

# Search Analytics

INVENTORY SF

**2M** +1.0%

Prior Period 2M

UNDER CONSTRUCTION SF

**58K** +178.8%

Prior Period 20.8K

12 MO NET ABSORPTION SF

**(8.6K)** -110.7%

Prior Period 80.1K

VACANCY RATE

**6.6%** +1.4%

Prior Period 5.2%

MARKET RENT/SF

**\$27.67** +4.4%

Prior Period \$26.51

MARKET SALE PRICE/SF

**\$270** +4.5%

Prior Period \$258

MARKET CAP RATE

**7.0%** -0.1%

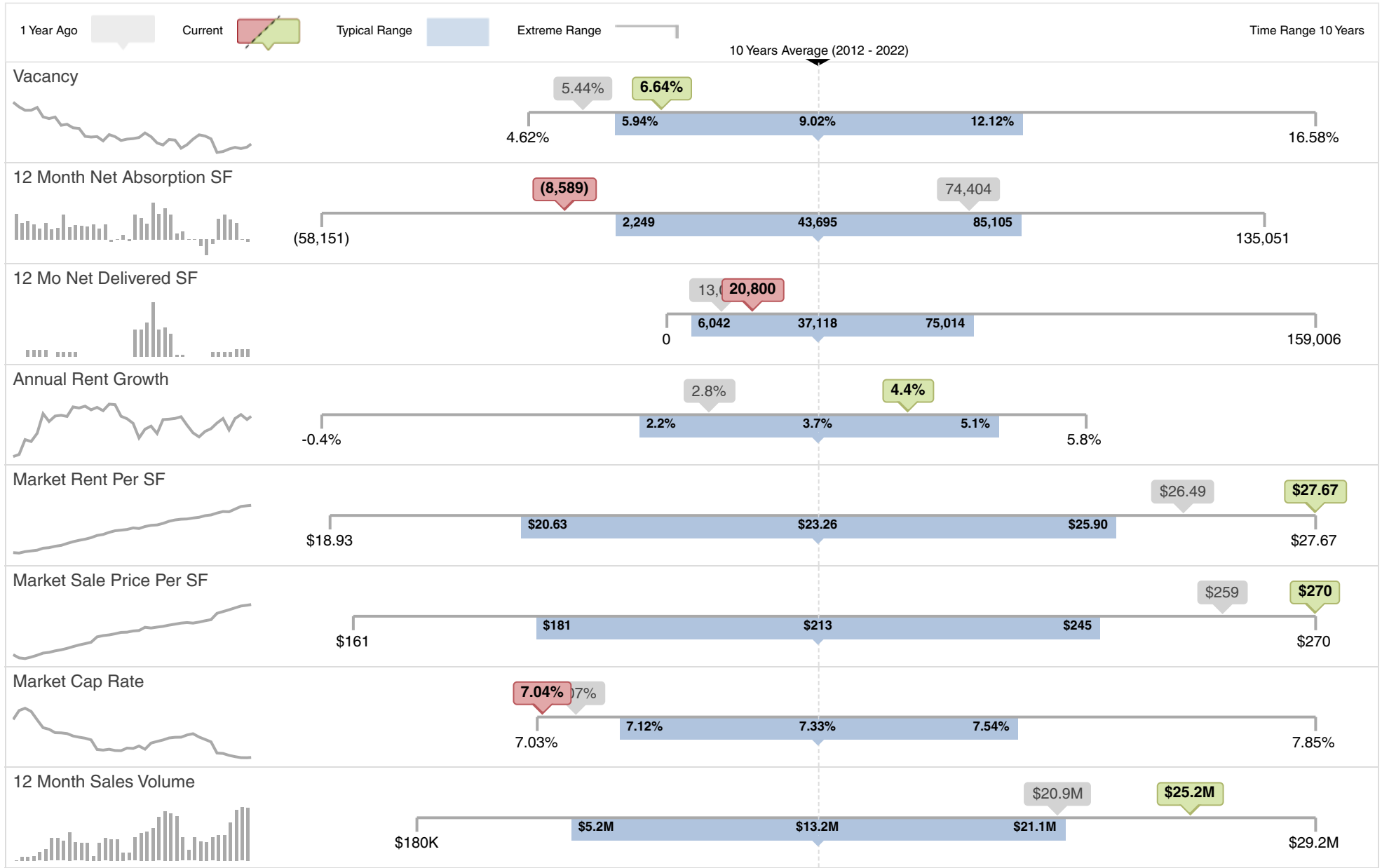
Prior Period 7.1%

## Key Metrics

Availability		Inventory	
Vacant SF	135K ↑	Existing Buildings	122 ↑
Sublet SF	14.2K ↑	Under Construction Avg SF	58K ↑
Availability Rate	7.6% ↓	12 Mo Demolished SF	0 ↓
Available SF	159K ↓	12 Mo Occupancy % at Delivery	0% ↓
Available Asking Rent/SF	\$34.44 ↑	12 Mo Construction Starts SF	58K ↑
Occupancy Rate	93.4% ↓	12 Mo Delivered SF	20.8K ↑
Percent Leased Rate	94.0% ↓	12 Mo Avg Delivered SF	20.8K ↑
Sales Past Year		Demand	
Asking Price Per SF	\$279 ↑	12 Mo Net Absorp % of Inventory	-0.4% ↓
Sale to Asking Price Differential	-3.8% ↓	12 Mo Leased SF	87.9K ↓
Sales Volume	\$22.3M ↑	Months on Market	5.2 ↓
Properties Sold	21 ↑	Months to Lease	2.3 ↓
Months to Sale	5.5 ↓	Months Vacant	2.6 ↓
For Sale Listings	8 ↓	24 Mo Lease Renewal Rate	60.8%
Total For Sale SF	32.6K ↑	Population Growth 5 Yrs	7.2%

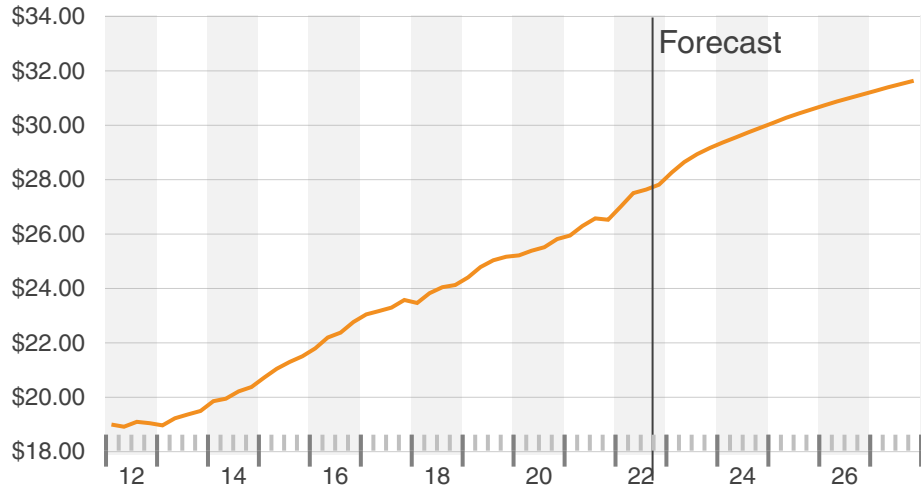
# Search Analytics

## Key Performance Indicators

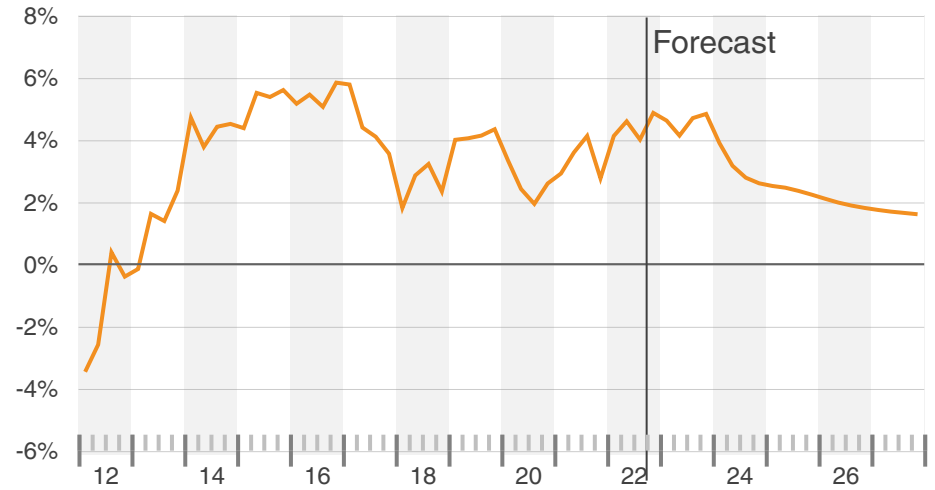


# Search Analytics

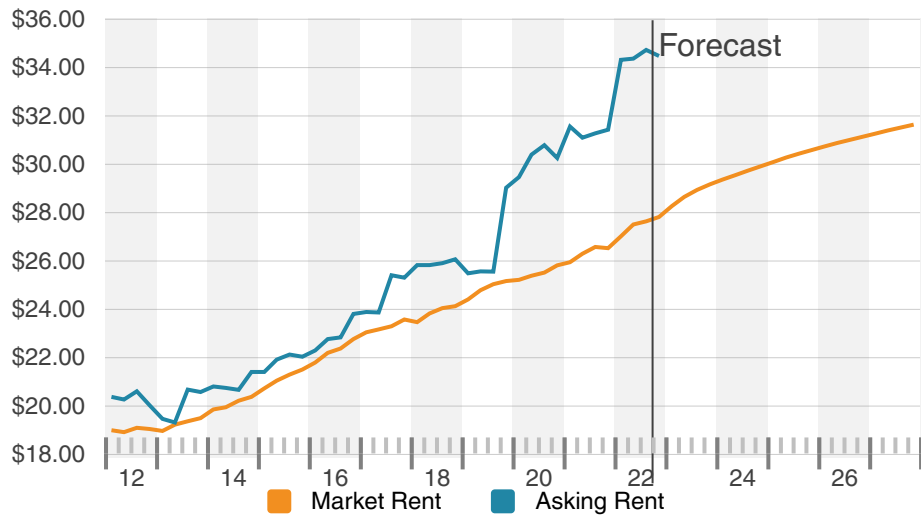
## Market Rent Per SF



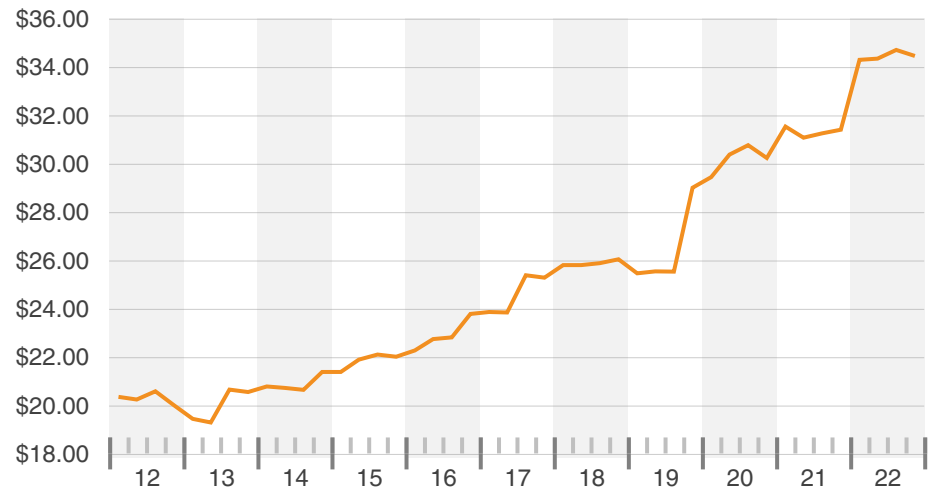
## Market Rent Growth (YOY)



