

# FIRST QUARTER 2014 GREATER LOS ANGELES INDUSTRIAL



# MARKET CHANGE

Compared to the Previous Quarter:



## **Net Absorption**



## Lease Rates





Deliveries DOWN

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# HIGHLIGHTS

- Encouraging Numbers The Los Angeles industrial market continued improving in the first quarter of 2014. Vacancy dropped from both the previous quarter and previous year, and net absorption was positive for the third consecutive quarter. While these are positive indications, we are keeping a close eye on demand, which, being ultimately influenced by employment and overall economic stability, will need to be sustained in coming quarters for the Los Angeles industrial market to continue its pace of recovery.
- **Construction** There was over 1.8 million square feet of industrial projects under construction in Los Angeles at the close of the first quarter of 2014. In addition, nearly 385,000 square feet of industrial space was delivered during the quarter, bringing the market's total inventory to just over 720 million square feet.
- **Vacancy** Direct/sublease space (unoccupied) finished the quarter at 4.08%, down from both the previous quarter and from 2013's first quarter rate of 4.55%.
- **Availability** Direct/sublease space being marketed finished the first quarter of the year at 6.55%, nearly flat compared to the previous quarter but a substantial decrease of nearly 12% when compared to the same quarter of 2013.
- Lease Rates The average asking lease rate came in at \$.58 per square foot per month, up one cent from the fourth quarter of 2013 and up two cents compared to the \$.56 seen at the beginning of 2013.
- **Absorption** The Los Angeles industrial market posted nearly 1.79 million square feet of positive net absorption in the first quarter of the new year, marking the third consecutive quarter of significant positive net absorption and giving the market an average of 1.58 million square feet per quarter over the last four quarters.

- Transaction Activity Leasing activity for the Los Angeles industrial market checked in at almost 5.8 million square feet in the first quarter of 2014. Total square feet sold was 3.1 million square feet in the first quarter, compared to 3.6 million in the fourth quarter of 2013. This statistic can have some lag time in being reported, so look for first quarter figures to end up somewhat higher. Details of the largest transactions can be found on the back page of this report.
- Employment The unemployment rate in Los Angeles County was 8.7% in February 2014 down from a revised 8.9% in January 2014 and below the previous year's estimate of 10.2%. This compares with an unadjusted unemployment rate of 8.3% for California and 6.6% for the nation during the same period. According to the State of California Employment Development Department, Los Angeles County saw a net increase of 86,100 payroll jobs from February 2013 to February 2014. The largest gains were 27,000 in professional and business services and 25,900 in educational and health services; Los Angeles County's largest loss was 8,800 manufacturing jobs during that same period.
- Overall We are seeing stabilization in vacancy and availability coupled with overall increases in net occupancy, which is contributing to the gradual increases in average asking lease rates. With comparatively few new deliveries to apply more upward pressure on vacancy, the market should continue to improve. While these are certainly positive indicators, cautious optimism still prevails, as job creation will need to continue in order to drive the demand needed to sustain growth in the Los Angeles industrial market.

# FORECAST

- **Construction** While we foresee more development projects materializing in coming quarters, we expect land constraints to keep new supply well below demand growth over the next few years, which should help limit downward pressure on vacancy.
- **Employment** We anticipate a job growth of around 1.3%, or 58,900 jobs, in the Los Angeles area over the year. Look for industries like technology and entertainment to outperform sectors dependent upon population gains in coming years.
- Lease Rates Expect average asking lease rates to increase by another 4%-5% by 2015.
- **Vacancy -** We anticipate vacancy rates continuing to descend in coming quarters, dropping by 50 basis points, to around 3.5%, by 2015.

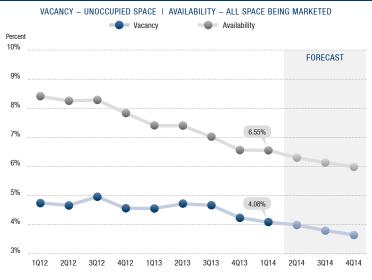
# OVERVIEW

	1014	4Q13	1Q13	% of Change vs. 1Q13
Vacancy Rate	4.08%	4.25%	4.55%	(10.33%)
Availablity Rate	6.55%	6.56%	7.44%	(11.96%)
Average Asking Lease Rate	\$0.58	\$0.57	\$0.56	3.57%
Sale & Lease Transactions	8,891,331	15,815,807	13,563,178	(34.45%)
Gross Absorption	10,695,742	11,600,641	10,206,053	4.80%
Net Absorption	1,786,164	3,703,867	294,913	N/A

# INDUSTRIAL





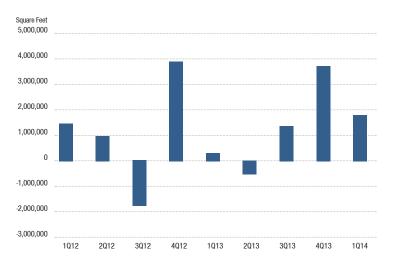


#### LEASE TRANSACTIONS



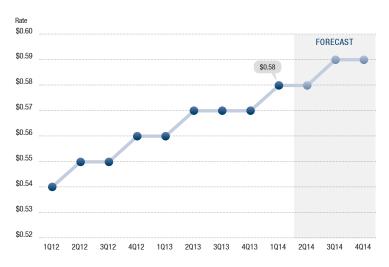
**NET ABSORPTION** 

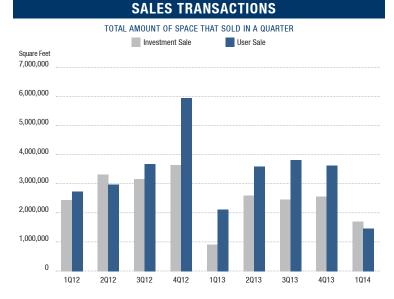
CHANGE IN THE AMOUNT OF OCCUPIED SPACE FROM ONE QUARTER TO THE NEXT



## AVERAGE ASKING INDUSTRIAL-GROSS LEASE RATE

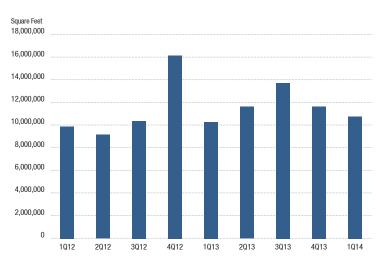
MONTHLY OCCUPANCY COST ON A PER SQ. FT. BASIS





