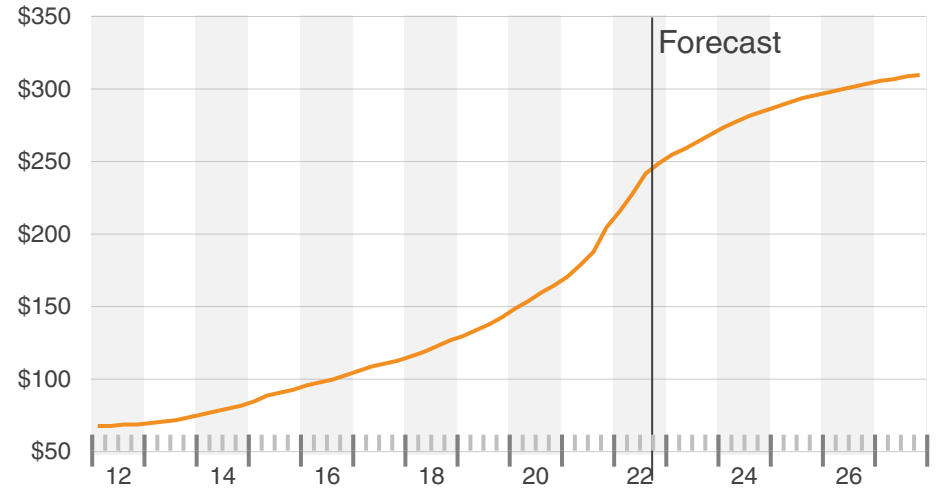


Search Analytics

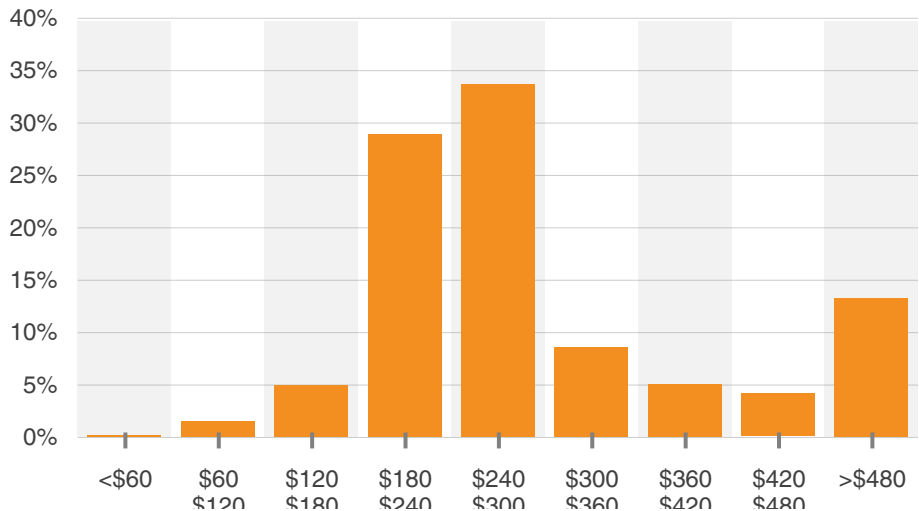
Market Sale Price & Transaction Sale Price Per SF