## Market Rent & Asking Rent Per SF

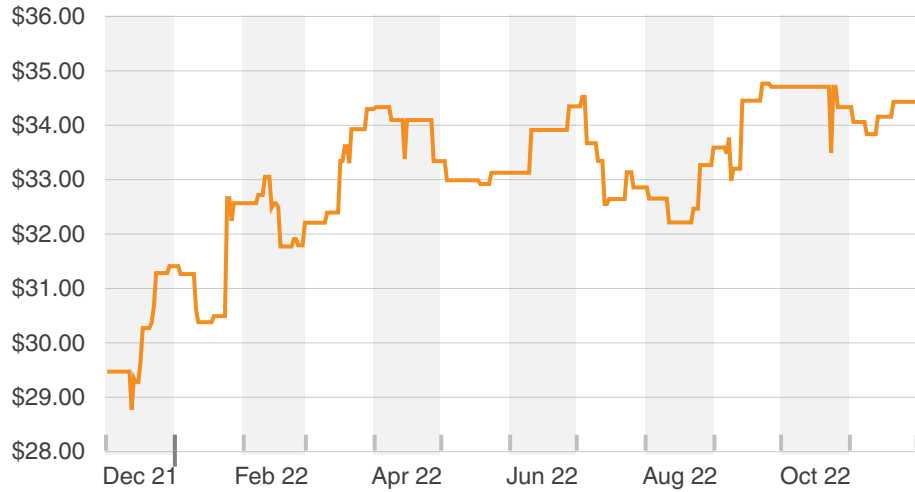


## Asking Rent Per SF

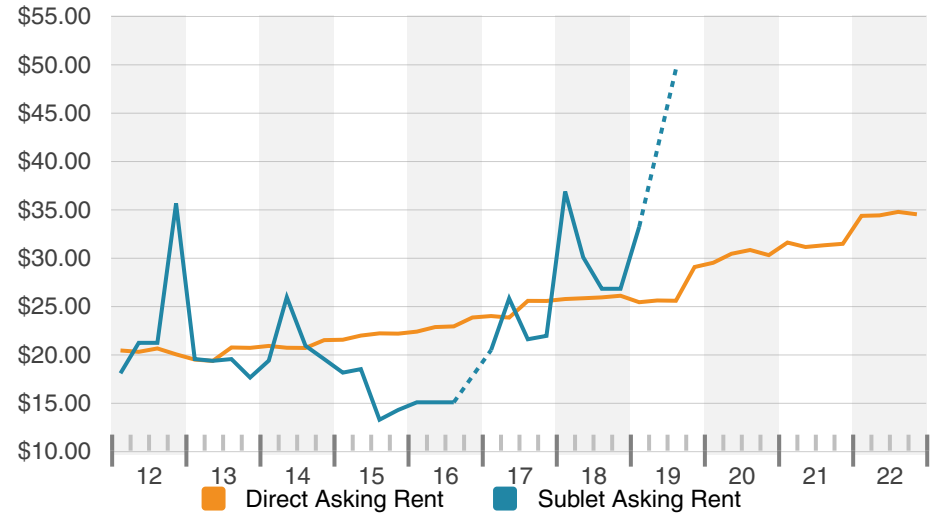


# Search Analytics

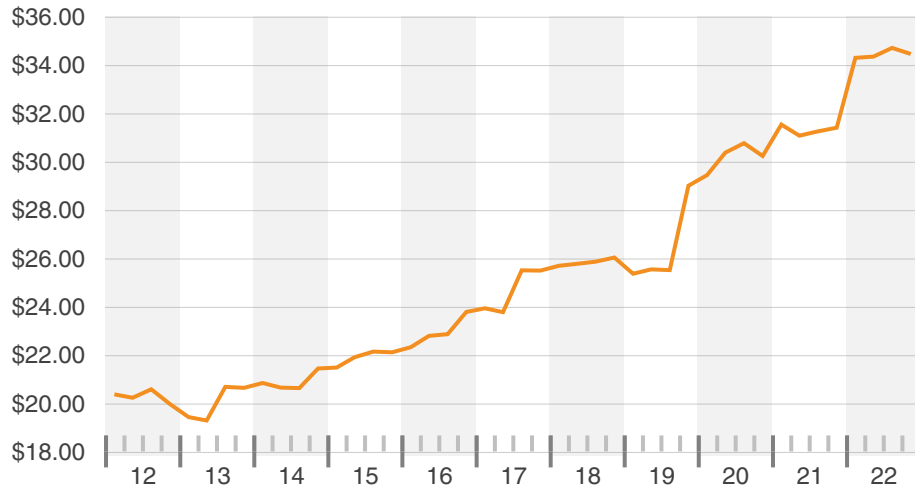
## Daily Asking Rent Per SF



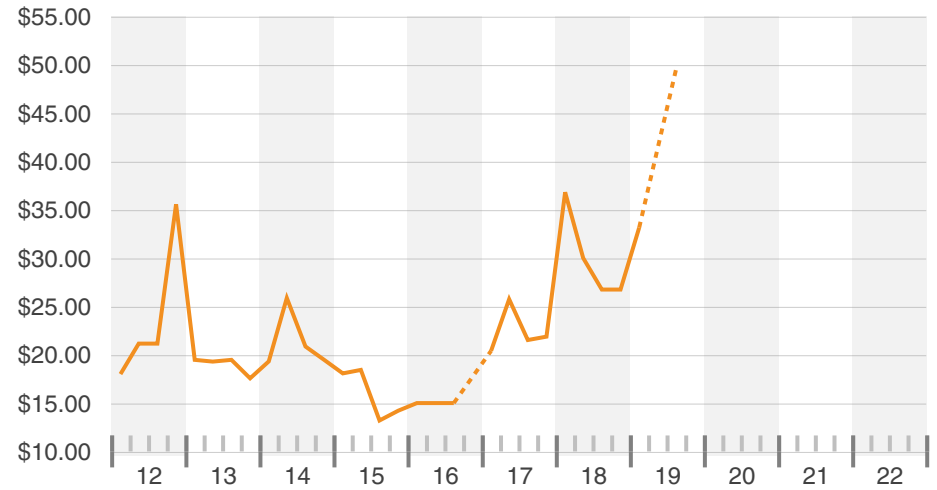
## Direct & Sublet Rent Per SF



## Direct Rent Per SF

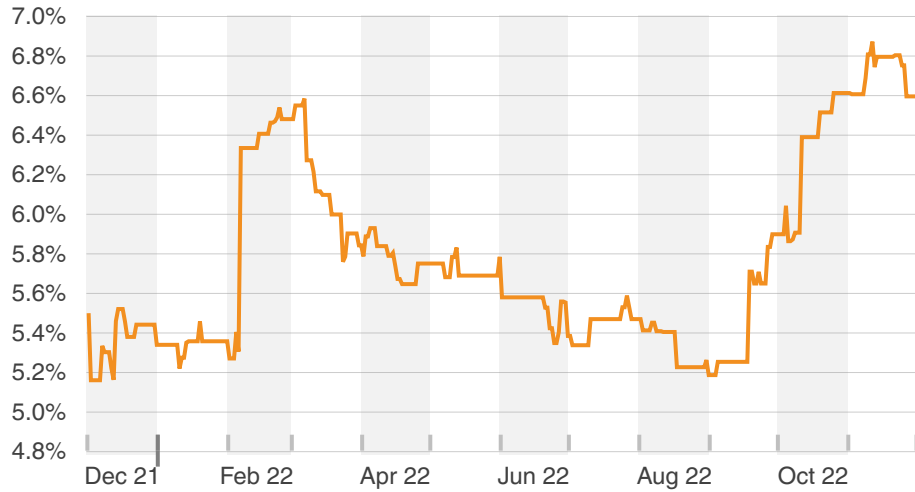


## Sublet Rent Per SF

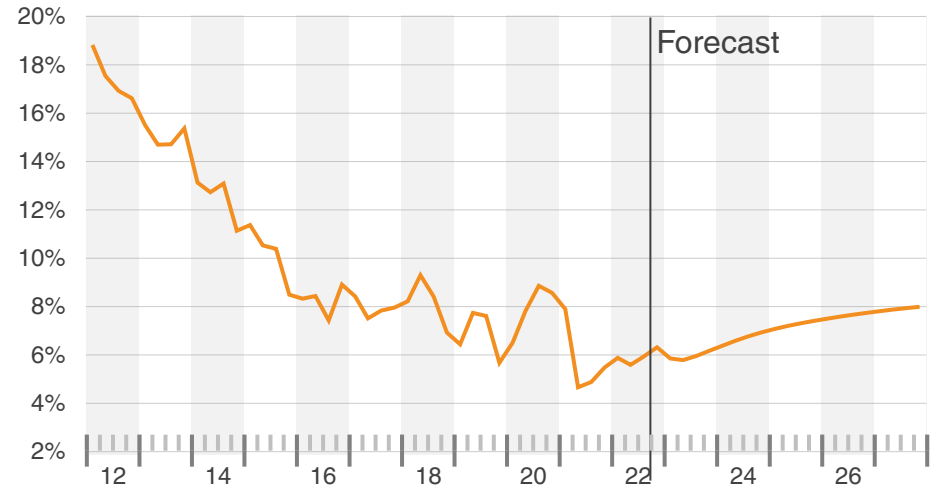


# Search Analytics

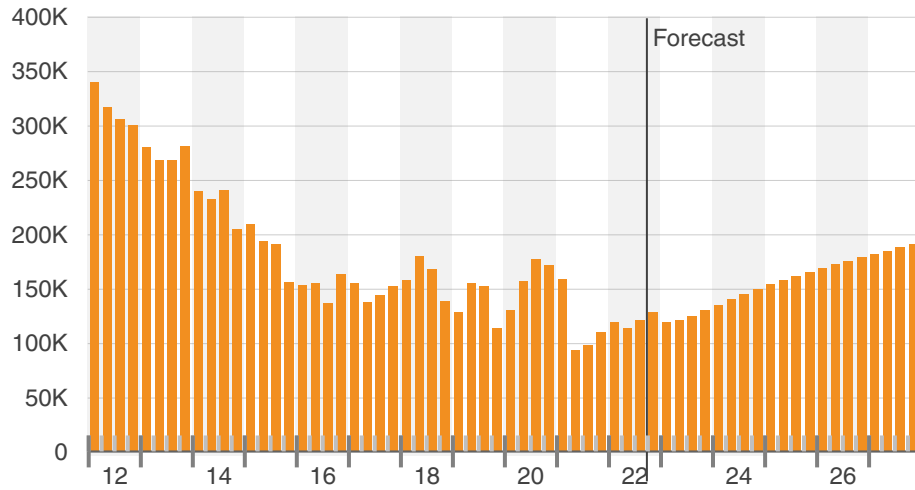
## Daily Vacancy Rate



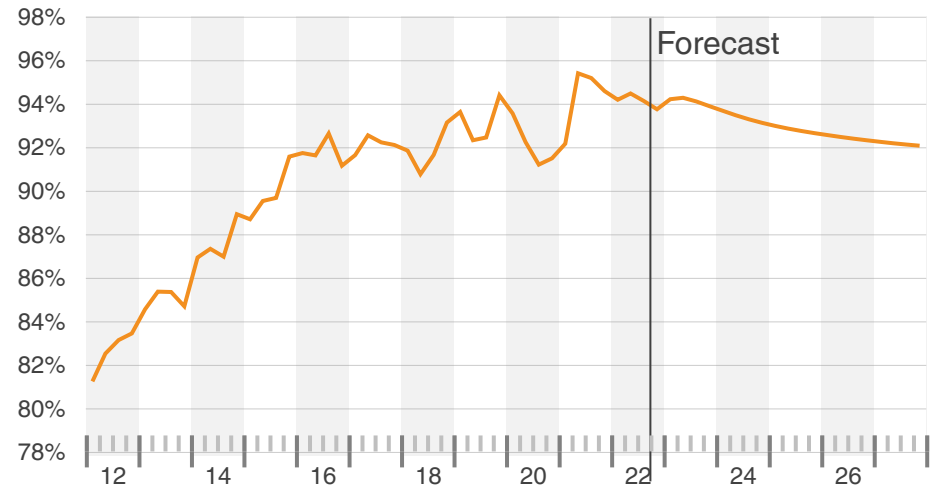
## Vacancy Rate



## Vacant SF

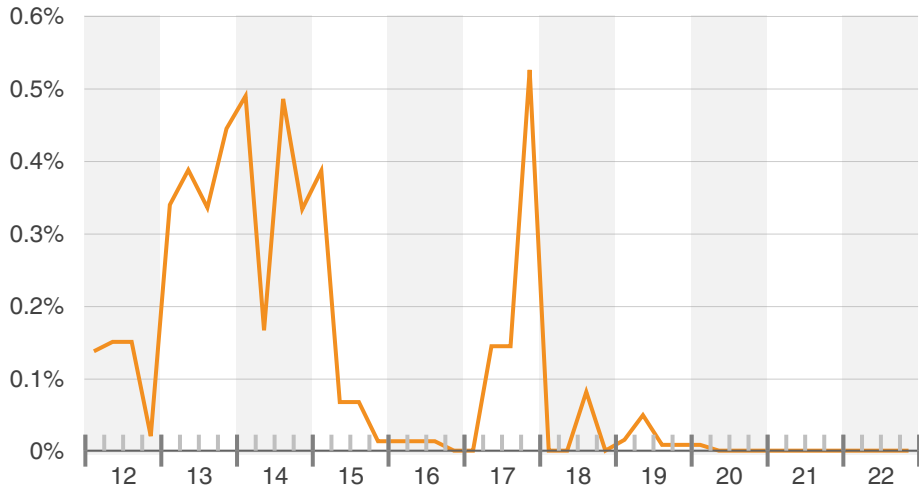