#### **GROSS ABSORPTION**

TOTAL AMOUNT OF SPACE THAT BECAME OCCUPIED IN A QUARTER



GREATER LOS ANGELES 1Q14 2

# INDUSTRIAL

# **Voit** REAL ESTATE SERVICES

bits   Besting   Besting   Besting   Besting   Aburging   Abu		INVENTORY			VACANCY & LEASE RATES				ABSORPTION					
Babis   Babis <th< th=""><th></th><th>of</th><th>Rentable</th><th>Feet</th><th>Feet</th><th>Feet</th><th>Rate</th><th>Feet</th><th>Rate</th><th>Asking</th><th>Absorption</th><th>Absorption</th><th>Absorption</th><th>Gross Absorption 2013</th></th<>		of	Rentable	Feet	Feet	Feet	Rate	Feet	Rate	Asking	Absorption	Absorption	Absorption	Gross Absorption 2013
Org   Org <td>Central</td> <td></td>	Central													
Org   Org <td>Bell/Bell Gardens/Maywood</td> <td>189</td> <td>6.599.061</td> <td>288.598</td> <td>0</td> <td>948.242</td> <td>14.37%</td> <td>1.041.278</td> <td>15.78%</td> <td>\$0.49</td> <td>(222.053)</td> <td>95.175</td> <td>71.159</td> <td>635,080</td>	Bell/Bell Gardens/Maywood	189	6.599.061	288.598	0	948.242	14.37%	1.041.278	15.78%	\$0.49	(222.053)	95.175	71.159	635,080
Intemplan ParceCase/   19   4.77.76   5.727   0   94.20   1.259   5.257   50.20   11.81.81   1.500     Montestantery Fax   303   11.555, 417   0   0   8.727.82   3.147   0.757   0.170, 301   0.180, 300   0.180, 300   0.201, 300   0.180, 300, 300   0.180, 300, 300, 300, 300, 300, 300, 300, 3					366.144									706,952
Demonitor   57.9   17.00.382   97.82   52.22,41   3.078   10.316,27   5.078   50.00   12.22   11.20   10.00 <td></td> <td>199</td> <td></td> <td></td> <td></td> <td>94.831</td> <td>1.99%</td> <td></td> <td>3.62%</td> <td>\$0.59</td> <td></td> <td></td> <td></td> <td>430,638</td>		199				94.831	1.99%		3.62%	\$0.59				430,638
Monubin Control   11   12.55:41   0   0   55.270   0270   52.375   0275   015.300   02.58   015.300   02.58   02.55   015.300   02.58   02.57   02.51   01.58   02.58   02.57   01.51   05.58   02.58   02.57   01.51   05.58   02.55   01.58   05.58   01.58   02.58   01.58   02.58   01.58   01.58   01.58   01.58   01.58   01.58   01.58   01.58					597.321					***************************************		******		7,863,22
Pace Neems   193   9.667,75   0   7.97,78   9.07,78   9.03,74   7.948   7.110,18   4.116     Vernam   7.744   9.03,74,590   80.437   7.85,73   2.478   7.948   9.13,20   7.933   4.11,80   5.55277   7.93     Ibial   7.747   9.03,244,579   9.13,44579   9.13,44578   9.13,44   9.13,44578   9.13,44   9.13,44578   9.13,44   9.13,44578   9.13,44   9.13,44578   9.13,44   9.13,44578   9.13,44   9.13,44578   9.13,44 <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>940,718</td></t<>														940,718
Sum field   298   10.288.50   0   0   0   477.489   20.449   20.449   20.238   6.414   55.227   2.   30.527   2.   30.527   2.   30.527   2.   30.527   2.   30.527   2.   30.527   2.   30.527   2.   30.527   2.   30.527<					25.670									683,13
Vernor   7.84   93.14.590   90.407   85.427.9   2.47   82.217.85   6.47%   9.507   7.938   411.062   552.272   2.1     Hiel Counties   774.6   82.838.071   1.984.49   9.134.300   1.94.70   6.47%   9.57   7.932.24   9.681.11   2.441.708   1.0     HameGormin   701   9.334.300   0   0   3.072.8   5.65%   1.00.75%   9.53   1.00.805   9.05   11.0.808   9.07.50   3.02.74   1.00.75%   9.04   7.07.01   9.02.50   3.52.77   1.00.75%   9.04   1.00.170   0.01.77   4.07.5%   9.04   1.00.170   0.01.77   4.07.5%   9.04   1.00.170   0.01.77   4.07.5%   9.04   1.00.170   0.01.77   4.07.75%   9.04   1.00.77   4.07.75%   9.04   1.01.77   4.01.75%   9.04   1.01.77   4.01.75%   9.04   1.01.77   4.01.75%   9.04   1.01.77   4.01.75%   9.04   1.01.77   4.01.75%   9.04   9.01.91.7   3.00.										***************************************		*******		369,49
Intel   7,742   262,039,671   1,196,419   1,024,579   9,134,500   3,47%   18,465,844   6,45%   90,257   (762,224)   B8,113   2,441,786   13     AttraisContrix   271   3,06,800   0   0   270,271   6,65%   1,142,700   8,046   114,068   270,671   0,021   3   3   0,021   3   3   0,021   3   3   3   0,021   3   3   3   0,021   3   3   3   3   0,021   3									••••••••••••••••••••••••••••					2,217,35
AnamiaCaminan   277   13.086.589   0   0   970.77   6.6455   1124.70   8.095   101.408   927.81   102.70   103.705   927.70   103.705   927.70   103.705   927.70   103.705   927.70   103.705   927.70   101.701   727.707   107.707   207.707   100.707   207.707   100.707   207.707   100.707   207.707   100.707   207.707   100.707   207.707   100.707   207.707   100.707   207.707   100.707   207.707   100.707   207.707   100.707   207.707   100.707   207.707   100.707   207.707   100.70   207.707   100.70   207.707   100.70   207.707   100.70   207.707   100.70   207.707   100.70   207.707   100.70   207.707   100.70   207.707   100.70   207.707   100.70   207.707   100.70   207.707   100.70   207.707   100.70   207.707   100.70   207.707   100.70   207.707   100.70   207.707  100.70 </td <td></td> <td>13,846,59</td>														13,846,59
Annual Corrina   277   13.066.369   0   697.037   65078   10.24.07   11.40.86   205.77   109.057   209.74   109.70   209.74   109.70   209.74   109.70   209.74   109.70   209.70   109.70   209.70   109.70   209.70   101.871   209.70   101.871   209.70   101.871   209.70   101.871   209.70   101.871   200.70   100.70   200.70   100.881   2.301   80.78   20.79   20.70   20.70   20.70   20.70   20.70   20.70   20.70   20.70   20.77   20.72   20.77   20.72   20.77   20.72   20.77   20.72   20.77   20.72	Aid Counties													
Bellinkerschwarg   199   5.599.00   0   0   02224   5.47%   595.76   10.57% <td></td> <td>077</td> <td>12 006 900</td> <td>0</td> <td>0</td> <td>970 979</td> <td>6 65%</td> <td>1 124 700</td> <td>9 50%</td> <td>¢0.66</td> <td>11/ 069</td> <td>(276 612)</td> <td>620 740</td> <td>1,031,94</td>		077	12 006 900	0	0	970 979	6 65%	1 124 700	9 50%	¢0.66	11/ 069	(276 612)	620 740	1,031,94
Buens ParkLayama   231   15,214,37   0   0   416,21   274,96   632,775   417%   503,47   504   722,041   622,500   522,507     Marina   191   15,714,07   0   0   270,000   10,69,85   744,400   11,044   442,548   15,72%   50,618   156,66   12,316   12,445,37   0   0   522,49   12,717,34   50,80   61,618   15,66   12,316   1,317,93   50,81   12,316,31   1,30,80   1,20,82,71   1,03,000   1,000   1,137,98   51,44   1,217,93   1,000   1,137,99   1,000   1,137,99   1,000   1,137,90   1,000   1,137,90   1,000   1,137,90   1,000   1,137,90   1,000   1,137,90   1,000   1,137,90   1,000   1,137,90   1,000   1,137,90   1,000   1,137,90   1,000   1,137,90   1,000   1,137,90   1,000   1,137,90   1,000   1,137,90   1,000   1,137,90   1,000   1,137,90   1,000   1,137,90														360,18
