MARKET UPDATE REPORT

LA INDUSTRIAL GROUP’S NEW LISTINGS FOR LEASE/SALE

4701 S SANTA FE AVE
VERNON

Central Vernon Location; Perfect for Garment/Sewing/Manufacturing Large

224,640 SF
SALE: TBD I LEASE: TBD

5175 S SOTO ST
VERNON

Creative Office 2nd Floor Space, Large Open Office
Layout, Perfect for Cutting, Sewing or Design

13,500 SF
Call for Details

630 S FLOWER ST
BURBANK

Prime Burbank Location with Easy Freeway Access; Clear Span Warehouse; Fenced Yard/Parking

10,102 SF
LEASE: $14,400/Mo NNN ($1.50 PSF/Mo)

1834 GAGE RD
MONTEBELLO

Zoned for Cannabis Cultivation; Divisible to Smaller Units

79,055 SF
LEASE: TBD

1910 E 15TH ST
LOS ANGELES

Beautiful Dock High and Ground Level Loading; Building Across the Street from Guess Facility

27,066 SF
Call for Details

6015 RANDOLPH ST
COMMERCE

Rare Commerce Office; Private Entrance with Reception; Huge Showroom/Bullpen Area

9,574 SF
LEASE: $14,361/Mo GRS ($1.50 PSF/Mo)

7344 BANDINI BLVD
COMMERCE

Manufacturing / Distribution Facility; Santa Ana Freeway Frontage; Excellent Central Location

86,930 SF
LEASE: TBD

2749 TANAGER AVE
COMMERCE

Investment Opportunity; Outstanding Manufacturing or Distribution Facility, Well Distributed Power

43,584 SF
LEASE: TBD

3817 WHITTIER BLVD
LOS ANGELES

Great Clear Span Space; First Time on Market Since 1985; Great Central Location

6,566 SF
SALE: $1,500,000 ($228.45 PSF)

6446 TELEGRAPH RD
COMMERCE

5 Freeway Visibility; Excellent Retail Location; Building is 100% HVAC

30,000 SF
LEASE: TBD

2707, 2711, 2761 FRUITLAND AVE
VERNON

Former BCBG Headquarters; Elegant Creative Industrial Office Complex, Excellent Warehouse

268,049 SF
LEASE: TBD

1150 S HOPE ST
LOS ANGELES

2-STOREY OFFICE
LEASE: TBD

1330 S VAIL AVE
MONTEBELLO

Excellent Warehouse Distribution Space; Outside Storage Possible; Fenced Yard

42,060 SF
Call for Details

2965 E VERNON AVE
VERNON

Central Vernon Location at Soto St; Ideal Distribution or Manufacturing Uses

35,200 SF
LEASE: $30,624/Mo NNN ($0.87 PSF/Mo)

6560 BANDINI BLVD
VERNON

Excellent Dead Storage Space; Offices Available; Racking Included; Secure Facility

20,000 SF
SUBLEASE: $170,000/Mo GRS ($0.85 PSF/Mo)

19565 E WALNUT DR S, B8-B9
INDUSTRY

Unincorporated Los Angeles County; Adjacent to Pomona Freeway & Fairway Dr

6,120 SF
LEASE: $7,038/Mo GRS ($1.15 PSF/Mo)

FOR MORE INFORMATION, PLEASE CONTACT

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MARKET UPDATE REPORT

FEATURED PROPERTY

±4,900 SF RESTAURANT SPACE FOR LEASE

932 S HILL STREET
LOS ANGELES, CA 90015

LEASE RATE:
TBD

- Ground Floor Restaurant Space with Outdoor Seating
- Approved City of Los Angeles Restaurant Beverage/ Liquor License
- Commercial Kitchen Grease Trap Interceptor with Shaft Vented to Roof

ECONOMIC INDICATORS

INDUSTRIAL AVAILABILITY & VACANCY RATES

<table>
<thead>
<tr>
<th>Region</th>
<th>AVAILABLE</th>
<th>VACANT</th>
</tr>
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<tbody>
<tr>
<td>Central Region</td>
<td>2.89%</td>
<td>2.63%</td>
</tr>
<tr>
<td>South East Region</td>
<td>4.99%</td>
<td>2.62%</td>
</tr>
<tr>
<td>East Region</td>
<td>3.01%</td>
<td>4.99%</td>
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LEASE & SALE ACTIVITY

<table>
<thead>
<tr>
<th>DOWNTOWN LA</th>
<th>2017</th>
<th>2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lease</td>
<td>2,876,430 SF</td>
<td>3,281,424 SF</td>
</tr>
<tr>
<td>Sale</td>
<td>2,238,777 SF</td>
<td>1,855,161 SF</td>
</tr>
</tbody>
</table>