## Occupancy Rate



# Search Analytics

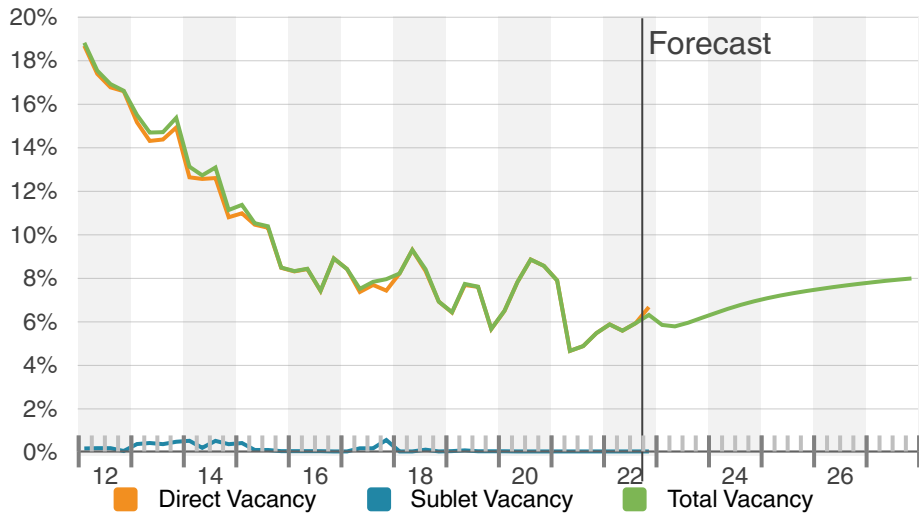
## Sublet Vacancy Rate



## Direct Vacancy Rate



## Direct, Sublet & Total Vacancy Rate

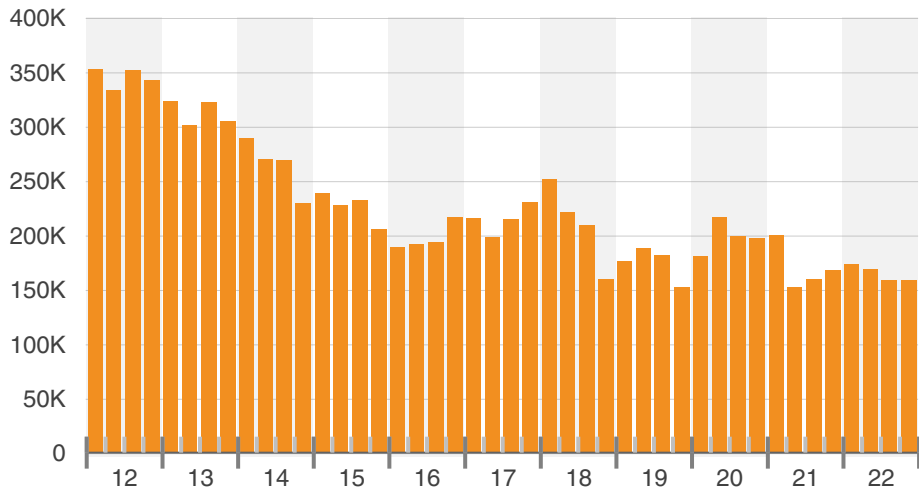


## Availability Rate

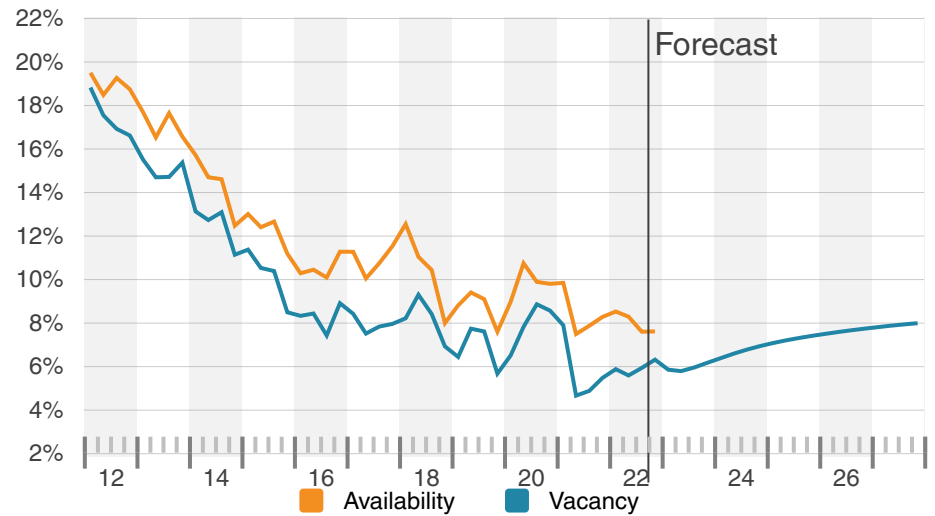


# Search Analytics

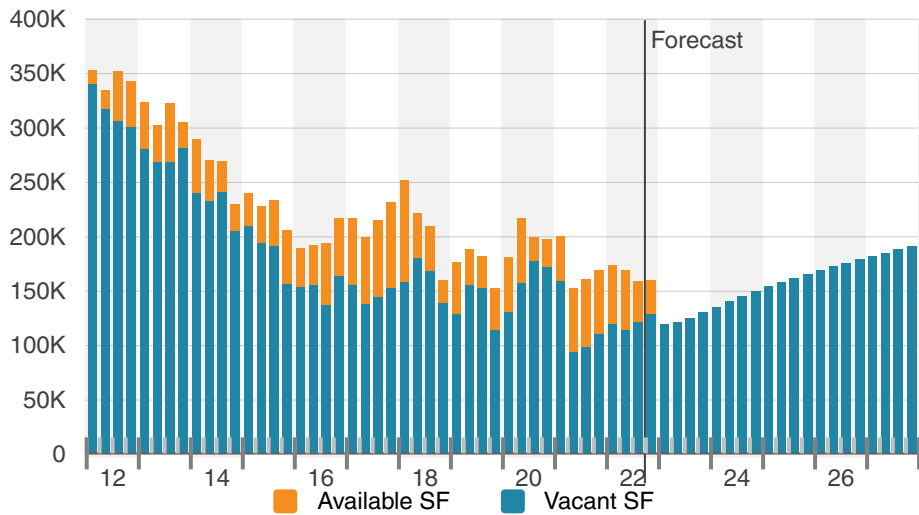
## Available SF



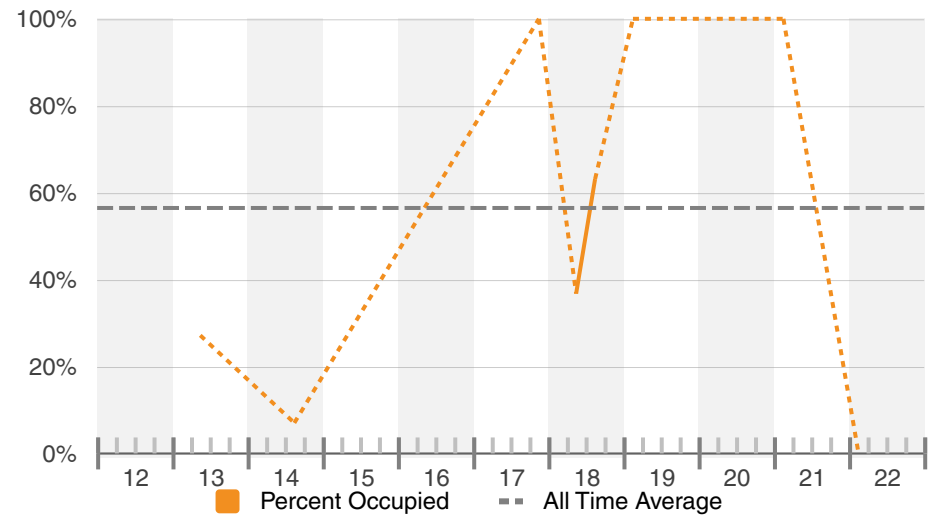
## Availability & Vacancy Rate



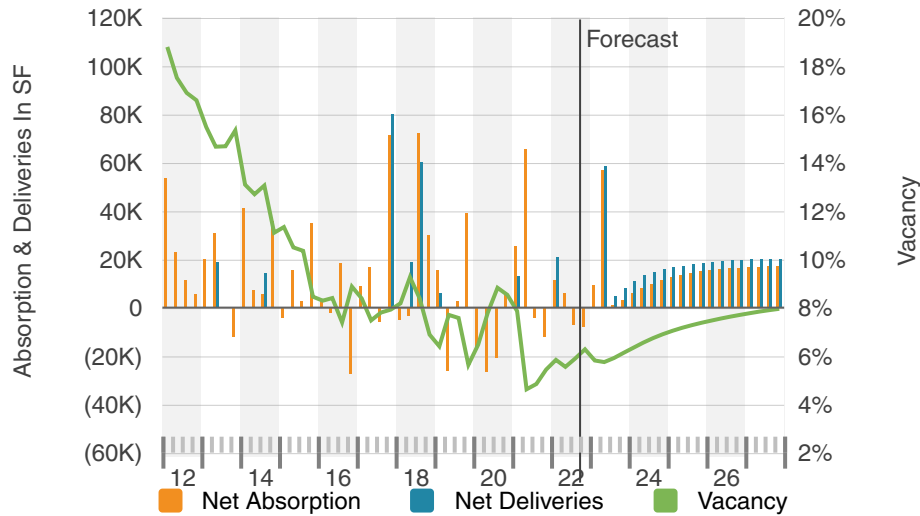
## Available & Vacant SF



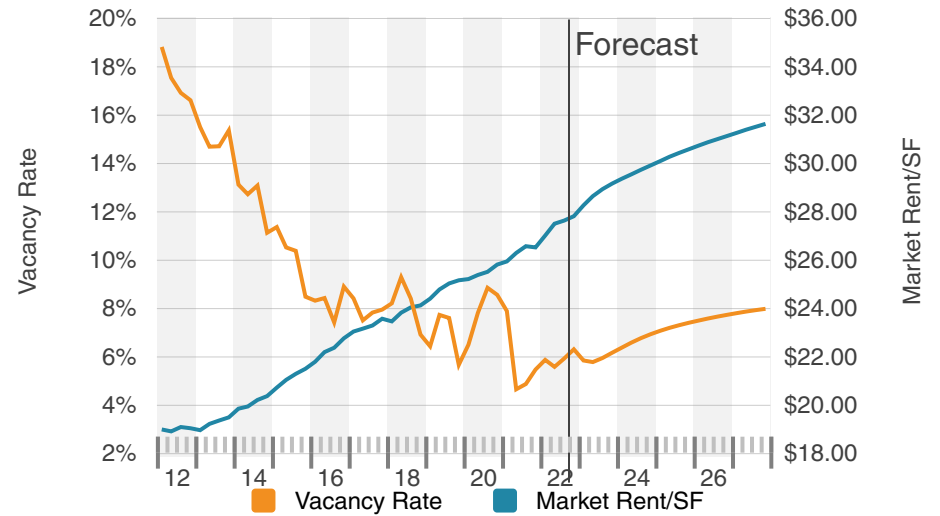
## Occupancy At Delivery



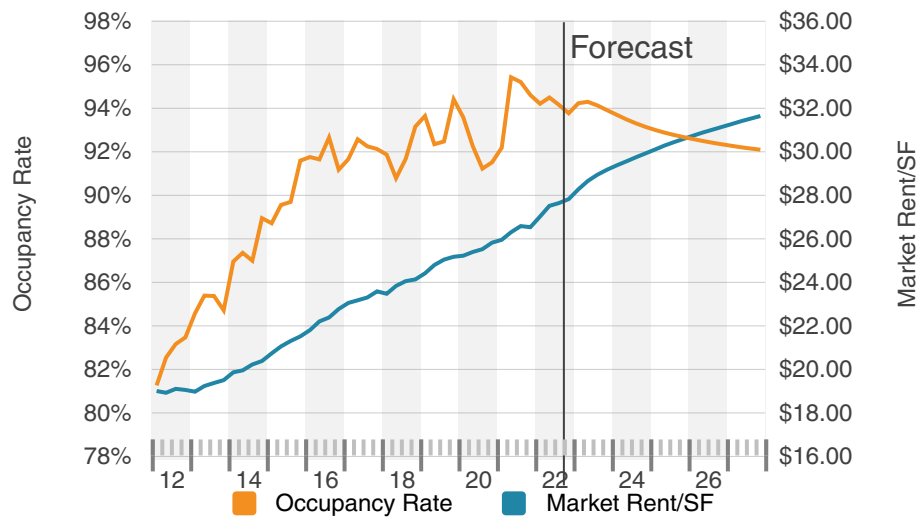
## Net Absorption, Net Deliveries & Vacancy