La Manda   191   13.277.037   0   27.0000   1.009.66   7.64%   21.077   15.97%   50.40   (00.107)   101.871   29.402.01   24.865   10.000.40   42.548   15.77%   50.41   50.10   50.906.82   23.08   337.144   32.2%   50.44   50.418   51.96   64.437   12.13.51   30.448   52.379   337.144   32.2%   30.44   57.7%   50.72   55.81   40.96   7.7%   50.71   50.918   64.489   2.743.275   8     an Gabriel Valley   11.4   2.296.548   0   0   56.724   2.69%   90.356   4.00%   50.80   6.100   13.179   8.100   7.443.27   6.32%   50.28   50.28   50.28   50.228   50.274   2.69%   90.356   4.00%   50.80   8.100   13.179   8.100   13.179   8.100   13.179   8.100   13.179   8.100   13.179   13.00   50.371   3.090   4.212   5.090   14.122   5.26%   50.490 </td <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>******</td> <td></td> <td>*******</td> <td></td> <td></td>										******		*******		
Narvak   83   2.442.019   24.895   0   24.240   11.04%   440.548   15.77%   50.48   0.0   96.153   2.023     Smita FS spring   1.135   50.892.027   0   30.444   2.055.68   2.3714   32.744   32.77%   50.54   (17.2%)   50.54   (17.2%)   50.54   (17.2%)   50.54   (17.2%)   50.54   (17.2%)   50.54   (17.2%)   50.54   (17.2%)   50.54   (17.2%)   50.54   (17.2%)   50.54   (17.2%)   50.56   (17.2%)   50.56   (17.2%)   50.56   (17.2%)   50.56   (17.2%)   50.56   (17.2%)   50.56   (17.2%)   50.56   (17.2%)   50.56   (17.2%)   50.56   (17.2%)   50.56   (17.2%)   50.56   (17.2%)   50.56   (17.2%)   50.56   (17.2%)   50.56   (17.2%)   50.56   50.57   50.57   50.57   50.57   50.57   50.57   50.57   50.57   50.57   50.57   50.57   50.57   50.57   50.														604,98
Parametrit   SB8   B, B21 (AP   0   295,86   2.33%   337,144   B.28%   (B, B)   (B, B) </td <td></td> <td></td> <td></td> <td></td> <td></td> <td>•••••••••</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>1,451,55</td>						•••••••••								1,451,55
Same In Springs   1.315   5.08.82.87   0   9.0.4.44   2.0.62.18   4.0.68   2.0.87.917   7.7.78   9.0.72   5.02.82   9.0.71   7.7.85   9.0.72   5.02.82   9.0.71   7.7.85   9.0.74   7.7.280   9.0.16.01   9.0.0.90     Ioal   2.8.05   113.708.279   24.805   0.00   5.2.742   2.6.05   9.0.356   4.00%   \$0.00   6.1.177.200   61.010   1.0.177.90   6.0.10   6.0.171   6.0.100   7.7.85   9.0.40   8.0.100   6.1.177.90   6.0.10   6.0.117.170   6.1.00   7.1.170   6.1.00   7.1.177.00   7.0.177   1.0.177   6.0.05   8.0.40   9.0.256   6.0.07   6.0.01   6.0.01.70   7.7.98   8.0.40   8.0.10   6.0.8.320   1.1.177.00   7.0.57.03   9.0.40   8.0.22   6.0.01.70   7.0.01.737   1.1.157.47   8.0.58   8.0.40   8.0.22   7.44%   8.0.58   8.0.41   7.9.35.05   6.0.01.050   1.0.26.01   1.0.26.01   1.0.26.01   1.0.26.01   1.0.26.01   1.0.26.01						••••••••••		• •••••••		***************************************				287,36
Winter   1/1   4   0   0   552.74   13.27%   310.469   77.5%   90.54   (172.260   (21.4327)   80.00     Gad   and Gabriel Valley   Allians   114   2.259.658   0   0   58.774   2.66%   50.05%   8.151.2522   7.48%   50.03   8.100   (13.176)   8.100     Allians   114   2.259.658   0   0   58.774   2.66%   50.76%   50.28   50.72   6.1097   65.114   15.1747     Azasa   229   5.487.211   0   50.000   70.021   1.27%   190.045   3.58%   60.74   50.58   91.444   15.747     Azasa   0.56   0   7.573   151.64   5.28%   50.70   91.444   16.747   75.585   6.11   75.535   6.14   75.535   6.14   75.535   6.14   75.537   5.64   6.29%   50.58   4.297   23.77   75.325   6.11   75.597   5.28%   50.56   5.297														429,01
Total   2.835   113,789,279   24,805   300,444   5,727,867   5.03%   8,512,522   7.49%   \$0.63   476,996   6,4430   2,743,275   8,     an Gabriel Valley   Himmin   114   2,259,658   0   0   58,724   2,60%   90,356   4,00%   50,00   6,100   10,17,79   8,100   113,170   8,100   113,170   8,100   113,170   8,100   113,170   8,100   113,170   113,283   113,1726   113,830   111,726   113,830   111,726   113,830   111,726   113,830   114,726   78,352   6,04   114,272   114,320   114,574   114,574   114,574   114,574   114,574   114,5747														4,134,54
San Gabriel Valley   Allambra   114   2.259,658   0   0   58,724   2.60%   90,356   4.00%   50.80   8.100   (13,179)   8.100     Arband   229   5,487,211   0   350,000   70,521   1.29%   198,264   3.03%   50,44   15,147   7.47,54     Arbas   229   5,487,211   0   350,000   70,521   1.29%   198,217   4.00%   50.66   91,040   (0,002)   135,860   0.00,073   131,543   5,741   7.335,91   0   69,285   2.72,75   161,142   5,28%   50.66   4.29   63,838   8,079   1.77,528   7.53,152   6,473   7.33,99   14,1202   7.64%   50,86   4.29   63,838   8,079   175,589   23,771   1.12%   10,064   52,372   32,148   55,947   2,148   55,347   2,148   56,347   53,472   2,438   50,368   2,127,911   14,620   176,570   3,472   2,438   10,542   1,757,91   3,717														199,38
Almambra   14   2.256,853   0   0   68,724   2.60%   90.356   4.00%   50.80   13.107   5.61.04   15.707     Anasa   229   5.462,711   0   350.00   70.527   1.29%   180,0045   35.828   50.40   19.18   41.016   51.140   51.700   5.667   70.3257   1.00   70.927   1.177   70.017,77   711.545   59.92.58   2.789, 30.98   4.712.100   6.74%   50.84   50.81   70.32.55   6.0     Contral Work Counta   17   2.005.519   0   0   57.710   3.09%   141.202   7.62%   50.86   429   6.017   70.3255   6.07     Contral Work Counta   176   2.023.115   0   4.77.3   0.05%   11.21%   10.06.611   12.44%   50.36   62.92.77   2.71.14   53.92.6   6.07.71   10.70.97   3.44%   50.46   62.92.77   2.71.22   6.03.71   61.03.71   61.03.71   61.03.71   61.03.71   61.03.71   61.03.71<	Total	2,835	113,798,279	24,895	300,444	5,727,687	5.03%	8,512,522	7.48%	\$0.63	476,936	(54,493)	2,743,275	8,498,98