COMMERCE AREA

| Lease             | 3,284,097 SF | 2,967,066 SF |
|                   | 1,100,761 SF | 3,144,654 SF |

VERNON AREA

| Lease             | 3,025,149 SF | 3,676,053 SF |
|                   | 2,396,822 SF | 2,129,632 SF |

EQUITY MARKETS

| S & P 500         | 2,994.42    |
| Dow Jones Industrial Average | 27,029.78 |
| NASDAQ            | 8,187.52    |

Source: Google, Dow Jones, Nasdaq 7-11-19

NOTABLE QUOTES

"The golden rule for every business man is this: 'Put yourself in your customer's place.'"  
*Orson Swett Marden

"And while the law of competition may be sometimes hard for the individual, it is best for the race, because it ensures the survival of the fittest in every department."  
*Andrew Carnegie

"The more you drive positive change, the more enhanced your individual, it is best for the race, because it ensures the survival of your customer's place.'"  
*Anand Mahindra

TOTAL SALE ACTIVITY

Covers all sales for the specified time period. All measurements are approximate.

TOTAL LEASE ACTIVITY

Covers all lease activity for the specified time period. All measurements are approximate.

HELPFUL WEBSITES

wsj.com  Coverage of breaking news and current headlines from the US and around the world.

businessinsider.com  Fast-growing business site with deep financial, media, tech, and other industry verticals.

thestreet.com  A leading digital financial media company whose network of digital services provides users, subscribers and advertisers with a variety of content and tools through a range of online, social media, tablet and mobile channels.

Please contact us for additional information or for a free Broker Opinion of Value, property inspection, market statistics or referrals to general contractors, real estate attorneys, etc.

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Your Industrial Real Estate Team Specializing in Sales, Leasing and Investments

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Vernon

Central Vernon Location; Perfect for Garment/Sewing/Manufacturing Large

224,640 SF

**SALE**: TBD | **LEASE**: TBD

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Creative Office 2nd Floor Space, Large Open Office Layout, Perfect for Cutting, Sewing or Design

13,500 SF

**Call for Details**

**630 S FLOWER ST**
Burbank

Prime Burbank Location with Easy Freeway Access; Clear Span Warehouse; Fenced Yard/Parking

10,102 SF

**LEASE**: $14,400/Mo NNN ($1.50 PSF/Mo)

**7733 TELEGRAPH RD**
Montebello

Tallest Visible Pylon Sign on Santa Ana (5) Fwy

7,300 SF

**RETAIL STORE/SHOWROOM; 18'-20' Clearance**

**LEASE**: TBD

---

**1910 E 15TH ST**
Los Angeles

Beautiful Dock High and Ground Level Loading; Building Across the Street from Guess Facility

27,066 SF

**Call for Details**

**932 S HILL ST**
Los Angeles

Ground Floor Restaurant Space with Outdoor Seating

4,900 SF

**LEASE**: TBD

**7344 BANDINI BLVD**
Commerce

Manufacturing / Distribution Facility, Santa Ana Freeway Frontage; Excellent Central Location

86,930 SF

**LEASE**: TBD

**2749 TANGER AVE**
Commerce

Investment Opportunity; Outstanding Manufacturing or Distribution Facility, Well Distributed Power

43,584 SF

**LEASE**: TBD

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**3817 WHITTIER BLVD**
Los Angeles

Great Clear Span Space; First Time on Market Since 1985; Great Central Location

6,566 SF

**SALE**: $1,500,000 ($228.45 PSF)

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30,000 SF

**LEASE**: TBD

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Former BCBG Headquarters, Elegant Creative Industrial Office Complex, Excellent Warehouse

268,049 SF

**LEASE**: TBD

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Excellent Warehouse Distribution Space; Outside Storage Possible; Fenced Yard

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Unincorporated Los Angeles County; Adjacent to Pomona Freeway & Fairway Dr

6,120 SF

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FEATURED PROPERTY

±115,581 SF INDUSTRIAL BUILDING FOR SUBLEASE

6100 S MALT AVENUE
COMMERCE, CA 90040

SUBLEASE RATE:
$144,476.25/Mo NNN ($1.25 PSF/Mo)

• High Image, State of the Art Food Processing & Cold Storage
• Renovated, High-End Executive Offices & Mezzanine Space
• Central Location in Heart of Commerce
• 25’ Minimum Clearance Height, Calculated Sprinkler System (.60/3000)

ECONOMIC INDICATORS

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EQUITY MARKETS

| S & P 500 | 3,013.18 |
| Dow Jones Industrial Average | 27,988.02 |
| NASDAQ | 8,273.61 |

Source: Google, Dow Jones, Nasdaq 7-30-19

NOTABLE QUOTES

"Unless you dream, you’re not going to achieve anything."
Richard Branson

"There is no such thing as failure. Failure is just life trying to move us in another direction."
Oprah Winfrey

"There’s no shortage of remarkable ideas, what’s missing is the will to execute them."
Seth Godin

HELPFUL WEBSITES

finance.yahoo.com ▶ At Yahoo! Finance, you get free stock quotes, up to date news, portfolio management resources, international market data, message boards, and mortgage rates.
www.money.cnn.com ▶ The world’s largest business website, CNNMoney is the online home of FORTUNE and MONEY magazines, and serves as CNN’s exclusive business site.
online.wsj.com/home-page ▶ WSJ online coverage of breaking news and current headlines from the US and around the world.