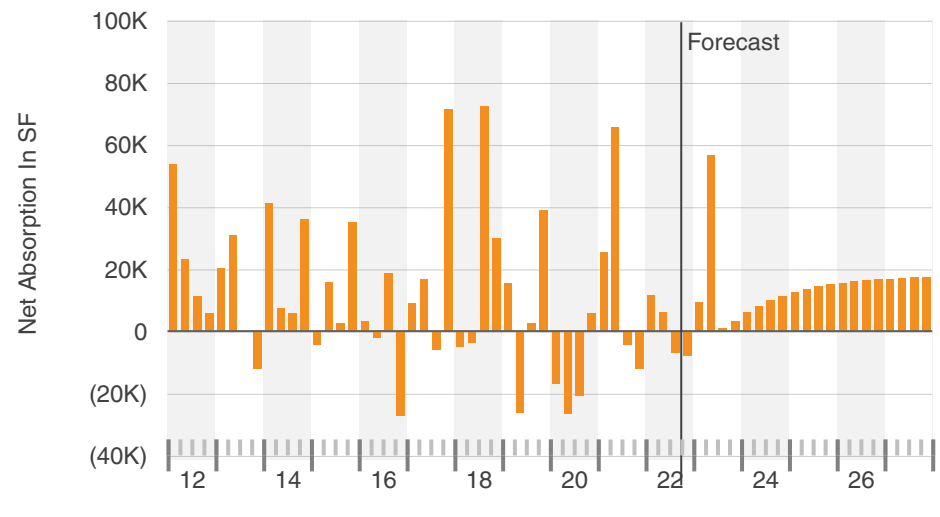
## Vacancy & Market Rent Per SF



## Occupancy & Market Rent Per SF

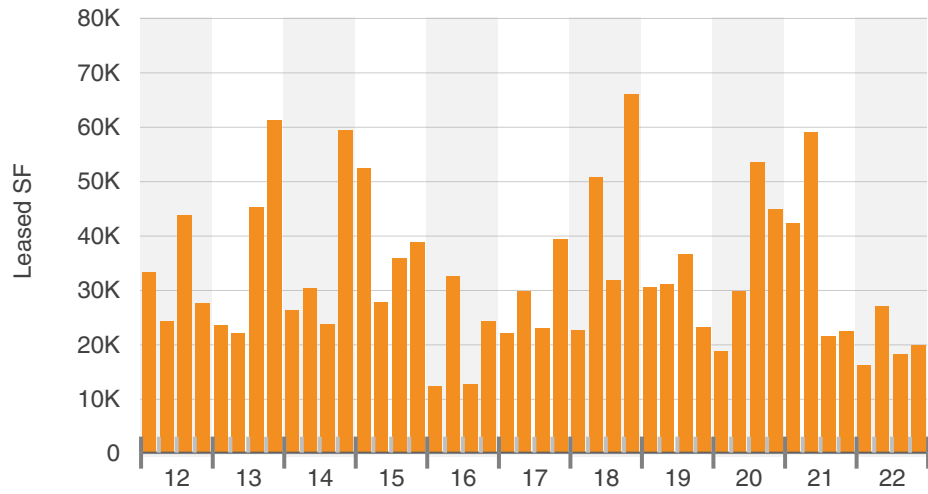


## Net Absorption

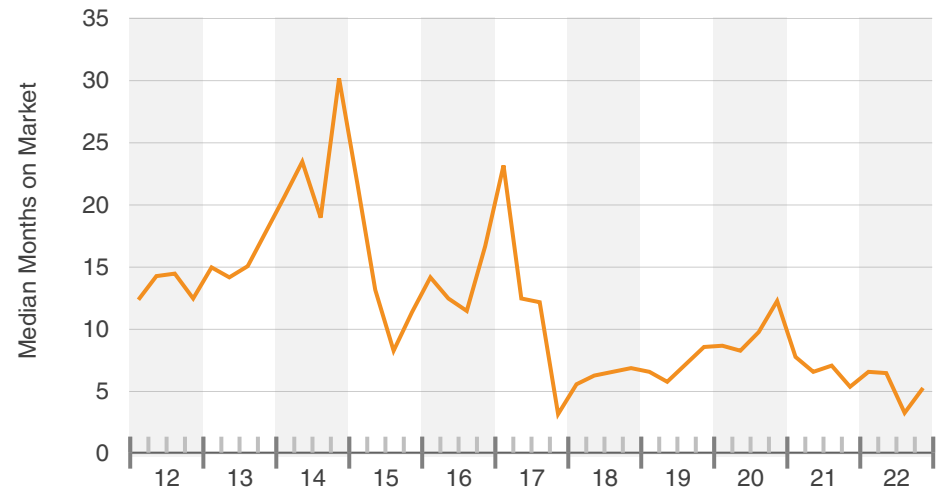




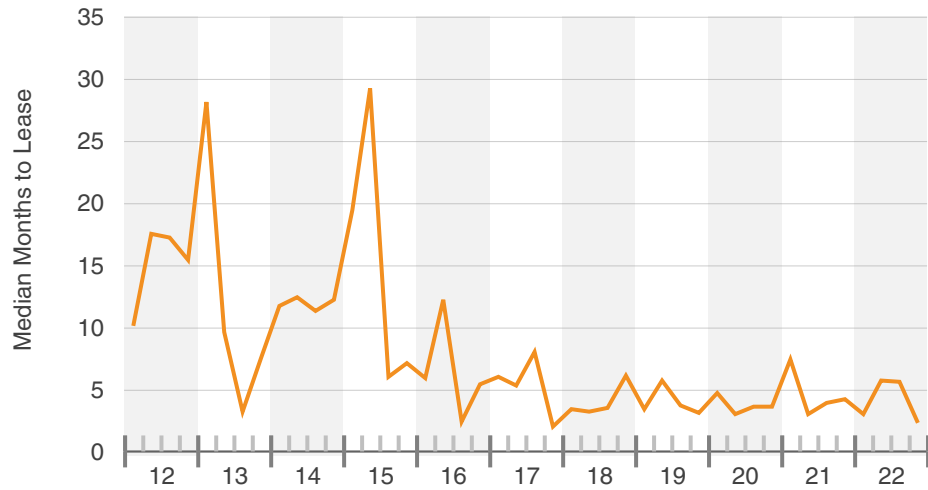
## Leasing Activity



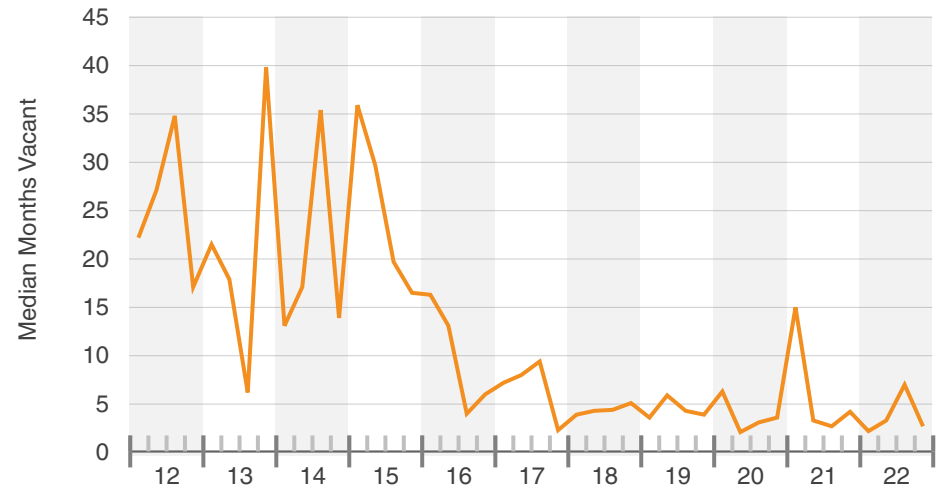
## Months On Market



## Months To Lease

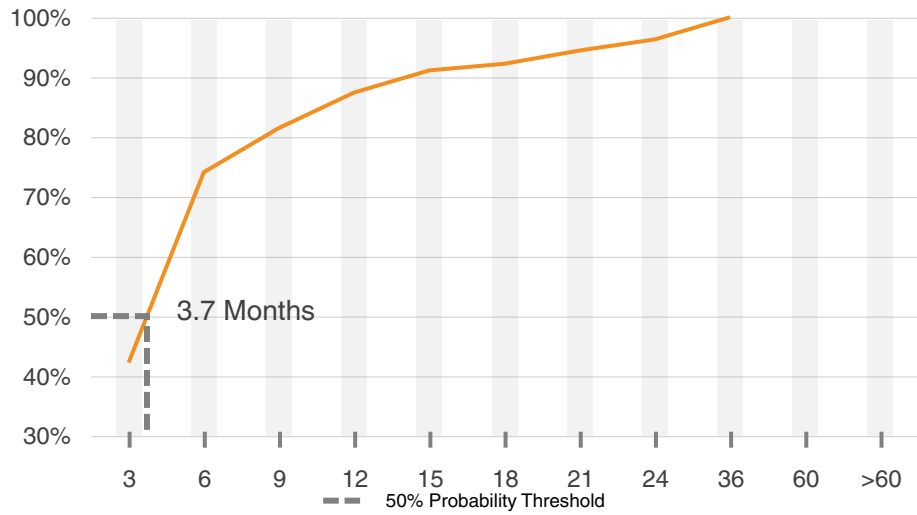


## Months Vacant

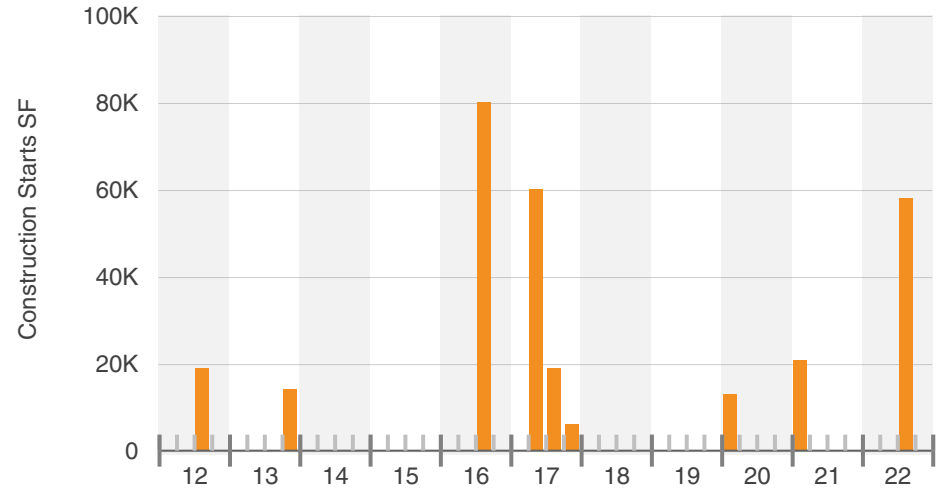


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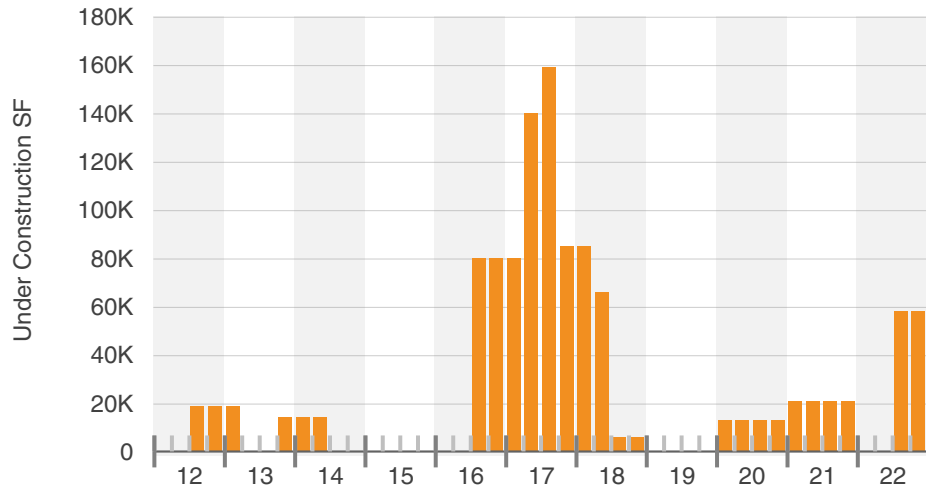
## Probability Of Leasing In Months