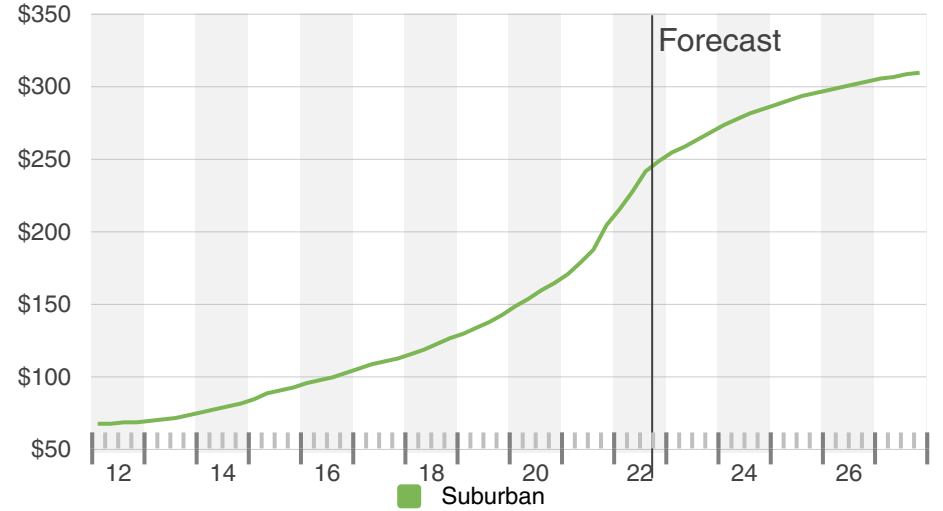
Market Sale Price Per SF



Market Sale Price Per SF Distribution

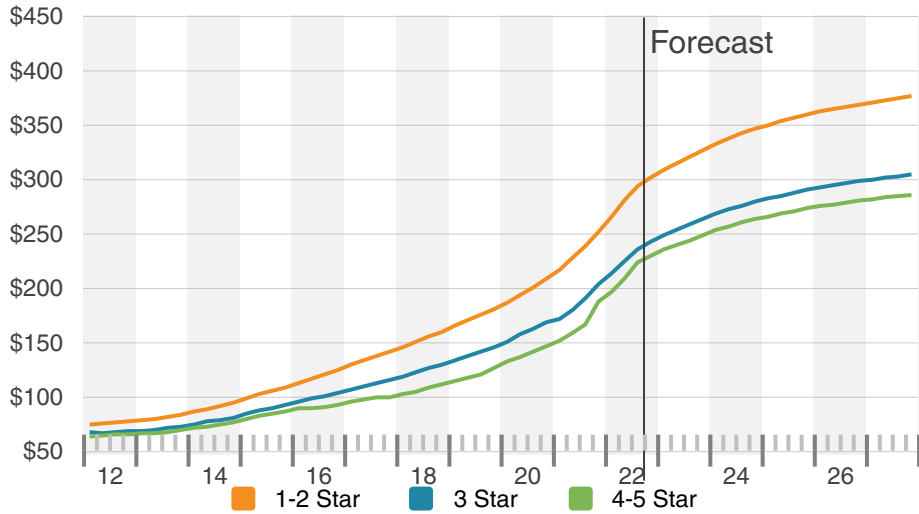


Market Sale Price Per SF By Location Type

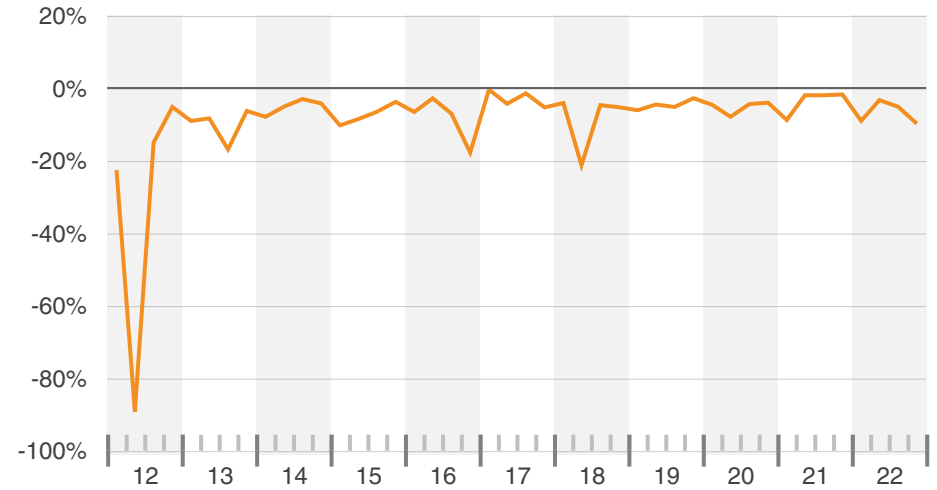


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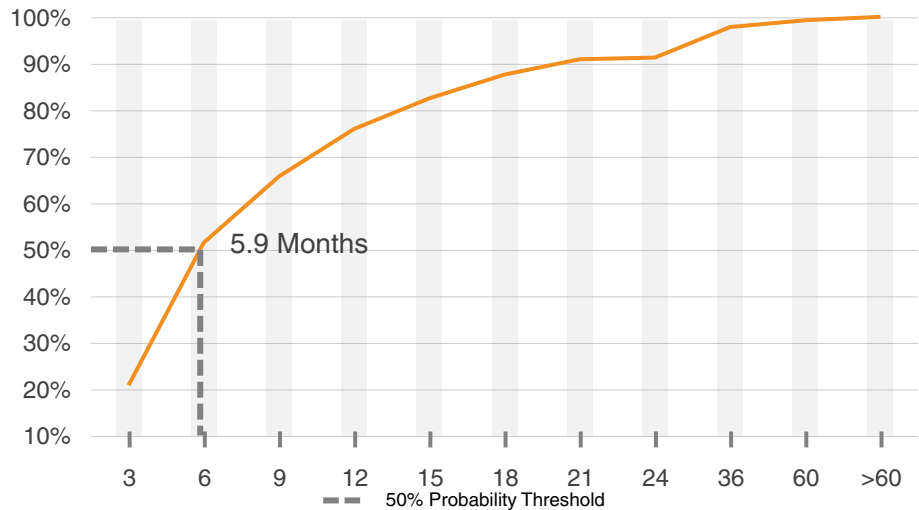
Market Sale Price Per SF By Star Rating