Arcada/Temple (by   130   1.977,975   0   0   4.557   2.38%   152,275   8.072   6.097   F.3,144   15.747     Arase   223   5.447,211   0   30000   70.521   128%   192,270   6.078   S0.149   133,184   13.050   155,500   155,500   155,500   155,500   155,500   177,259   177,259   177,259   752,525   6.071   752,525   6.071   752,525   6.071   752,525   6.071   752,525   6.072   6.031,325   6.071   752,555   6.072   6.031,325   6.071   752,555   6.072   752,550   6.072   752,550   6.073   753,737   373,737   34,454   6.64   52,272   22,414   74,771   1.42,575   50,164   52,372   23,345   63,121   74,771   1.42,575   50,164   53,272   23,444   53,471   64,615   75,568   4,563   50,51   63,121   23,774   33,7437   34,454   64,510   53,111   1.10,555   10,4	an Gabriel Valley													
Arcadia/Provide City   130   1970.795   0   0   44.557   2.38%   162.225   8.29%   9.072   6.007   153.144   15.747     Badvan Park   243   45.4947   0   0   0   100.037   2.19%   1128.00   90.05   6.83%   90.02   105.800   778.325   6.00   778.325   6.00   778.325   6.00   778.325   6.00   778.325   6.00   778.325   6.00   778.325   6.00   778.325   6.00   778.325   6.00   78.27%   90.05   11.77.29%   90.05   11.77.59%   90.27   2.67.44   78.325   6.07.97   75.27%   90.05   16.121%   10.06.11   12.45%   80.84   6.63.126   74.47.7   90.57.161   11.21%   10.06.14   2.45%   80.61   62.372   2.2.44   9.472   2.43.44   9.57.997   3.45   8.63.16   2.37.71   1.1.245%   80.84   52.327   2.4.44   15.44   15.44   15.44   15.44   15.44   15.44	Alhambra	114	2,259,658	0	0	58,724	2.60%	90,356	4.00%	\$0.80	8,100	(13,179)	8,100	71,51
Azusa   229   5,467,211   0   360,000   70,521   1.29%   199,046   33%   90.49   19,318   41,016   31,700     Chy of InstanyODR/HVIPI   1007   70,017,37   311,845   590,258   2.27%   164,426   522%   50,50   168,320   117,7296   778,355   6,     Ohnor Microsover   219   102,427   10,426   522%   50,50   144,265   52,27%   50,846   50,447   779,355   114,277   105,510   22,47%   114,220   42,399   60,399   60,399   60,399   60,399   60,399   60,399   62,377   92,511   114,270   12,45%   50,48   52,377   32,420   63,412   114,274   114,274   144,399   60,43   52,377   32,416   52,377   32,420   63,312   12,78   53,377   32,416   52,417   144,393   64,43   53,417   10,300,30   0   0   56,49   114,300   114,44   14,44   14,44   14,44   34,44   34,44 <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>***************************************</td> <td></td> <td>***************************************</td> <td></td> <td>148,02</td>										***************************************		***************************************		148,02
Baldwin Park   243   457,4947   0   0   100,037   2.19%   102,270   2.67%   S0.68   91,404   90,002   1172,305     Corina Works Corina   176   3.065,519   0   0   0.93,36   2.27,230   6.74%   S0.50   (188,305)   1177,305   F72,525   6.741   723,525   6.741   723,525   6.741   723,525   6.741   723,525   6.741   723,525   6.741   723,525   6.743   30,421   742,771   144,720   7.62%   S0.761   6.14,102   7.62%   S0.761   6.14,102   7.62%   S0.761   6.14,202   7.62%   S0.741   (11,22)   2.3,771   1.4   1.77,559   3.46%   S0.51   6.51,12   2.73,771   1.4   1.60,113   1.77,759   9.3,323   0   0   6.62,121   1.78,78   S0.51   6.51,12   2.73,771   1.4   1.60,113   1.77,79   1.77,79   1.77,79   1.77,79   1.77,79   1.77,79   1.77,79   1.77,79   1.77,79   2.06,123		229		0	350,000		1.29%		3.63%	\$0.49				386,55
City of Industry OBAHHPH   1.077   70.091/37   311,53   580,258   2,726,230   3.98%   4,721,302   6,74%   80,301   6,74%   80,307   6,74%   80,307   6,74%   80,307   6,74%   80,307   6,74%   80,307   6,74%   80,307   6,74%   80,307   6,74%   80,307   6,74%   80,307   6,74%   80,307   6,74%   80,307   6,74%   80,307   6,74%   80,307   6,74%   80,304   6,3128   (247,891)   146,270     El Monte   230   10,281,152   0   4,75,500   73,211   0,07%   3,45%   80,314   29,172   3,14%   59,472   32,149   59,472   32,149   59,472   32,149   59,412   21,145%   60,55%   50,54   52,140   10,553,343   40,57   10,511   1,75,00   7,75,10   3,08%   20,567   13,56%   50,54   21,245%   60,551   3,46%   50,567   3,56,51   3,564   11,30,336   50,40   7,75,70   1,66,308   2,745				0					4.00%	\$0.68				239,14
Contract Contract   176   3.055.519   0   0   69.388   2.27%   161.426   5.28%   50.70   59.944   5.041   77.350     El Monte   290   6.082.359   28.000   47.873   905.918   114.212   76.25%   50.88   62.970   175.589   22.771     La Menteña   223   10.281.152   0   455.500   77.350   14.203   0.58%   50.64   52.27   23.271   34.49   50.64   63.121   271.225   95.312     La Menteñan Dimas Cliendara   3.232   6.744.375   33.428   438.112   22.172   4.33%   40.524   6.45%   50.51   63.174   271.022   59.312     Pinnorad Caremont   647   18.274.897   20.3418   774.274   286.952   1.45%   50.65   30.57   1.52.050   73.584   13.37%   90.28   50.28   13.37%   50.28   1.32.34   43.25%   50.500   74.343     Pinnorad Caremont   649   46.40.45%   50.65   30.65%										*****				6,679,22
Duarte   81   1.853.195   0   0   57.310   3.09%   1.412.02   F/25%   80.83   63.29   624.395   R.079     Invinciale   233   10.281.152   0   453.500   77.32   0.77%   357.597   3.49%   S0.84   62.297.07   175.589   23.771     La Functin   94   2.063.089   0   37.500   14.039   0.68%   12.039   0.58%   S0.54   52.272   32.149   55.472     La Functin   94   2.064.375   33.428   433.112   221.224   4.33%   40.524   6.45%   S0.51   6.312   277.225   95.312     Momovia   0.03   3.32.206   0   0   20.169%   2.07%   S0.54   21.800   (46.10)   360.15   1.     Romena/Sam Cabriel   113   2.944.033   0   0   20.1602   2.07%   S0.56   3.55   3.56   20.56   3.56   3.56   3.56   3.56   3.56   3.56   3.56   3.56<														170,73
El Monte 200 8.083,559 47.873 905,918 11.21% 1.006,11 12.4% 50.34 63,168 (247.891) 146.270 11.21% 1006,11 12.4% 50.68 52.372 32,149 59.472 1.21% 1007,11 12.4% 50.58 50.64 52.372 32,149 59.472 1.21% 530,163,121 275,225 99.3,12 1.21% 530,163,121 275,225 99.3,12 2.01% 530,163,121 275,225 99.3,12 2.01% 530,163,121 275,225 99.3,12 2.01% 530,163,121 275,225 99.3,12 2.01% 530,163,121 275,225 99.3,12 2.01% 530,163,121 275,225 99.3,12 2.01% 530,141 11,22% 530,141 11,24% 530,1					0									135,83