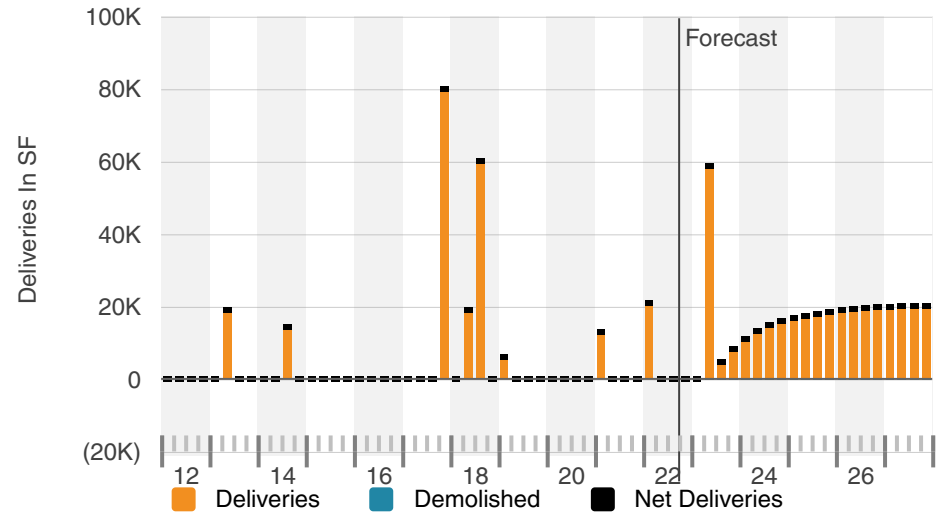
## Construction Starts



## Under Construction

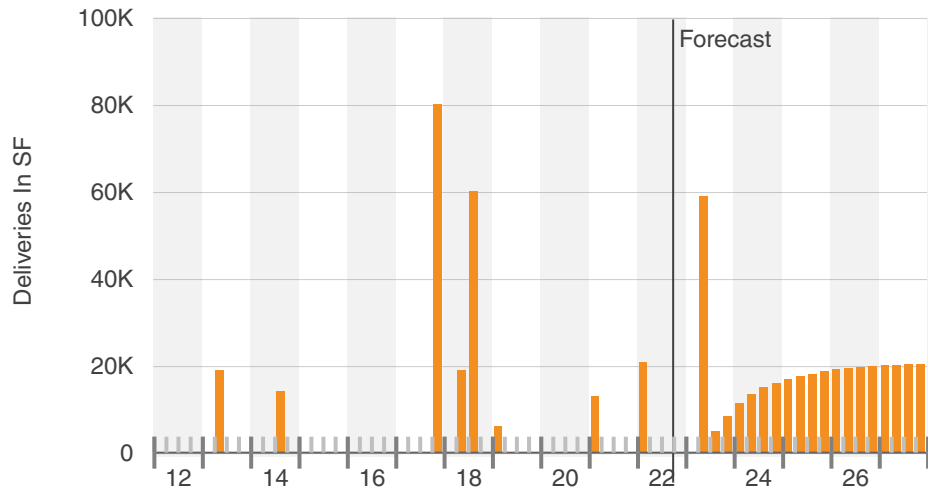


## Deliveries & Demolitions

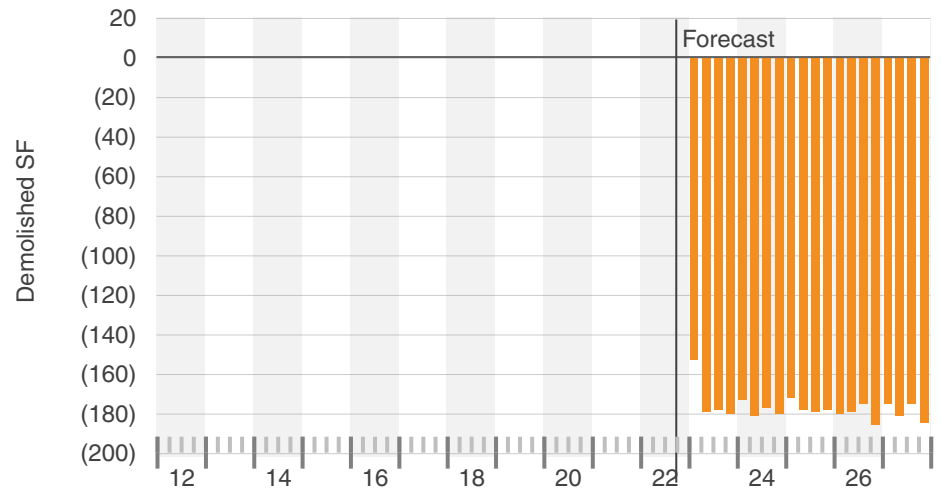


# Search Analytics

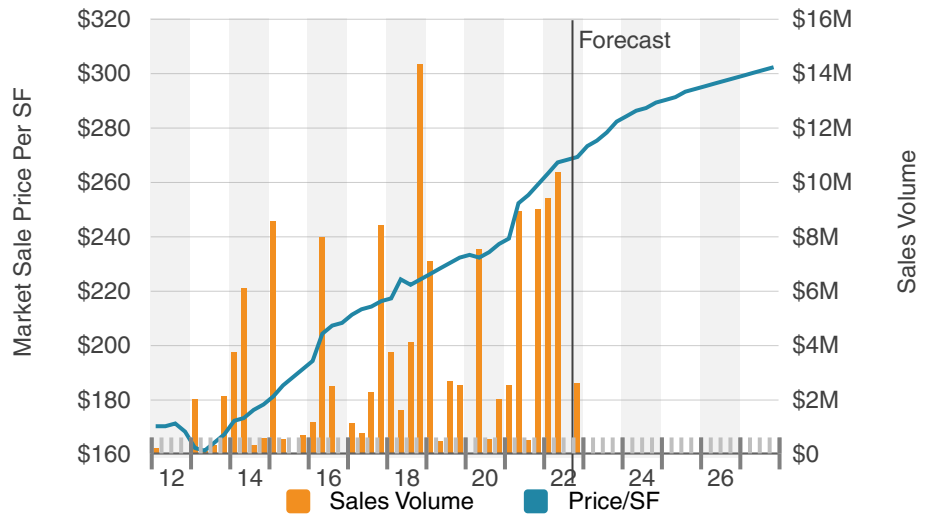
## Deliveries



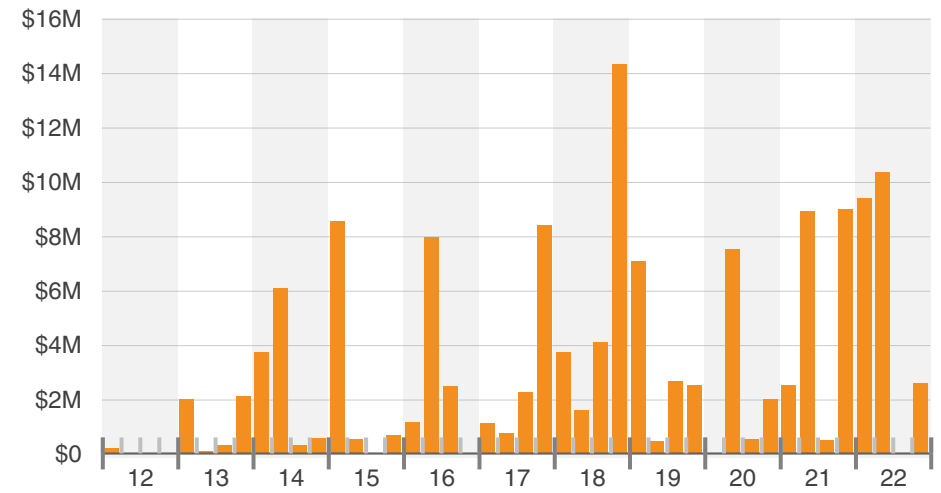
## Demolitions



## Sales Volume & Market Sale Price Per SF

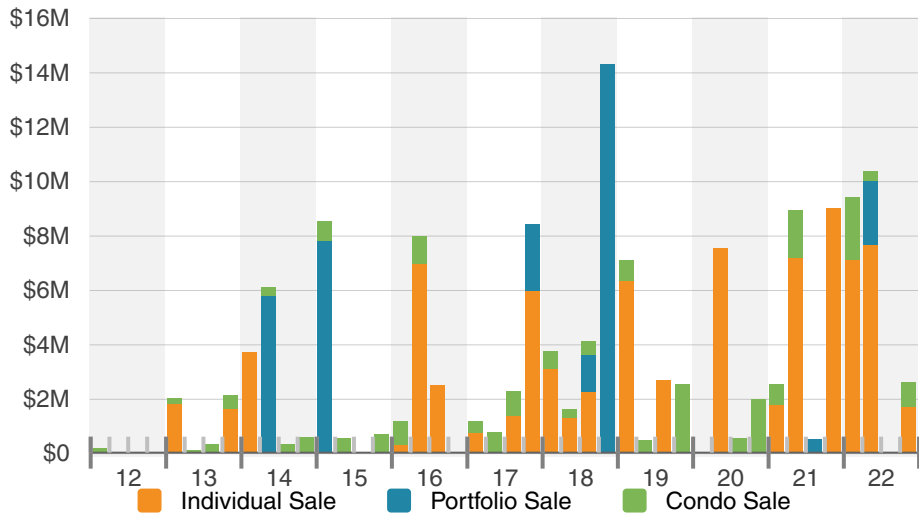


## Sales Volume

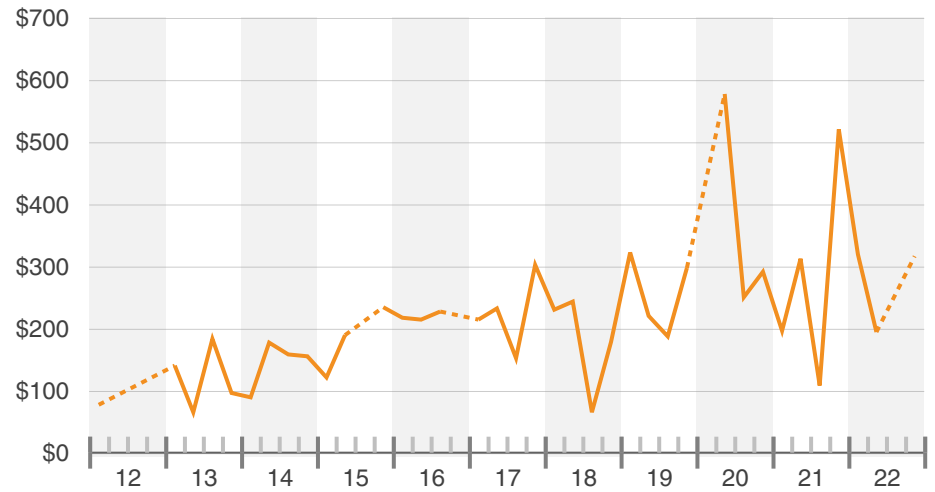


# Search Analytics

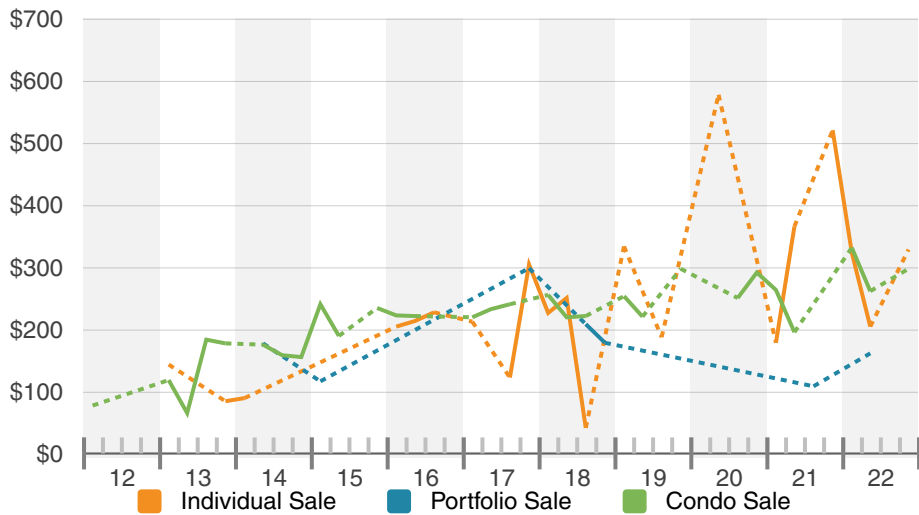
## Sales Volume By Transaction Type



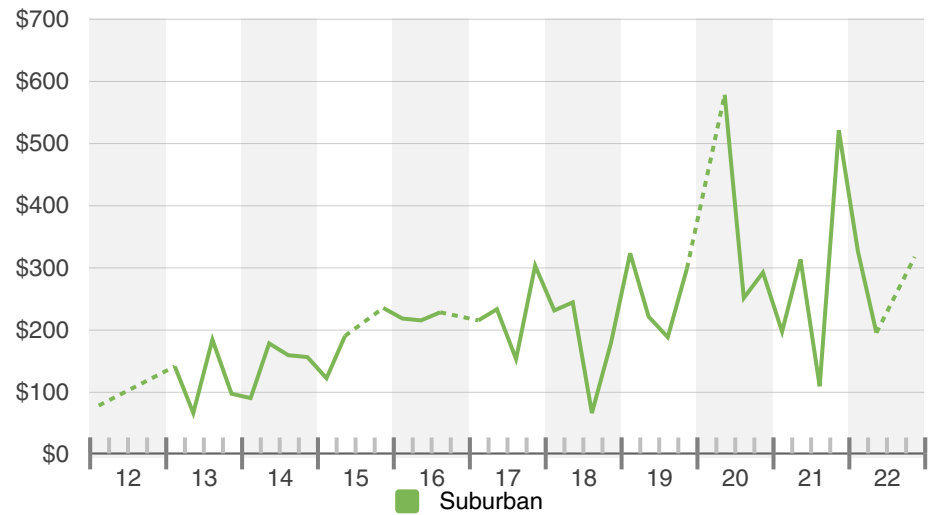
## Sale Price Per SF



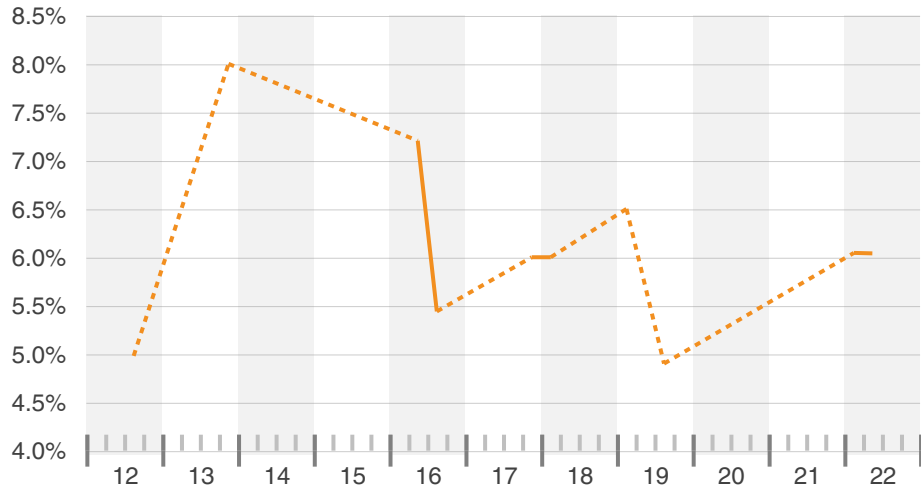
## Sale Price Per SF By Transaction Type