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Central Location in Heart of Commerce; High Image, State of the Art Food Processing & Cold Storage

6,566 SF
SALE: $1,500,000 ($238 PSF)

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Ground Floor Restaurant Space w/ Outdoor Seating

4,900 SF
LEASE: TBD

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Manufacturing / Distribution Facility, Santa Ana Freeway Frontage; Excellent Central Location

86,930 SF
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2749 TANAGER AVE
LOS ANGELES

Investment Opportunity; Outstanding Manufacturing or Distribution Facility, Well Distributed Power

43,584 SF
LEASE: TBD

3817 WHITTIER BLVD
LOS ANGELES

Great Clear Span Space; First Time on Market Since 1995; Great Central Location

6,566 SF
SALE: $1,500,000 ($238 PSF)

8127 S LAUSON AVE
MONTEBELLO

Excellent S Freeway Access; Great Small Units for Warehousing or Manufacturing

7,721 SF
LEASE: TBD

2707, 2711, 2761 FRUITLAND AVE
VERNON

Former BCBG Headquarters, Elegant Creative Industrial Office Complex, Excellent Warehouse

$59,982/Mo GRS ($0.69 PSF/Mo)

1150 S HOPE ST
VERNON

4,240 SF 1st Floor & 3,500 SF 2nd Floor Ideal for Creative Technology Users

5175 S SOTO ST

3817 WHITTIER BLVD

8127 S LAUSON AVE

2707, 2711, 2761 FRUITLAND AVE

1150 S HOPE ST

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FEATURED PROPERTY

9935 BEVERLY BLVD | UNIT 3
PICO RIVERA, CALIFORNIA 90660

- Adjacent to 605 Freeway - Excellent Access & Visibility
- Large Fenced Yard for Trucks & Trailers
- 9 Truck high Positions
- New APOC - Cool Roof System for Greater Worker Comfort
- 24’-26’ Foot Clearance

ASKING SALE PRICE
$64,788/Mo GRS ($0.79 PSF + $0.03 CAM/Mo)

Economic Indicators

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<thead>
<tr>
<th>Q1-19</th>
<th>Q2-19</th>
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<tbody>
<tr>
<td>Los Angeles Unemployment</td>
<td>4.2%</td>
</tr>
<tr>
<td>U.S. Unemployment</td>
<td>4.0%</td>
</tr>
<tr>
<td>Crude Oil Prices</td>
<td>$70.35</td>
</tr>
<tr>
<td>Dow Jones Average</td>
<td>24,271</td>
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<tr>
<td>U.S. 10 year Treasury</td>
<td>1.97%</td>
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Key Industrial Stats

<table>
<thead>
<tr>
<th>Q1-19</th>
<th>Q2-19</th>
</tr>
</thead>
<tbody>
<tr>
<td>Inventory SF</td>
<td>216,577,524</td>
</tr>
<tr>
<td>Vacancy Rate</td>
<td>2.70%</td>
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<tr>
<td>Availability Rate</td>
<td>2.89%</td>
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<tr>
<td>YTD Lease Activity (SF)</td>
<td>5,878,875</td>
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<tr>
<td>Asking Rental Rate</td>
<td>$0.97</td>
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<tr>
<td>YTD Sale Activity</td>
<td>2,457,785</td>
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<tr>
<td>Asking Sale Price</td>
<td>$172</td>
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</table>

Equity Markets

<table>
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<th>S &amp; P 500</th>
<th>Dow Jones Industrial Average</th>
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<tr>
<td>Q1-19</td>
<td>2,964.92</td>
<td>26,794.14</td>
<td>8,041.58</td>
</tr>
</tbody>
</table>

Notable Quotes

"A business like an automobile, has to be driven, in order to get results"  
"B.C. Forbes"

"Whether you lead a nation, an enterprise, a community, or a family, we are all in the communication business."

"Robin S. Sharma"

"Face-to-face customer feedback refines or validates every component of the startup’s business model, not just the product itself."

"Steve Blank"

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*Source: Google, Dow Jones, Nasdaq 8-10-19

HELPFUL WEBSITES

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thestreet.com  | A leading digital financial media company whose network of digital services provides users, subscribers and advertisers with a variety of content and tools through a range of online, social media, tablet and mobile channels.

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