Invindale   233   10.221,152   0   455,000   79.321   0.77%   33.78%   50.68   (29.97)   175,599   23.71     La Puente   94   2.063,089   0   37,500   14.039   0.68%   12.039   0.58%   50.64   52.372   32.149   59.412     Morrovia   203   3.332,306   0   0   56.269   1.69%   120.516   4.35%   50.71   (11.024)   26.866   10.034     Promona/Carrenton   674   18.274.897   203.418   774.274   256.521   1.64%   30.75%   50.64   35.8%   50.56   3.58%   50.56   3.58%   50.56   3.58%   50.56   3.58%   50.56   3.58%   50.56   3.58%   50.56   3.58%   50.56   3.58%   50.56   3.58%   50.56   3.58%   50.56   3.58%   50.56   3.58%   50.56   3.58%   50.56   3.58%   50.56   3.58%   50.56   3.58%   50.56   3.58%   50.56   3.58%										***************************************				211,85
La Puente   94   2.063.089   0   37.500   14.039   0.68%   50.64   52.272   32.149   59.472     La Verne/San Dimas/Glendora   322   6.744.375   33.428   438.112   291,723   4.33%   435.242   6.45%   \$0.51   65.3121   278.225   95.312     Morrovia   203   3.332.306   0   0   56.269   1.69%   72.144   3.37%   \$0.28   217.670   (46.610)   3060115   1.     Sondh El Monte   736   10.053.38   0   0   201.640   2.01%   208.102   2.07%   \$0.68   28.336   20.567   135.461     Welnut   197   6.234.111   0   0   196.206   3.15%   306.67   4.92%   \$0.65   134.902   (74.5477   13.446.33     Compton   45.4   2.445.17   0   2.063.140   5.96%   3.156.33   9.11%   \$0.65   134.902   (74.54.977   847.725   1.     Compton   45.4   2.34.455.75 <td></td> <td>588,72</td>														588,72
La VermeSan Dimas/Glendora   322   6,744,375   33,32,30   0   0   56,269   1.69%   122,184   3.67%   \$9,71   (11,024)   28,866   10.034     Monrowia   647   12,274,897   203,418   774,274   266,952   1.46%   796,655   4,36%   \$0.44   219,600   466,610   360,0115   11,767   5,240   17,670   500,0115   10,034   20,893,33   0   0   10,644   0.46%   308,123   13,37%   \$0,28   17,670   5,240   17,670   53,641   10,904   10,904   20,957   13,841   10,104   14,855   16,663,992   5,699,517   5,218,137   3,33%   9,212,995   5,88%   \$0,55   35,454   (17,504   1,164,850   11,     Control   509   3,46,40,225   0   271,050   2,063,140   5,96%   3,156,383   9,11%   \$0,65   134,902   (745,497)   847,725   1,     Compton   454   1,34,652,50   0   211,690   2,848,37												******		126,64
Mancrovia   203   3.322.206   0   0   55.269   1.69%   122.184   3.67%   S0.71   (11.024)   26.866   10.034     Pomona/Claremont   647   18.274.937   203.418   774.274   266.952   1.46%   796.650   4.36%   S0.54   219.800   (46.610)   360.115   1.     South El Monte   736   10.053.338   0   0   2018.00   2.01%   S0.861   2.3.2%   E6.3.500   7.4.540   17.670   5.240   17.670   5.240   17.670   5.240   17.670   5.240   17.670   5.240   17.670   5.240   17.670   5.240   17.670   5.240   1.56   30.667   4.325   6.65.00   14.942.55   15.51.433   3.156.333   9.11%   S0.65   134.902   (745.497)   847.725   1.     Compton   454   2.24.43.517   0   10.42.251   4.455   3.156.333   9.11%   S0.65   134.942   (745.497)   840.833   2.   1.6668   10.237														597,40
PomonaClaremont   647   118,274,897   203,418   774,274   286,822   1.46%   306,123   1.3.37%   S0.28   17,670   5,240   316,115   1.     Rusemead/San Gabriel   113   2,304,303   0   0   201,800   2.01%   202,07%   S0.68   28,336   20,567   135,461     Wahut   197   6,234,111   0   0   198,206   3.15%   306,667   4.92%   S0.67   (4,325)   (65,500)   74,344     Total   4,885   156,663,392   576,39   2,690,517   5,218,17   3.33%   9,212,969   5.88%   S0.56   134,902   (745,497)   847,725   1,     Compton   454   23,463,517   0   61,904   1,442,251   4.45%   1,51,4333   6.46%   S0.55   335,454   (127,277)   448,393   2,   1,448,393   2,   1,448,393   2,21,453   3,25%   S0.56   135,454   127,277)   448,393   2,110,791   1,448,393   2,117,570   1,448,393								•••••••••••••••••••••••••••••••••••••••	••••••••••••••••••••••••••••					120,20
Resemend/Sam Gabriel   113   2.304.303   0   0   10,644   0.46%   308,123   13.37%   S0.28   17.670   5,240   17.670     South El Monte   736   10,053,338   0   0   201,800   2.01%   208,102   2.07%   S0.68   28,336   20,567   135,461     Total   4,885   156,663,992   576,389   2,690,517   5,218,137   3.33%   9,212,969   5.88%   S0.56   395,977   1,508,756   1,964,850   11,     South El Monte   700   54,440,325   0   271,050   61,904   1,042,251   4,45%   1,514,383   6,46%   S0.55   134,902   (745,497)   847,725   1,     Compton   454   2,4,443,517   0   61,904   1,042,251   4,45%   1,514,383   6,46%   S0.55   335,454   (127,277)   448,393   2,     Gardena   1,19   2,744,842   12,92%   S0.69   (8,666)   9,7672   3,000     Hawthorne   236 <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>***************************************</td> <td></td> <td>*******</td> <td></td> <td>1,260,82</td>										***************************************		*******		1,260,82
South El Monte   736   10.053.33   0   0   2018,00   2.01%   208,102   2.07%   \$0.68   28.36   20.567   135.461     Wahut   197   6,234,111   0   0   196,266   3.15%   306,367   4.22%   \$0.56   395,77   1,508,765   195.461   11.     South Bay   2   2,460,1325   0   271,050   2,063,140   5.96%   3,15%.383   9,11%   \$0.65   134,902   (745,497)   847,725   1,     Compton   454   2,3,445,177   0   61,904   1,042,251   4.45%   1,514,383   6.46%   \$0.55   335,454   (127,277)   448,393   2,     Gardena   1,169   27,764,624   0   0   297%   344,764   3.22%   \$0.69   (8,666)   97,672   3.00   1   Markine   14,363   0   0   247,623   120,079   1,446,837   5.21%   5.01   0   0   24,449   12.02%   \$0.69   (8,656)   <														93,04
Walnut   197   6,234,111   0   0   196,206   3,15%   306,967   4,92%   \$0,67   (4,22)   (63,500)   74,384     Total   4,885   156,663,992   576,389   2,690,517   5,218,137   3.33%   9,212,969   5.88%   \$0,565   395,977   1,508,756   1,904,480   1,1     South Bay   -   -   -   5,965%   3,156,383   9,11%   \$0,655   335,454   (127,277)   448,393   2,     Carson   454   23,413,517   0   61,904   1,042,251   4,45%   1,514,333   6,46%   \$0,555   335,454   (127,277)   448,393   2,     Cardena   1,169   Z,646,84   0   0   941,778   3,14%   1,466,875   5,31%   \$0,509   (6,609)   97,672   3,000   1     Hardbroff   24   613,498   0   0   245,55   5,27%   37,455   5,04%   \$0,02   (6,23)   (6,6,45)   7,472,25   1,474,255   1,4														681,20