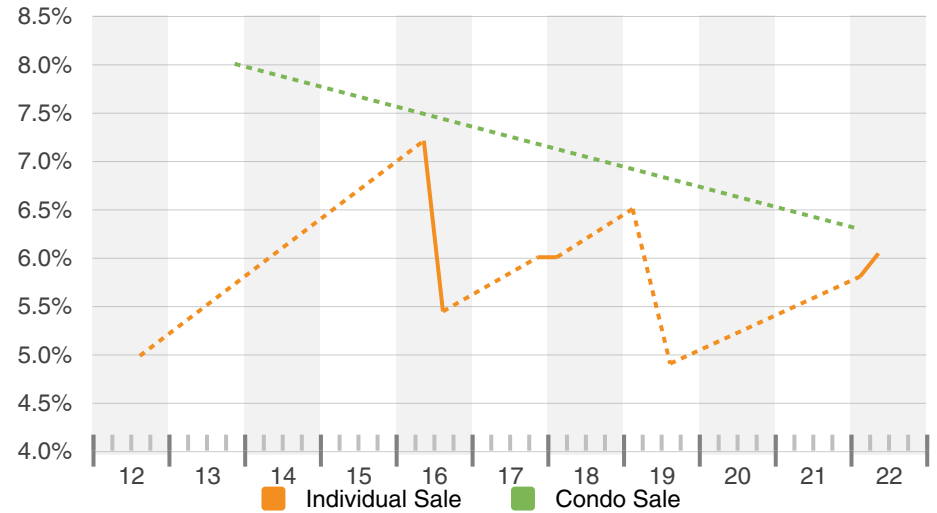
## Sale Price Per SF By Location Type



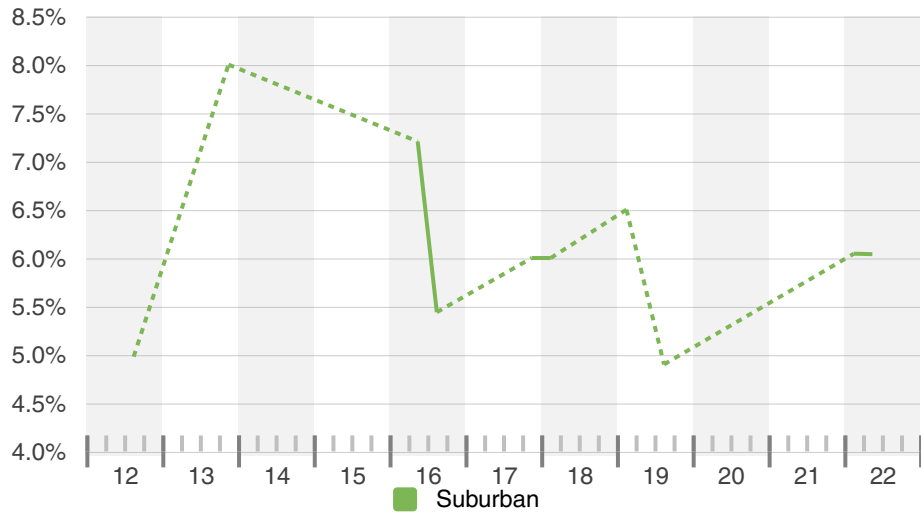
## Cap Rate



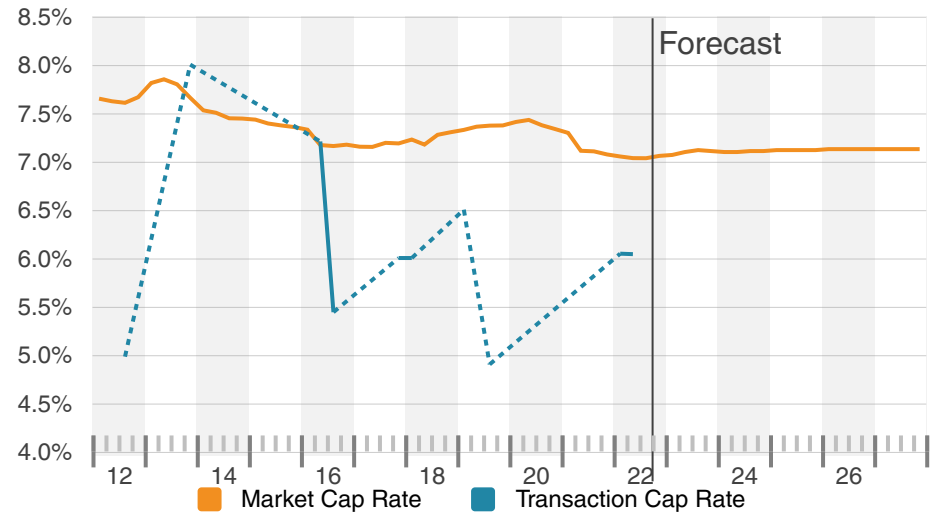
## Cap Rate By Transaction Type



## Cap Rate By Location Type

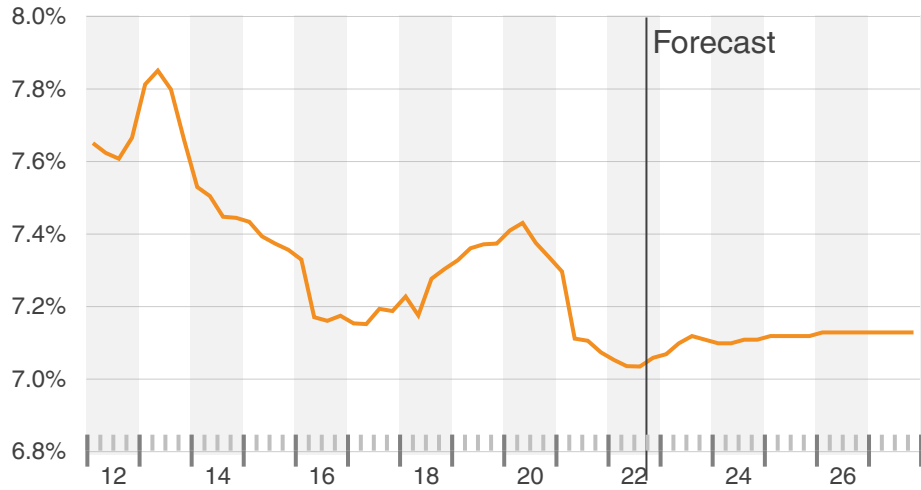


## Market Cap Rate & Transaction Cap Rate

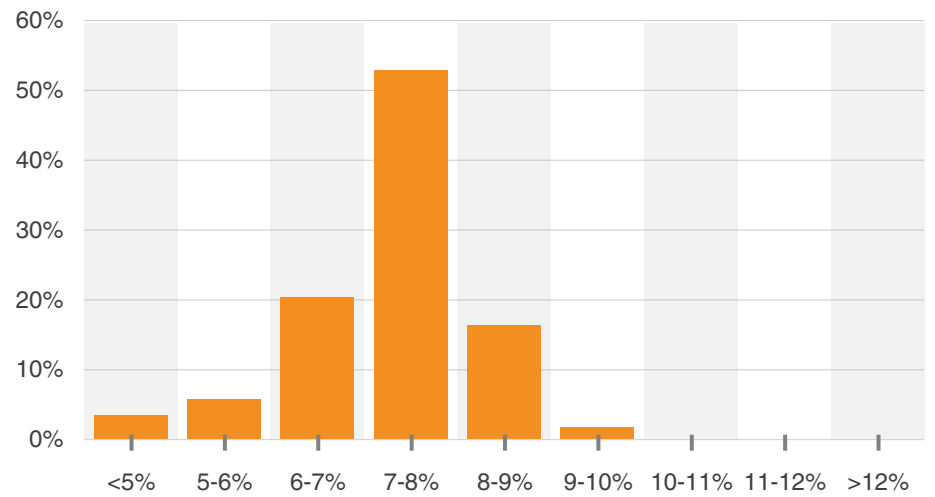


# Search Analytics

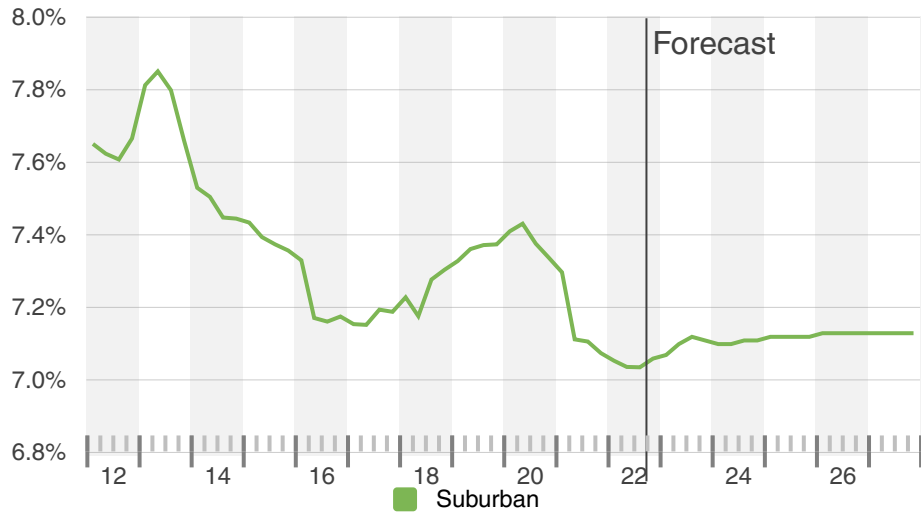
## Market Cap Rate



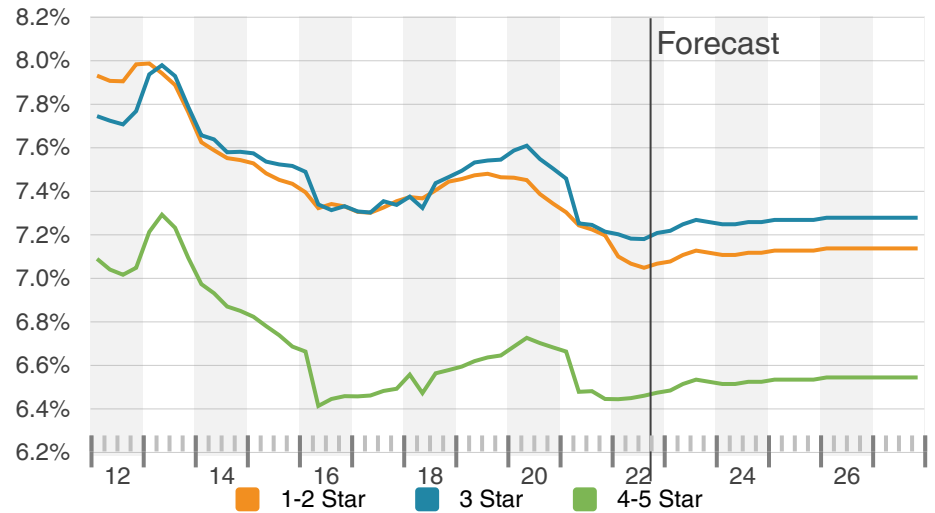
## Market Cap Rate Distribution



## Market Cap Rate By Location Type

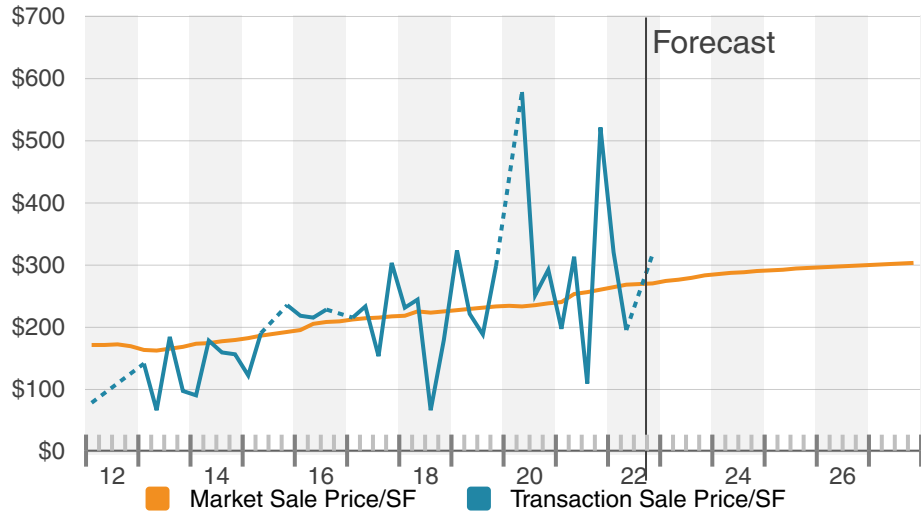


## Market Cap Rate By Star Rating

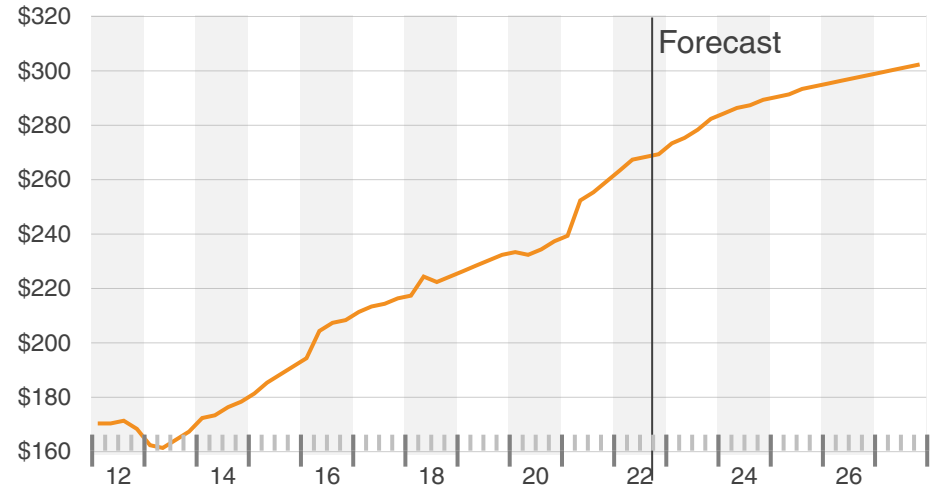


# Search Analytics

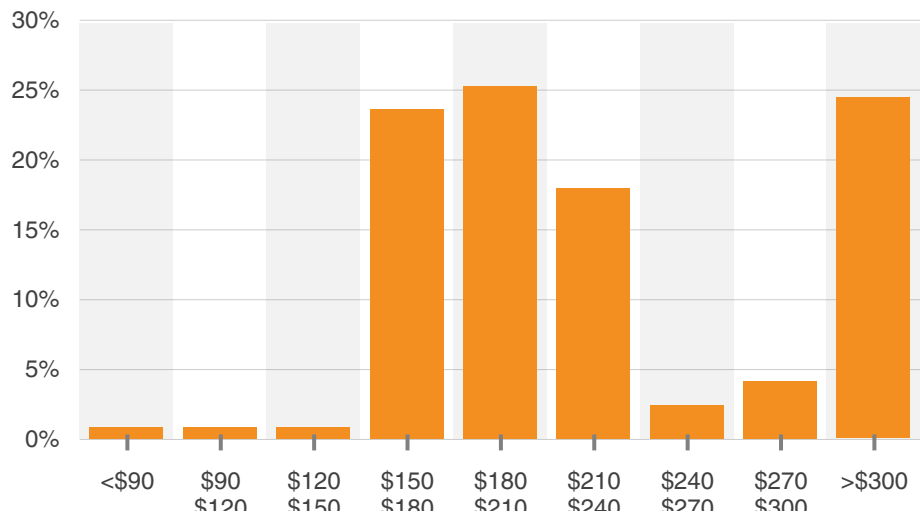
## Market Sale Price & Transaction Sale Price Per SF



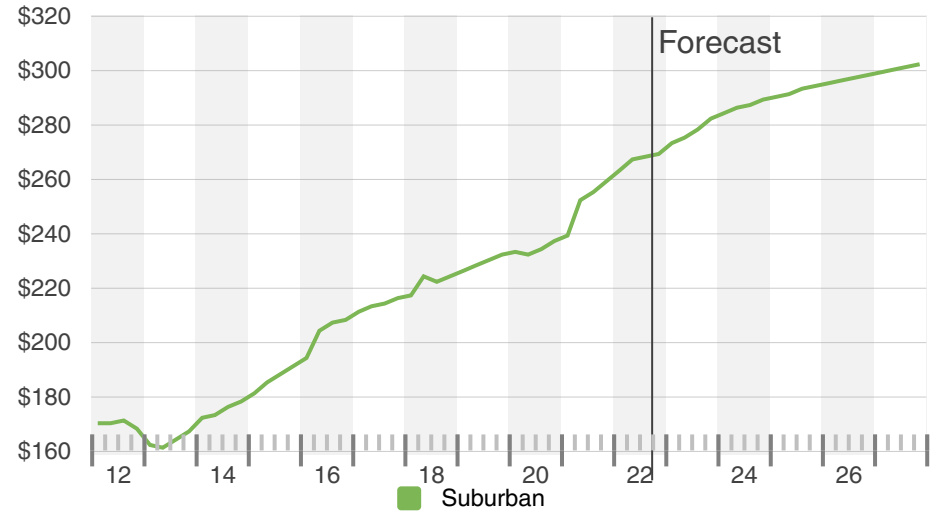
## Market Sale Price Per SF



## Market Sale Price Per SF Distribution

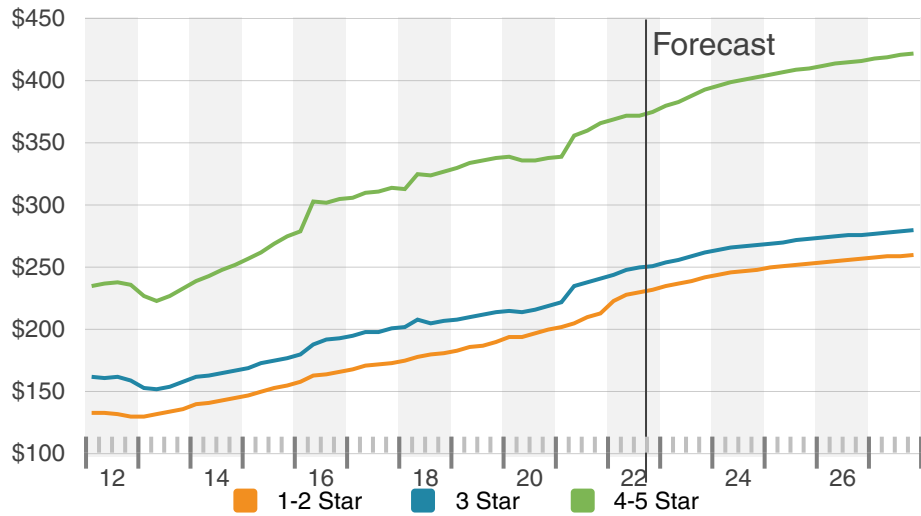


## Market Sale Price Per SF By Location Type

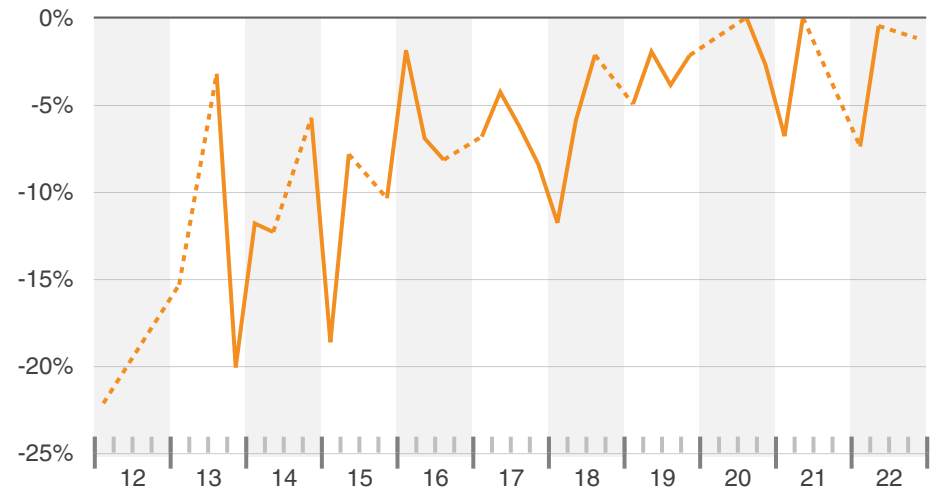


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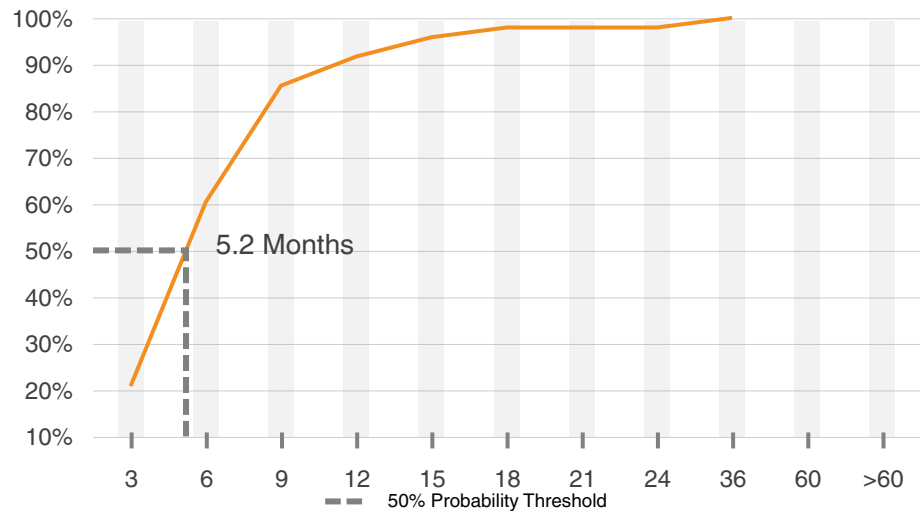
## Market Sale Price Per SF By Star Rating