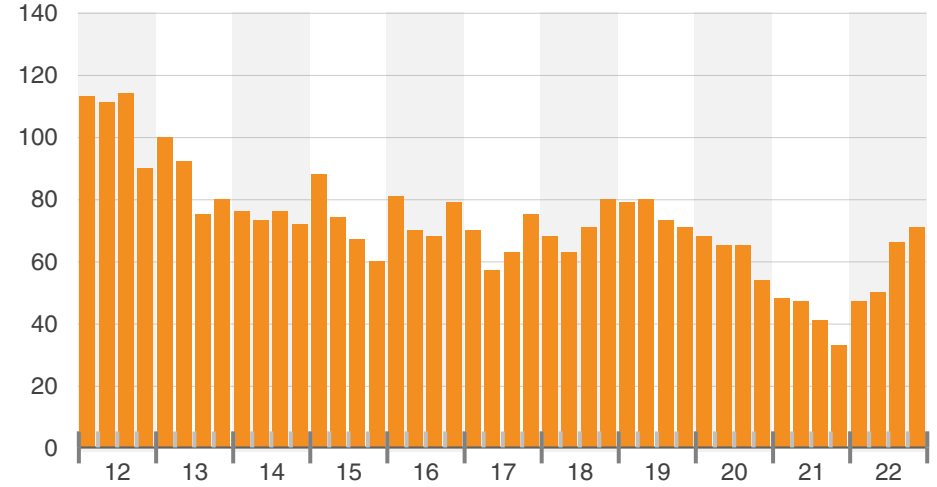
Sale To Asking Price Differential



Probability Of Selling In Months

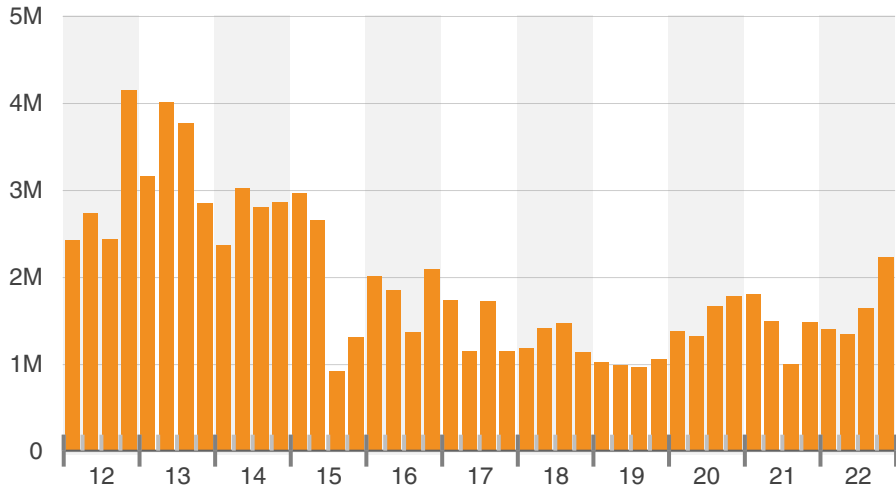


For Sale Total Listings

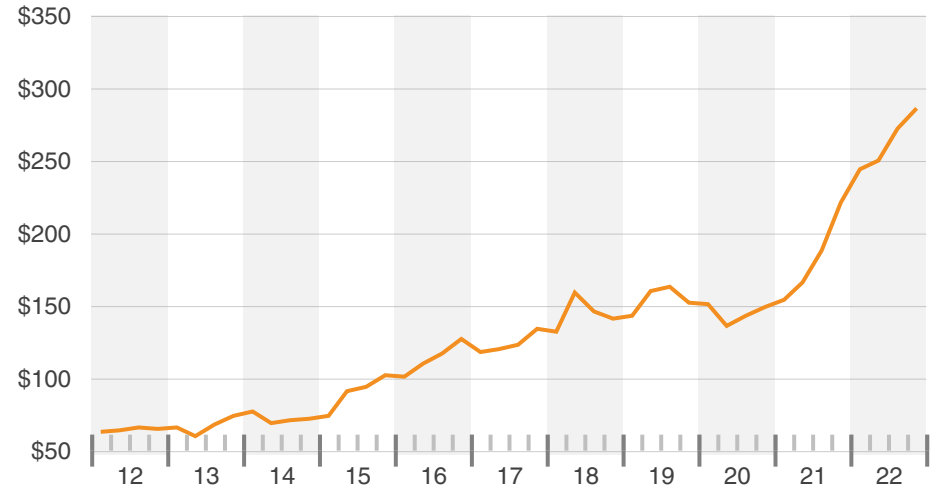


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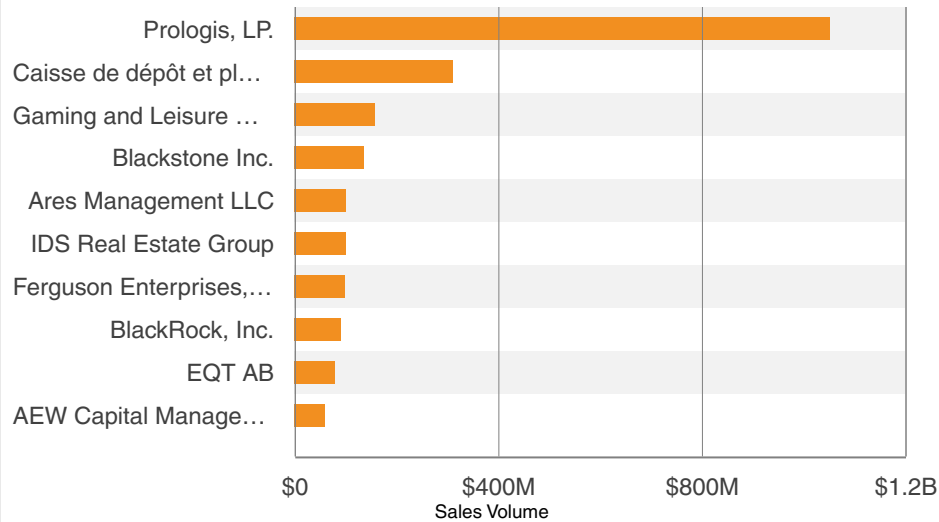
For Sale Total SF