Total   4,885   156,663,992   576,389   2,690,517   5,218,137   3,33%   9,212,969   5,88%   \$0.56   395,977   1,508,756   1,964,850   11,     Carson   509   34,640,325   0   271,050   2,063,140   5,96%   3,156,383   9,11%   \$6.65   134,902   (745,497)   844,725   1,     Compton   454   23,440,517   0   61,904   1,042,215   4.46%   1,161,438   6,46%   \$0.55   335,454   (127,277)   448,338   2,     El Segundo   188   10,371,056   0   0   306,331   2.97%   344,754   3.32%   \$0.97   (37,009)   (4,018)   51,744     Gardena   1,169   27,648,624   0   0   21,666   1.25%   22,449   12.29%   \$0.60   (6,655)   192,657   47,620   1   1,446,837   5.37%   5.27%   374,545   8.04%   \$0.62   (6,625)   192,657   47,620   1   1,484,614   1,   1,944								• •••••••		***************************************		******		
South Bay     Carson   509   34,640,325   0   271,050   2,063,140   5,96%   3,156,383   9,11%   \$0,055   134,902   (745,497)   847,725   1,     Compton   454   2,71,056   0   0   333,454   (725,497)   844,393   2,     El Segundo   188   10,72,648,624   0   0   21,666   12,75%   23,444   12,02%   \$0,09   8,6696   97,672   3,000     Indewood   28   4,655,736   0   2,75%   37,455   8,00   0   2,75%   3,757   0   2,75%   1,229%   \$,23,255   2,75%   1,229%   5,000														401,96 11,912,90
Carson 509 34,640,325 0 271,050 2,063,140 5,96% 3,156,383 9.11% \$0.65 134,902 (745,497) 847,725 1,   Compton 454 23,443,517 0 61,904 1,042,251 4,45% 1,514,383 6,46% \$0.55 335,454 (127,277) 4448,393 2,   El Segundo 188 10,371,056 0 0 308,331 2,97% 344,754 \$3.25% \$0.97 (37,009) (4,018) 51,74% 1,466,837 \$5.1% \$0.58 (24,672) 360,851 210,079 1,   HardborCity 84 1,736,955 0 0 245,535 5.27% \$734,545 8.64% \$0.92 (62,55) 192,657 47,620   Lakewood/Hawaian Gardens 24 613,498 0 0 2,500 1,07% 50.09 4.34% \$0.63 1,324,366 87,7341 1,454,614 1,49% 1,454,614 1,49% 1,454,614 1,49% 1,454,614 1,49% 1,407,5921 0 0 1,724,50 93,816 2,90% 30,806 <t< td=""><td></td><td>4,005</td><td>130,003,332</td><td>570,505</td><td>2,030,317</td><td>5,210,157</td><td>5.5570</td><td>5,212,505</td><td>5.00 /0</td><td>ψ0.50</td><td>555,511</td><td>1,000,700</td><td>1,304,030</td><td>11,312,30</td></t<>		4,005	130,003,332	570,505	2,030,317	5,210,157	5.5570	5,212,505	5.00 /0	ψ0.50	555,511	1,000,700	1,304,030	11,312,30
Compton   454   23,443,517   0   61,904   1,042,251   4.45%   1,514,383   6.46%   \$0.55   335,454   (127,27)   448,933   2, 127,09     El segundo   188   10,371,056   0   0   308,331   2,97%   344,4754   3.22%   \$0.97   (37,009)   (4,018)   51,744     Gardena   1,169   27,646,524   0   0   941,778   3,41%   1,466,837   \$5.31%   \$0.58   (24,672)   30,000   1     Harkborne   236   7,775,712   0   0   245,535   52.7%   374,545   8.04%   \$0.92   (62,255)   192,657   47,620     Lawmod/Hawaiian Gardens   24   613,498   0   0   2,500   1.07%   0   0.00%   \$0.00   0   3,855   0   0   1,454,614   1,     Lawmoda/Hawaiian Gardens   24   613,498   0   0   4,226   1,04%   93,181   2.29%   \$0.63   1,324,366   877,341   1,454,61														
El Segundo 188 10,371,056 0 0 308,331 2.97% 344,754 3.32% \$0.97 (37,009) (4,018) 51,744   Gardena 1,169 27,648,624 0 0 941,778 3.41% 1,466,837 5.31% \$0.58 (24,672) 380,851 210,079 1,   Harbor City 84 1,736,955 0 0 21,696 1.25% 222,449 12.92% \$0.69 (8,696) 97,672 300.0   Inglewood 228 4,655,736 0 0 245,535 5.27% 374,545 8.04% \$0.92 (32,325) (36,745) 74,225 Lakewood/Hawaiian Gardens 24 613,498 0 60 60,09% 11,299 1.84% \$0.79 (5.600) 4.1,54 1   Lawndale 26 233,757 0 0 2.500 1.07% 0 0.00% \$0.00 0 3.855 0 0 1.454,614 1 1 1.454,614 1 1 1.454,614 1 1 1.4054,614 1 1 1.4054,614														1,996,96
Gardena   1,169   27,648,624   0   0   941,778   3.41%   1,466,837   5.31%   \$0.58   (24,672)   360,851   210,079   1, Harbor City     Harbor City   84   1,736,955   0   0   216,66   1.25%   224,449   12.92%   \$0.69   (6,695)   97,672   3,000     Inglewood   228   4,655,736   0   0   245,535   5.27%   374,545   8.04%   \$0.92   (32,325)   (36,745)   74,225     Lawmodle   26   233,757   0   0   2,500   1.07%   0   0.00%   \$0.00   0   3,855   0   0     Lawmodle   26   233,757   0   0   42,264   1.04%   93,181   2.29%   \$0.44   (3,500)   26,504   3,980   0     Lammodle   31   4,075,921   0   0   78,719   4,19%   8,120   0.43%   \$0.07   (3,022)   (17,240)   177,570   1.     Lawmodle					61,904	•••••••••••••••••••••••••••••••••••••••		•••••••••••••••••••••••••••••••••••••••	•••••••••••••••••••••••••••••••••••••••	•••••••••••••••••••••••••••••••••••••••				2,107,68
Harbor City 84 1,736,955 0 0 21,696 1.25% 224,449 12.92% \$0.69 (8,696) 97,672 3,000   Hawthorne 226 7,775,712 0 0 228,399 3,71% 502,317 6.46% \$0.62 (6,255) 192,657 47,620   Inglewood 228 4,655,736 0 0 245,535 5.27% 374,545 8.04% \$0.02 (32,325) (36,745) 74,225   Lakwood/Hawaiian Gardens 24 613,498 0 0 6,000 0,99% 11.299 1.84% \$0.09 0 3,855 0   Lakwood/Hawaiian Gardens 24 613,498 0 41,994 608,617 3.00% 900,009 4.43% \$0.63 1,324,366 877,341 1,454,614 1,   Lymwood 81 4,075,921 0 0 1,24,364 16,334 8.42% \$0.57 (30,822) (17,200) 177,570 1,   Redondo & Hermosa Beach 39 1,878,072 0 0 4,19% 8,120 0.43% \$2.00 <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>• •••••••••••••••••••••••••••••••••••••</td> <td></td> <td>***************************************</td> <td></td> <td></td> <td></td> <td>110,22</td>								• •••••••••••••••••••••••••••••••••••••		***************************************				110,22
Hawthorne 236 7,775,712 0 0 288,399 3.71% 502,317 6.46% \$0.62 (6,255) 192,657 47,620   Inglewood 228 4,655,736 0 0 245,535 5.27% 374,645 8.04% \$0.92 (32,325) (36,745) 74,225   Lakewood/Hawaiian Gardens 24 613,498 0 0 6,00 0.9% 11,299 1.84% \$0.79 (5,600) 41,584 0   Lawndale 26 233,757 0 0 2,500 1.07% 0 0.00% \$0.00 0 3,855 0   Long Beach/Terminal Island 724 20,318,448 0 41,984 608,617 3.00% 900,009 4.43% \$0.63 1,324,366 877,341 1,454,614 1,   Lynwood 81 4,075,921 0 0 1,22564 7,55% 1,223,314 8.42% \$0.57 (30,822) (172,400) 177,570 1,   Redondo & Hermosa Beach 39 1,267,7877 0 0 44,18 2.92% 98,327														1,803,44
Inglewood 228 4,655,736 0 0 245,535 5.27% 374,545 8.04% \$0.92 (32,325) (36,745) 74,225   Lakewood/Hawaiian Gardens 24 613,498 0 0 6,100 0.99% 11,299 1.84% \$0,79 (5,600) 41,584 0   Lawndale 26 233,757 0 0 2,500 1.07% 0 0.00% \$0.00 0 3,855 0   Long Beach/Terminal Island 724 20,318,448 0 41,984 608,617 3.00% 900,009 4.43% \$0.63 1,324,366 877,341 1.454,614 1.   Lynwood 81 4,075,921 0 0 1,24,564 7.55% 1,253,314 8.42% \$0.57 (30,822) (172,400) 177,570 1.   Rednodo & Hermosa Beach 39 1,878,072 0 0 402,464 15.03% 78,029 2.91% \$0.55 0 24,702 0 0 39,812 3.04% \$0.70 39,852 317,581 205,332 1,200 0 50,								•••••••						160,32