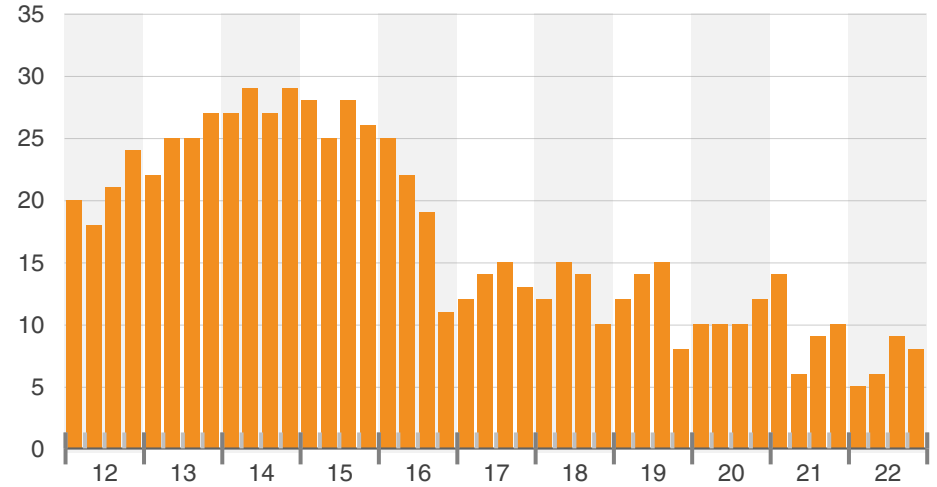
## Sale To Asking Price Differential



## Probability Of Selling In Months



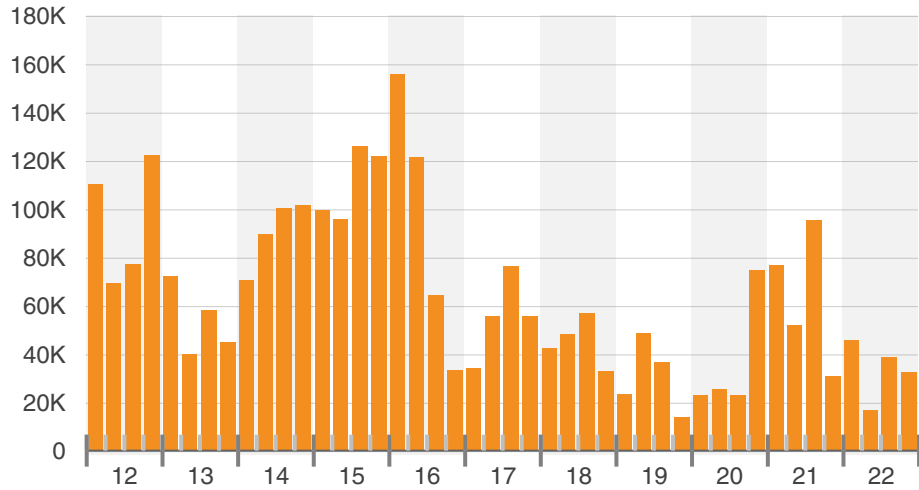
## For Sale Total Listings



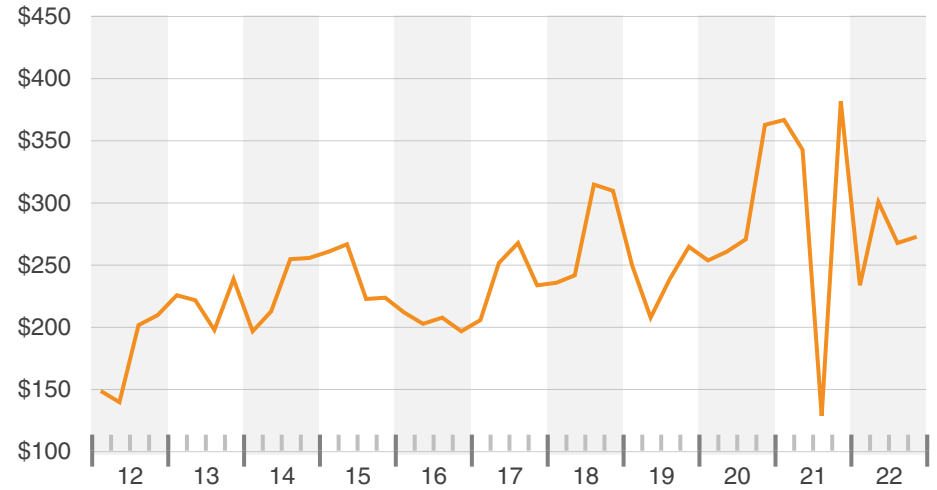


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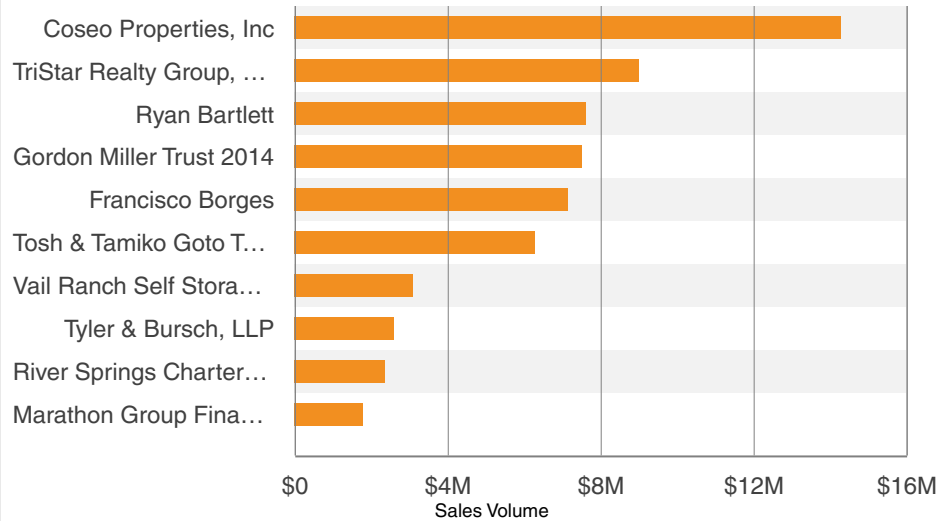
## For Sale Total SF