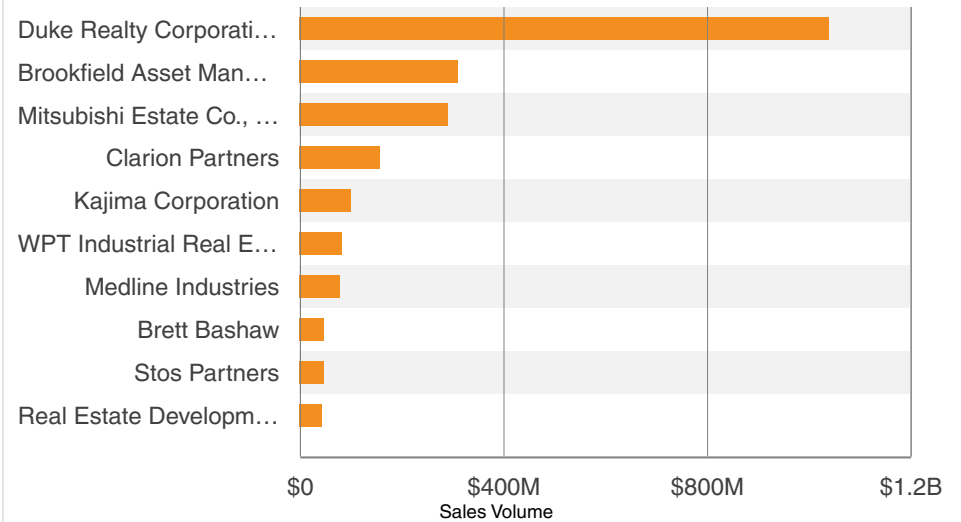
For Sale Asking Price Per SF



Top Buyers

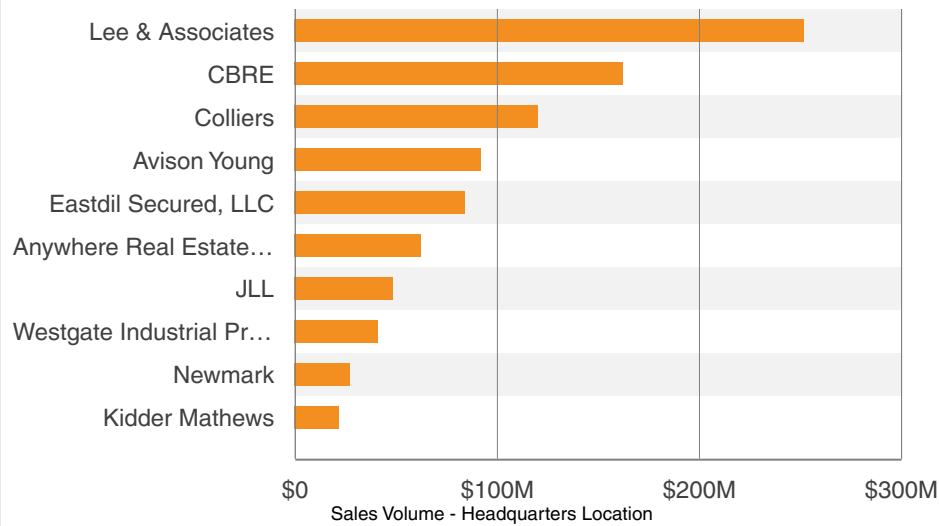


Top Sellers

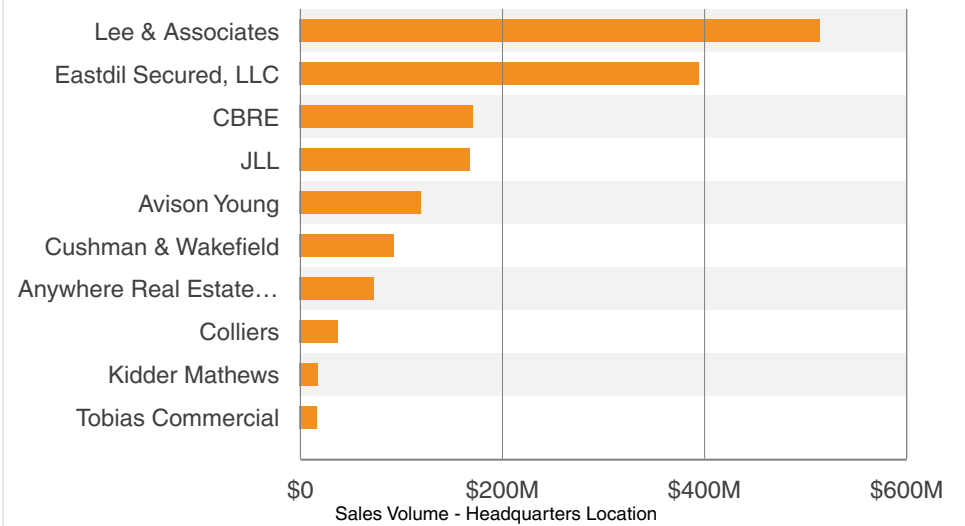


Search Analytics

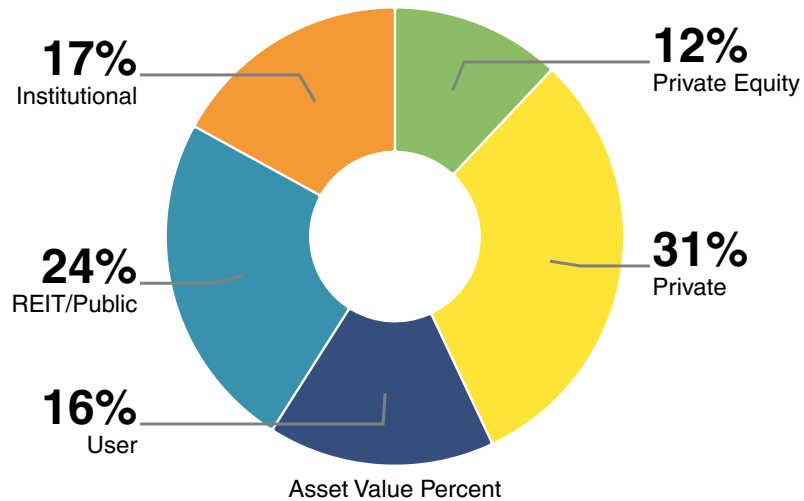