Lakewood/Hawaiian Gardens   24   613,498   0   0   6,100   0.99%   11,299   1.84%   \$0.79   (5,600)   41,584   0     Lawndale   26   233,757   0   0   2,500   1.07%   0   0.00%   \$0.00   0   3,855   0     Long Beach/Terminal Island   724   20,318,448   0   41,984   608,617   3.00%   900,009   4.43%   \$0.63   1,324,366   877,341   1,454,614   1,     Lymwood   81   4,075,921   0   0   42,236   1.04%   93,181   2.29%   \$0.44   (3,500)   26,504   3,980     Rancho Dominguez   241   14,891,571   0   0   78,719   4.19%   8,120   0.43%   \$2.00   (720)   (3,770)   1,200     San Pedro   39   2,677,877   0   0   94,18   2,92%   98,327   3.04%   \$0.81   (969)   (9,397)   20,239   1     Torrance   610	Hawthorne	236	7,775,712	0	0	288,399	3.71%	502,317	6.46%	\$0.62	(6,255)	192,657	47,620	906,41
Lawndale   26   233,757   0   0   2,500   1.07%   0   0.00%   \$0.00   0   3,855   0     Long Beach/Terminal Island   724   20,318,448   0   41,984   608,617   3.00%   900,009   4.43%   \$0.63   1,324,366   877,341   1,454,614   1,     Lynwood   81   4.075,921   0   0   42,236   1.04%   93,181   2.29%   \$0.44   (3,500)   26,504   3,980     Rancho Dominguez   241   14,891,571   0   0   1,124,564   7.55%   1,253,314   8.42%   \$0.57   (30,822)   (172,400)   177,570   1,     Redondo & Hermosa Beach   39   2,677,877   0   0   402,464   15.03%   78,029   2,91%   \$0.55   0   24,702   0   20,339   20,513   209,437   7.48%   2,360,861   9.34%   \$0.70   39,582   317,581   205,432   1,     Villmington   137   3,245,989   0 <td>Inglewood</td> <td>228</td> <td>4,655,736</td> <td>0</td> <td>0</td> <td>245,535</td> <td>5.27%</td> <td>374,545</td> <td>8.04%</td> <td>\$0.92</td> <td>(32,325)</td> <td>(36,745)</td> <td>74,225</td> <td>325,79</td>	Inglewood	228	4,655,736	0	0	245,535	5.27%	374,545	8.04%	\$0.92	(32,325)	(36,745)	74,225	325,79
Long Beach/Terminal Island 724 20,318,448 0 41,984 608,617 3.00% 900,009 4.43% \$0.63 1,324,366 877,341 1,454,614 1,   Lynwood 81 4,075,921 0 0 42,236 1.04% 93,181 2.29% \$0.44 (3,500) 26,504 3,980   Rancho Dominguez 241 14,891,571 0 0 1,124,564 7.55% 1,253,314 8.42% \$0.57 (30,822) (172,400) 177,570 1,   Redondo & Hermosa Beach 39 1,878,072 0 0 78,719 4.19% 8120 0.43% \$2.00 (720) (3,770) 1,200   San Pedro 39 2,677,877 0 0 94,418 2.92% 98,327 3.04% \$0.81 (969) (9,397) 20,239   Torrance 610 25,288,777 0 142,053 1,892,437 7.48% 2,360,861 9.34% \$0.70 39,582 317,581 205,432 1,   Wilmington 137 3,245,989 0 0 148,507	Lakewood/Hawaiian Gardens	24	613,498	0	0	6,100	0.99%	11,299	1.84%	\$0.79	(5,600)	41,584	0	82,01
Lynwood   81   4,075,921   0   0   42,236   1.04%   93,181   2.29%   \$0.44   (3,500)   26,504   3,980     Rancho Dominguez   241   14,891,571   0   0   1,124,564   7.55%   1,253,314   8.42%   \$0.57   (30,822)   (172,400)   177,570   1,     Redondo & Hermosa Beach   39   1,878,072   0   0   78,719   4.19%   8,120   0.43%   \$2.00   (720)   (3,770)   1,200     San Pedro   39   2,677,877   0   0   442,464   15.03%   78,029   2.91%   \$0.55   0   24,702   0     Signal Hill   183   3,230,551   0   0   94,418   2.92%   98,327   3.04%   \$0.70   39,582   317,581   205,432   1,     Vilmington   137   3,245,989   0   142,053   1,892,437   7.48%   2,360,861   9.34%   \$0.58   1(11,261)   135,689   0   10,695,742   46,	Lawndale	26	233,757	0	0	2,500	1.07%	0	0.00%	\$0.00	0	3,855	0	16,28
Lynwood   81   4,075,921   0   0   42,236   1.04%   93,181   2.29%   \$0.44   (3,500)   26,504   3,980     Rancho Dominguez   241   14,891,571   0   0   1,124,564   7.55%   1,253,314   8.42%   \$0.57   (30,822)   (172,400)   177,570   1,     Redondo & Hermosa Beach   39   1,878,072   0   0   78,719   4.19%   8,120   0.43%   \$2.00   (720)   (3,770)   1,200     San Pedro   39   2,677,877   0   0   94,418   2.92%   98,327   3.04%   \$0.55   0   24,702   0     Signal Hill   183   3,230,551   0   0   94,418   2.92%   98,327   3.04%   \$0.70   39,582   317,581   205,432   1,     Villmington   137   3,245,989   0   0   148,507   4.58%   121,789   3.75%   \$0.62   1,672,475   979,332   3,545,821   12,     os A	Long Beach/Terminal Island	724	20,318,448	0	41,984	608,617	3.00%	900,009	4.43%	\$0.63	1,324,366	877,341	1,454,614	1,438,15
Rancho Dominguez 241 14,891,571 0 0 1,124,564 7.55% 1,253,314 8.42% \$0.57 (30,822) (172,400) 177,570 1, Redondo & Hermosa Beach 39 1,878,072 0 0 78,719 4.19% 8,120 0.43% \$2.00 (720) (3,770) 1,200   San Pedro 39 2,677,877 0 0 402,464 15.03% 78,029 2.91% \$0.55 0 24,702 0   Signal Hill 183 3,230,551 0 0 94,418 2.92% 98,327 3.04% \$0.61 (969) (9,397) 20,239   Torrance 610 25,288,777 0 142,053 1,892,437 7.48% 2,360,861 9.34% \$0.70 39,582 317,581 205,432 1,   Wilmington 137 3,245,989 0 0 148,507 4.58% 121,789 3.75% \$0.58 (11,261) 135,689 0   Total 4,972 186,726,386 0 516,991 9,311,692 4.99% 12,508,597 6.70% \$0	Lynwood	81	4,075,921	0	0	42,236	1.04%	••••••••	2.29%	\$0.44				31,75
Redondo & Hermosa Beach   39   1,878,072   0   0   78,719   4.19%   8,120   0.43%   \$2.00   (720)   (3,770)   1,200     San Pedro   39   2,677,877   0   0   402,464   15.03%   78,029   2.91%   \$0.55   0   24,702   0     Signal Hill   183   3,230,551   0   0   94,418   2.92%   98,327   3.04%   \$0.81   (969)   (9,397)   20,239     Torrance   610   25,288,777   0   142,053   1,892,437   7.48%   2,360,861   9.34%   \$0.70   39,582   317,581   205,432   1,     Wilmington   137   3,245,989   0   0   148,507   4.58%   121,789   3.75%   \$0.58   (11,261)   135,689   0     Total   4,972   186,726,386   0   516,991   9,311,692   4.99%   12,508,597   6.70%   \$0.62   1,672,475   979,332   3,545,821   12,     5,000-249,999 <td></td> <td>241</td> <td></td> <td>0</td> <td>0</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>******</td> <td></td> <td>1,079,85</td>		241		0	0							******		1,079,85