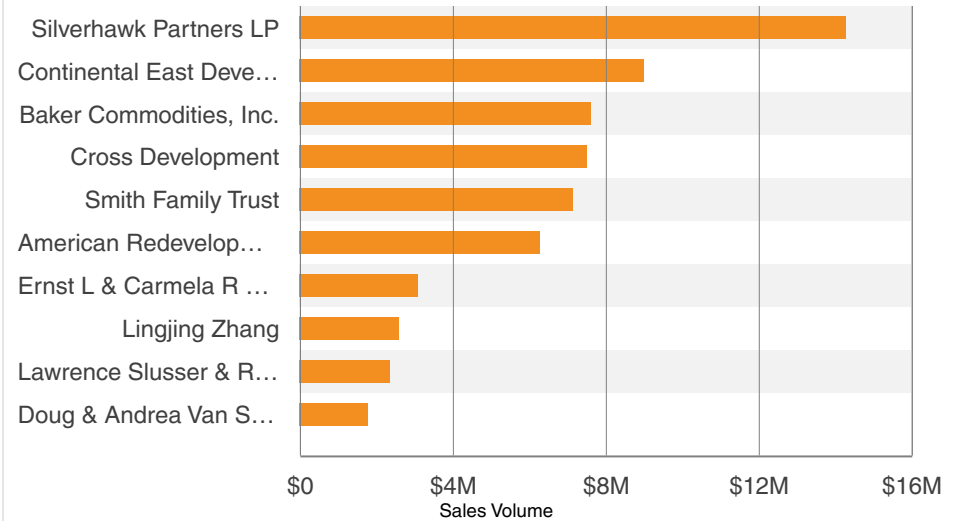
## For Sale Asking Price Per SF



## Top Buyers

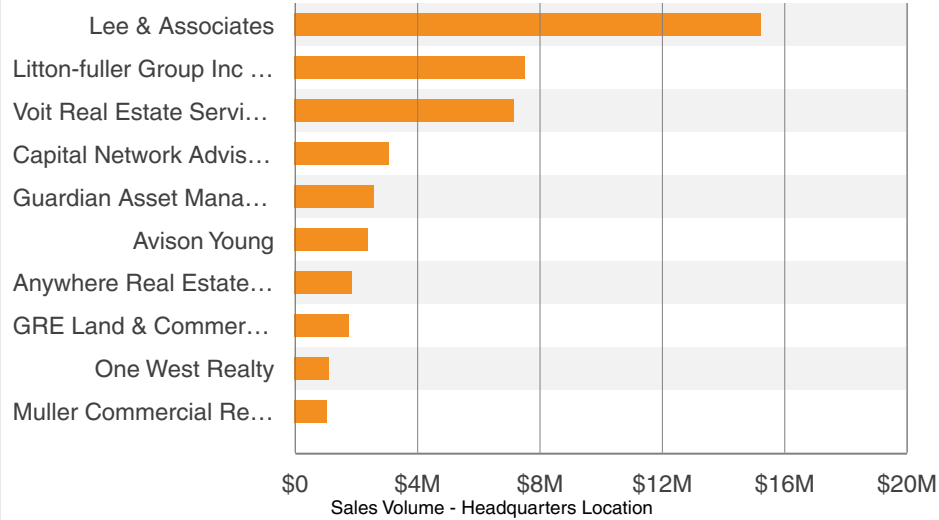


## Top Sellers

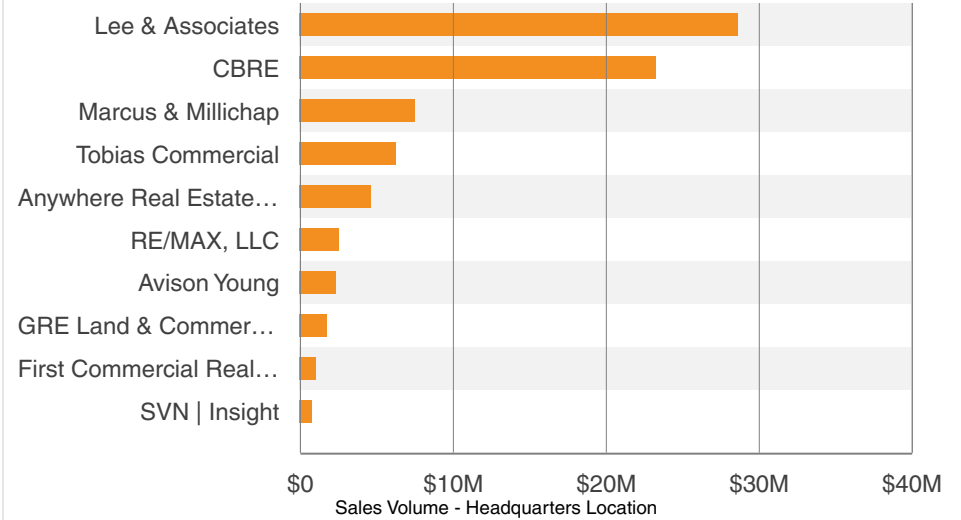


# Search Analytics

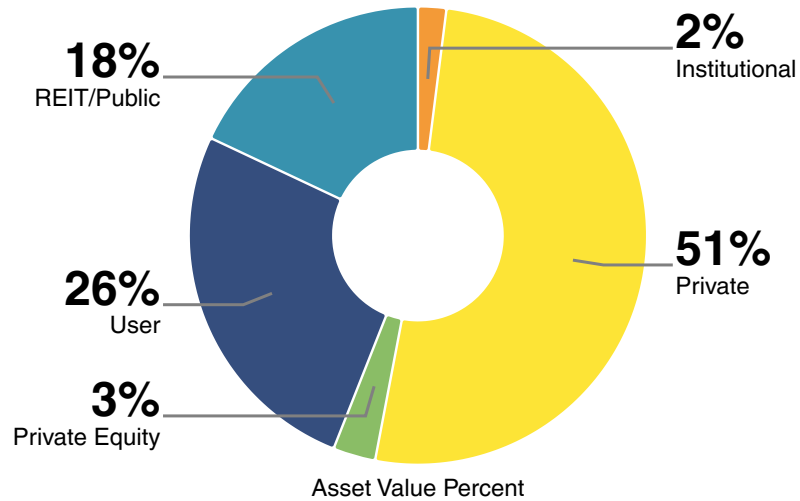
## Top Buyer Brokers



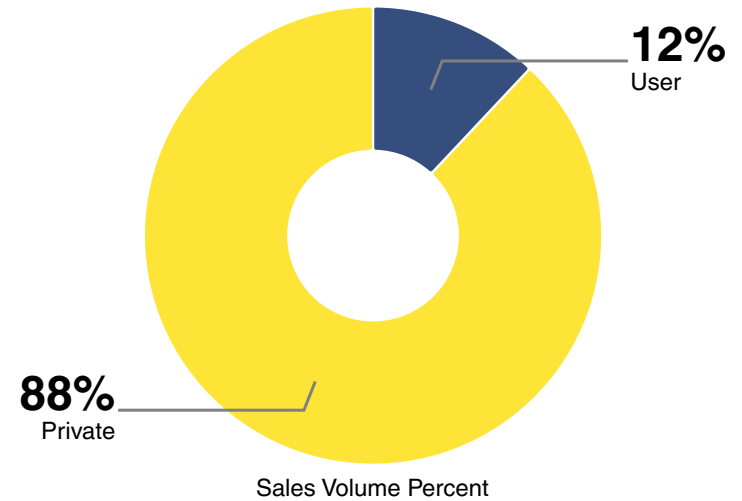
## Top Seller Brokers



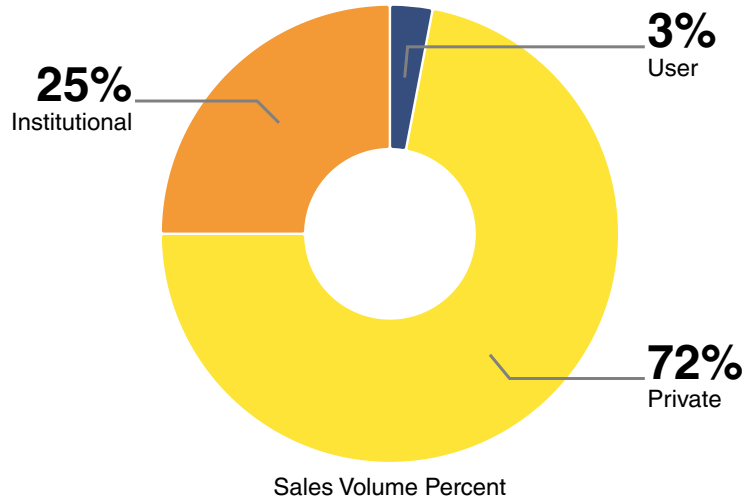
## Asset Value By Owner Type



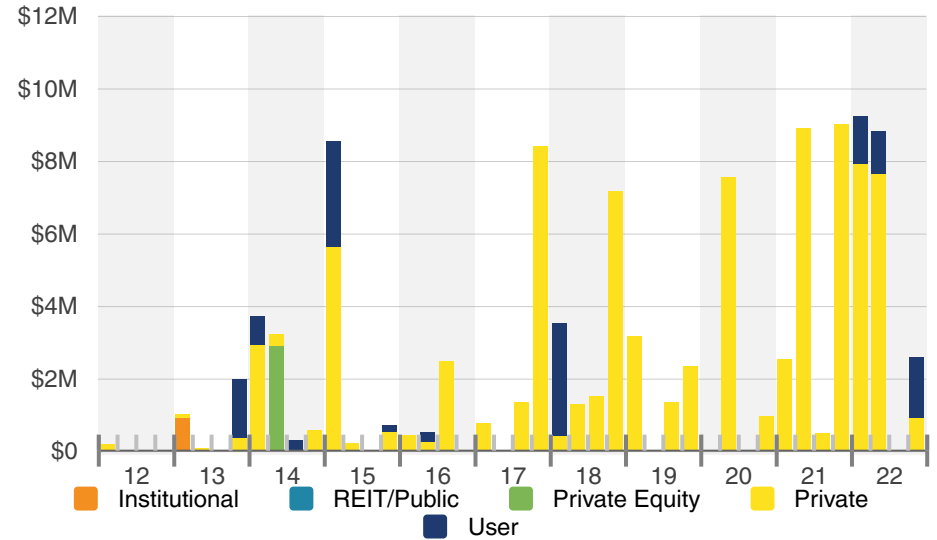
## Sales By Buyer Type



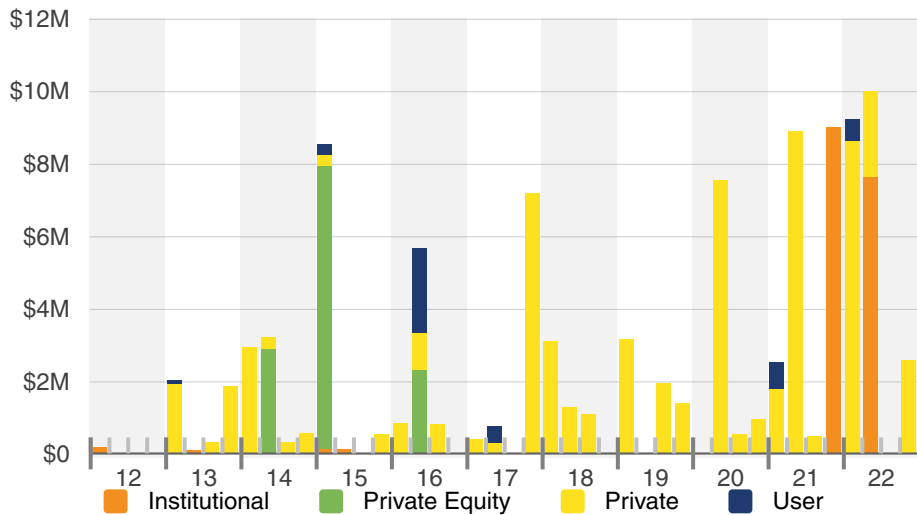
## Sales By Seller Type



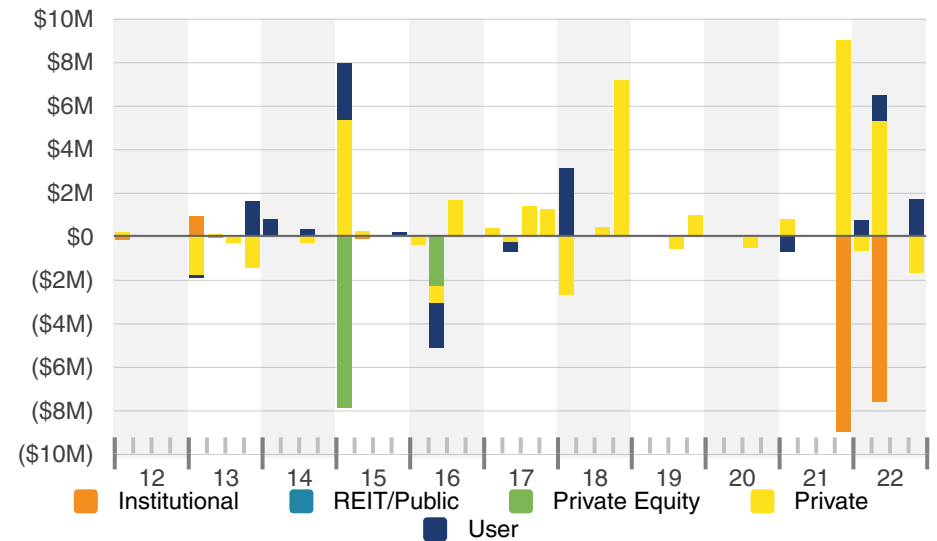
## Sales Volume By Buyer Type



## Sales Volume By Seller Type

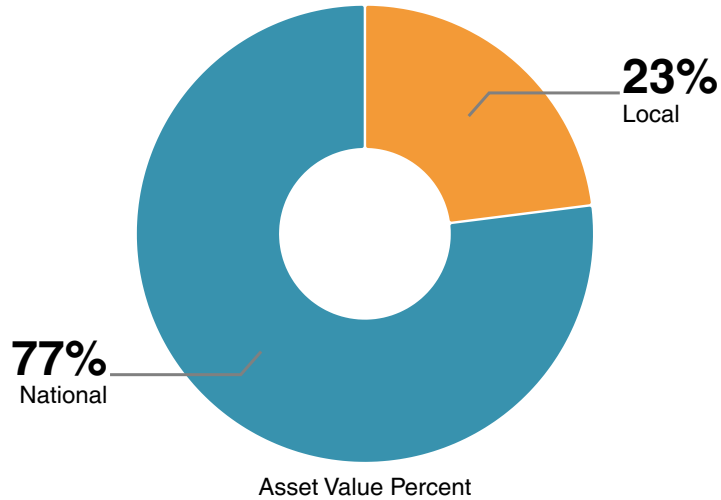


## Net Buying & Selling By Owner Type

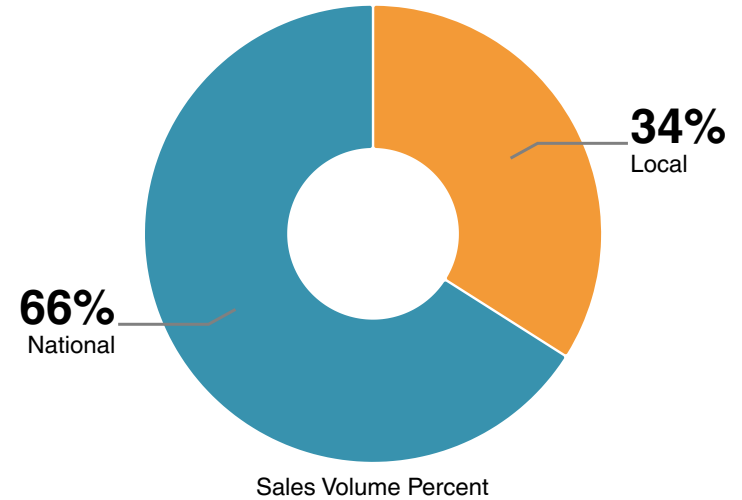


# Search Analytics

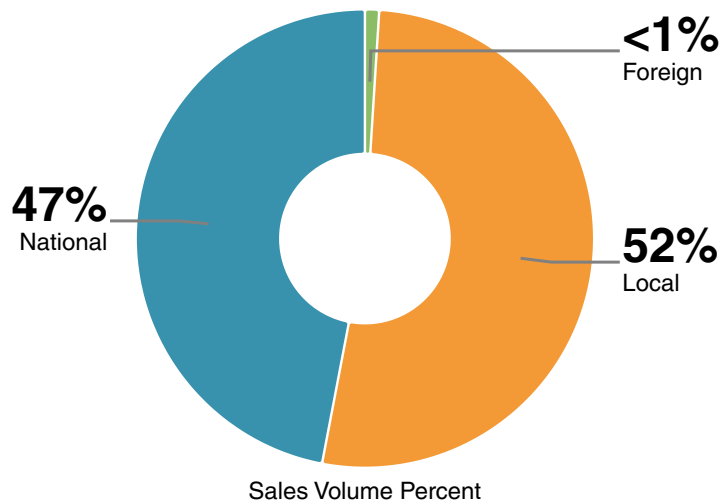
Asset Value By Owner Origin



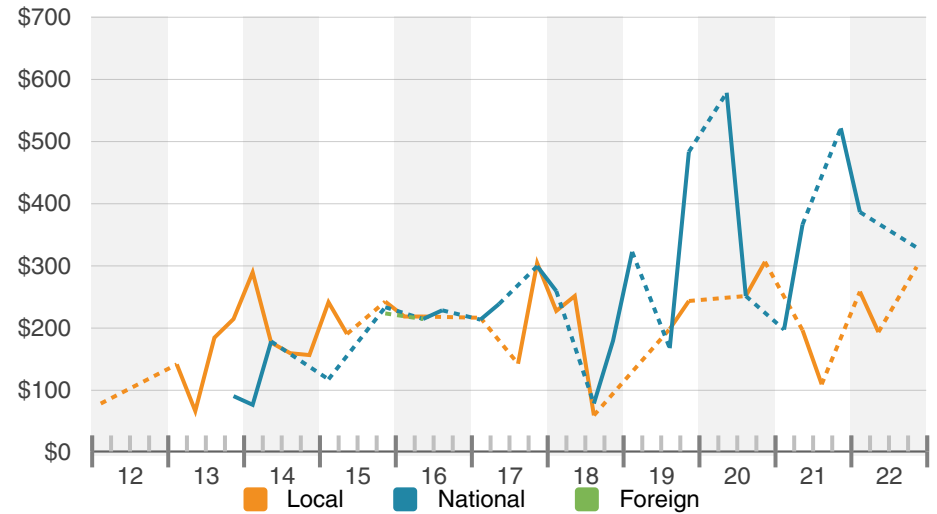
Sales Volume By Buyer Origin



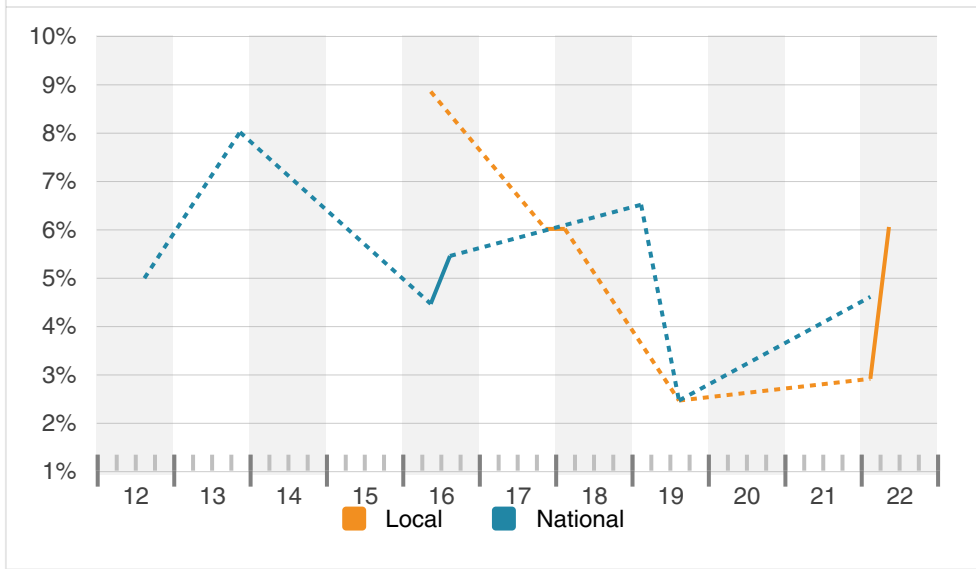
Sales Volume By Seller Origin



Average Price Per SF By Buyer Origin



## Average Cap Rate By Buyer Origin



## Report Criteria

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- 123 Properties / 46 Spaces
- Property Type: Office
- Construction Status: Existing +2
- City: Murrieta, CA +1
- Country: United States