Top Buyer Brokers



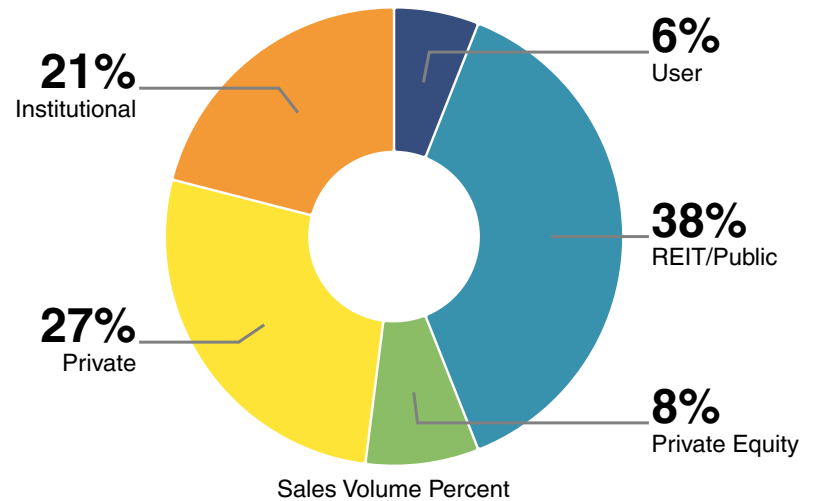
Top Seller Brokers



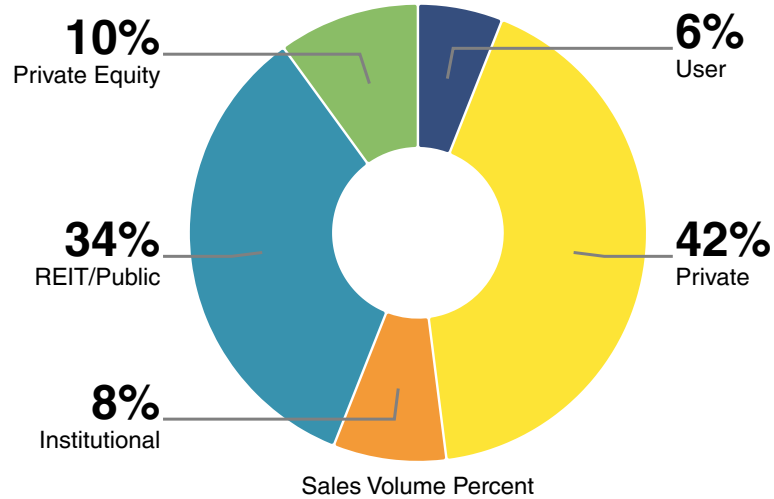
Asset Value By Owner Type



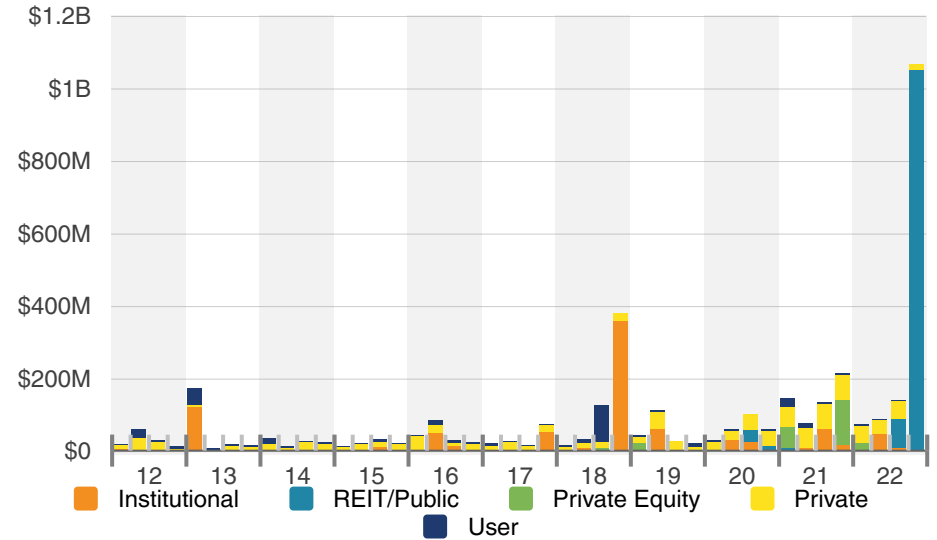
Sales By Buyer Type



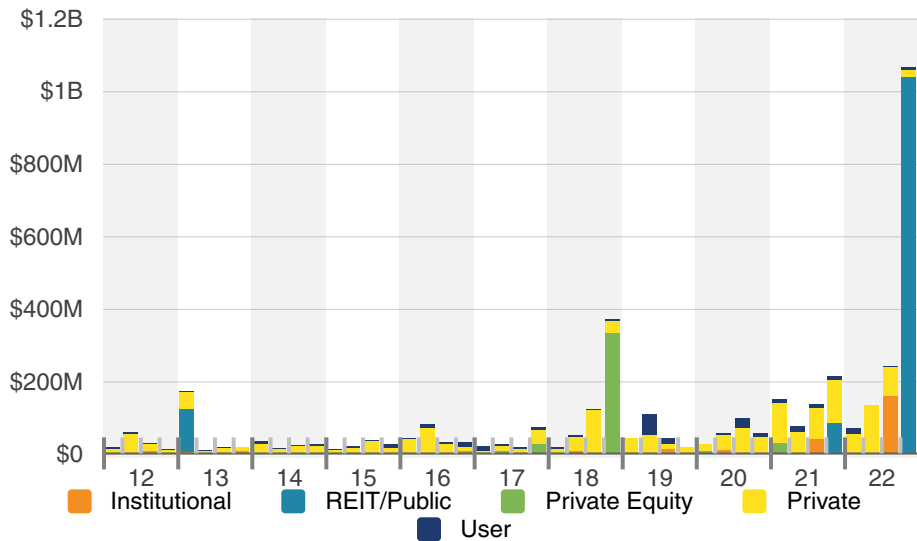
Sales By Seller Type



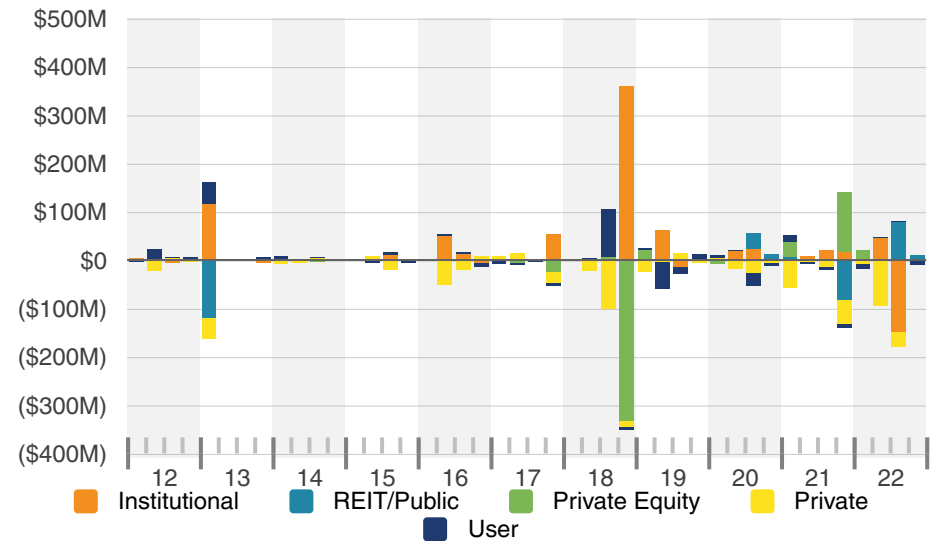
Sales Volume By Buyer Type



Sales Volume By Seller Type

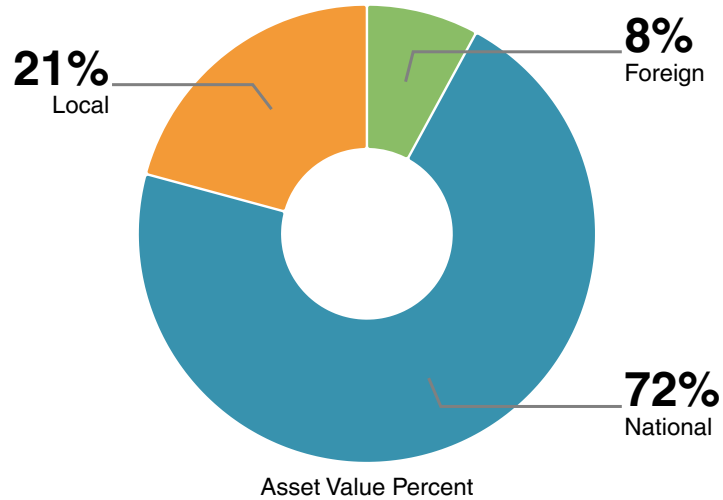


Net Buying & Selling By Owner Type

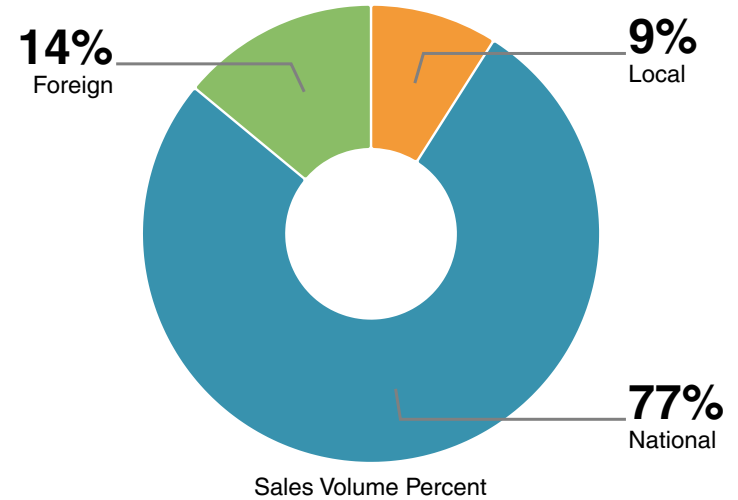


Search Analytics

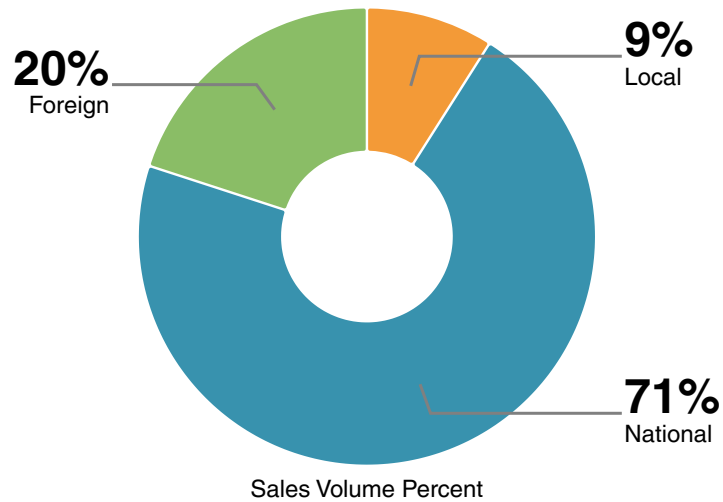
Asset Value By Owner Origin



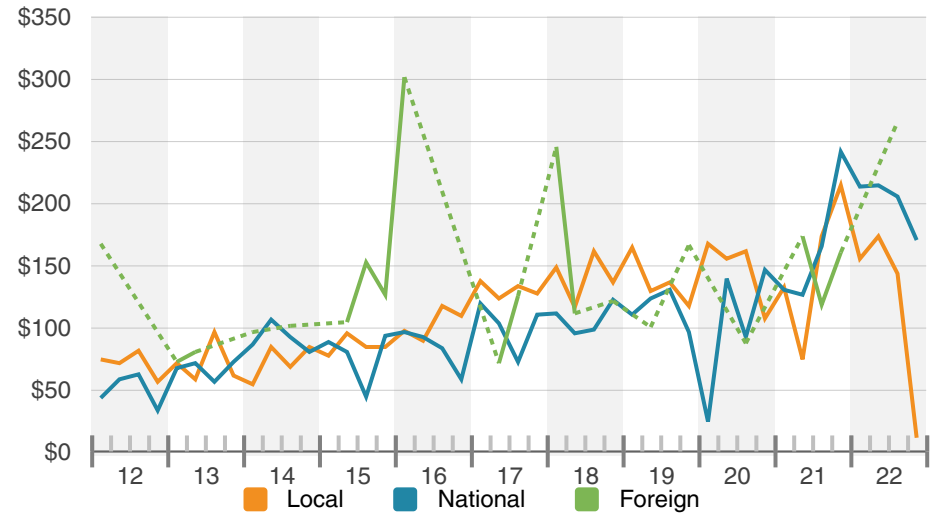
Sales Volume By Buyer Origin



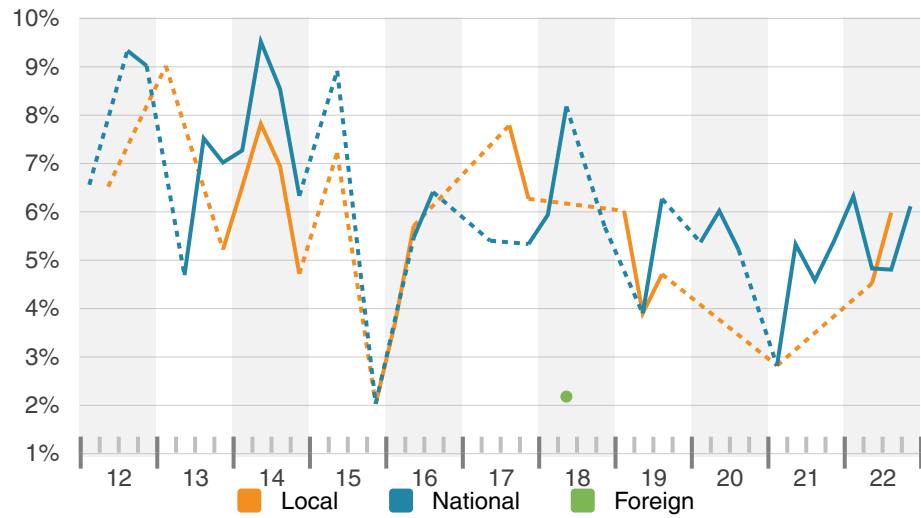
Sales Volume By Seller Origin



Average Price Per SF By Buyer Origin



Average Cap Rate By Buyer Origin



Report Criteria

- 1,646 Properties / 136 Spaces
- Property Type: Flex +1
- Construction Status: Existing +2
- City: Hemet, CA +10
- Country: United States