San Pedro   39   2,677,877   0   0   402,464   15.03%   78,029   2,91%   \$0.55   0   24,702   0     Signal Hill   183   3,230,551   0   0   94,418   2.92%   98,327   3.04%   \$0.81   (969)   (9,397)   20,239     Torrance   610   25,288,777   0   142,053   1,892,437   7.48%   2,360,861   9.34%   \$0.70   39,582   317,581   205,432   1,     Wilmington   137   3,245,989   0   0   148,507   4.58%   121,789   3.75%   \$0.62   1,672,475   979,332   3,545,821   12,     os Angeles Total   20,434   720,128,328   1,797,703   4,532,531   29,392,096   4.08%   47,199,932   6.55%   \$0.62   1,672,475   979,332   3,545,821   12,     os Angeles Total   20,434   720,128,328   1,797,703   4,532,531   29,392,096   4.08%   47,199,932   6.55%   \$0.58   1,786,164   3,3	······································							• •••••••						52,76
Signal Hill 183 3,230,551 0 0 94,418 2.92% 98,327 3.04% \$0.81 (969) (9,397) 20,239   Torrance 610 25,288,777 0 142,053 1,892,437 7.48% 2,360,861 9.34% \$0.70 39,582 317,581 205,432 1,   Wilmington 137 3,245,989 0 0 148,507 4.58% 121,789 3.75% \$0.58 (11,261) 135,689 0   Total 4,972 186,726,386 0 516,991 9,311,692 4.99% 12,508,597 6.70% \$0.62 1,672,475 979,332 3,545,821 12,   os Angeles Total 20,434 720,128,328 1,797,703 4,532,531 29,392,096 4.08% 47,199,932 6.55% \$0.58 1,672,475 979,332 3,545,821 12,   os Angeles Total 20,434 720,128,328 1,797,703 4,532,531 29,392,096 4.08% 47,199,932 6.55% \$0.58 1,786,164 3,319,708 10,695,742 46,   5,000-249,999 13,345					0									141,28
Torrance   610   25,288,777   0   142,053   1,892,437   7.48%   2,360,861   9.34%   \$0.70   39,582   317,581   205,432   1,     Wilmington   137   3,245,989   0   0   148,507   4.58%   121,789   3.75%   \$0.58   (11,261)   135,689   0     Total   4,972   186,726,386   0   516,991   9,311,692   4.99%   12,508,597   6.70%   \$0.62   1,672,475   979,332   3,545,821   12,     os Angeles Total   20,434   720,128,328   1,797,703   4,532,531   29,392,096   4.08%   47,199,932   6.55%   \$0.58   1,672,475   979,332   3,545,821   12,     os Angeles Total   20,434   720,128,328   1,797,703   4,532,531   29,392,096   4.08%   47,199,932   6.55%   \$0.58   1,786,164   3,319,708   10,695,742   46,     50,000-249,999   13,345   164,291,943   30,677   73,177   4,499,618   2.74%   7,897,766   4										******		******		178,29
Willington 137 3,245,989 0 0 148,507 4.58% 121,789 3.75% \$0.58 (11,261) 135,689 0   Total 4,972 186,726,386 0 516,991 9,311,692 4.99% 12,508,597 6.70% \$0.62 1,672,475 979,332 3,545,821 12,   os Angeles Total 20,434 720,128,328 1,797,703 4,532,531 29,392,096 4.08% 47,199,932 6.55% \$0.62 1,672,475 979,332 3,545,821 12,   5,000-24,999 13,345 164,291,943 30,677 73,177 4,499,618 2.74% 7,897,766 4.81% \$0.72 368,980 1,529,532 2,166,663 10,   25,000-49,999 3,600 124,671,277 226,647 767,841 4,048,827 3.25% 6,774,681 5.43% \$0.60 148,303 380,894 1,503,178 8,   50,000-99,999 2,011 136,200,620 211,647 811,269 6,112,498 4.49% 10,037,751 7.37% \$0.55 79,778 (121,875) 2,031,556 8,														1,556,22
Total 4,972 186,726,386 0 516,991 9,311,692 4.99% 12,508,597 6.70% \$0.62 1,672,475 979,332 3,545,821 12, 0,695,742 46, 46,   os Angeles Total 20,434 720,128,328 1,797,703 4,532,531 29,392,096 4.08% 47,199,932 6.55% \$0.58 1,786,164 3,319,708 10,695,742 46, 46,   5,000-24,999 13,345 164,291,943 30,677 73,177 4,499,618 2.74% 7,897,766 4.81% \$0.72 368,980 1,529,532 2,166,663 10, 1,503,178 8, 50,000-49,999 3,600 124,671,277 226,647 767,841 4,048,827 3.25% 6,774,681 5.43% \$0.60 148,303 380,894 1,503,178 8, 50,000-99,999 2,011 136,200,620 211,647 811,269 6,112,498 4.49% 10,037,751 7.37% \$0.55 79,778 (121,875) 2,031,556 8, 100,000-249,999 1,183 173,879,764 708,732 1,980,820 8,492,324 4.88% 13,621,751 7.83% \$0.43 (285,003) 142,461 914,763 4,												•••••••••••••••••••••••••••••••••••••••		499,67
os Angeles Total   20,434   720,128,328   1,797,703   4,532,531   29,932,096   4.08%   47,199,932   6.55%   \$0.58   1,786,164   3,319,708   10,695,742   46,74     5,000-24,999   13,345   164,291,943   30,677   73,177   4,499,618   2.74%   7,897,766   4.81%   \$0.72   368,980   1,529,532   2,166,663   10,     25,000-49,999   3,600   124,671,277   226,647   767,841   4,048,827   3.25%   6,774,681   5.43%   \$0.60   148,303   380,894   1,503,178   8,     50,000-99,999   2,011   136,200,620   211,647   811,269   6,112,498   4.49%   10,037,751   7.37%   \$0.55   79,778   (121,875)   2,031,556   8,     100,000-249,999   1,183   173,879,764   708,732   1,980,820   8,492,324   4.88%   13,621,751   7.83%   \$0.53   134,720   914,332   2,740,196   13,     250,000-499,999   242   78,293,057   0   899,424   5,028,782<														12,487,16
25,000-49,9993,600124,671,277226,647767,8414,048,8273.25%6,774,6815.43%\$0.60148,303380,8941,503,1788,50,000-99,9992,011136,200,620211,647811,2696,112,4984.49%10,037,7517.37%\$0.5579,778(121,875)2,031,5568,100,000-249,9991,183173,879,764708,7321,980,8208,492,3244.88%13,621,7517.83%\$0.53134,720914,3322,740,19613,250,000-499,99924278,293,0570899,4245,028,7826.42%6,946,0788.87%\$0.43(285,003)142,461914,7634,														46,745,64
25,000-49,9993,600124,671,277226,647767,8414,048,8273.25%6,774,6815.43%\$0.60148,303380,8941,503,1788,50,000-99,9992,011136,200,620211,647811,2696,112,4984.49%10,037,7517.37%\$0.5579,778(121,875)2,031,5568,100,000-249,9991,183173,879,764708,7321,980,8208,492,3244.88%13,621,7517.83%\$0.53134,720914,3322,740,19613,250,000-499,99924278,293,0570899,4245,028,7826.42%6,946,0788.87%\$0.43(285,003)142,461914,7634,		10.015	101.001.015	00.075	70		0.7.00	7.007.74		A0 70		1 500 500	0.400.005	10
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100,000-249,9991,183173,879,764708,7321,980,8208,492,3244.88%13,621,7517.83%\$0.53134,720914,3322,740,19613,250,000-499,99924278,293,0570899,4245,028,7826.42%6,946,0788.87%\$0.43(285,003)142,461914,7634,														8,001,52
250,000-499,999 242 78,293,057 0 899,424 5,028,782 6.42% 6,946,078 8.87% \$0.43 (285,003) 142,461 914,763 4,														8,380,82
														13,495,57
500 000 plus 53 42 791 667 620 000 0 1 210 047 2 83% 1 921 005 4 40% \$0.56 1 330 386 474 364 1 220 396 1					899,424		6.42%	•••••••	8.87%	\$0.43			914,763	4,683,64
	500,000 plus	53	42,791,667	620,000	0	1,210,047	2.83%	1,921,905	4.49%	\$0.56	1,339,386	474,364	1,339,386	1,477,21

This survey consists of buildings greater than 5,000 square feet. Lease rates are on an industrial-gross basis.

# INDUSTRIAL

# GREATER LOS ANGELES FIRST QUARTER 2014

# MAJOR TRANSACTIONS

## **Sales Transactions**

Property Address	City	Square Feet	Sale Price Per SF	Buyer	Seller
5959 Randolph St.	Central LA	400,169	\$135.00	Bentall Kennedy	Western Realco
100 W. Victoria St.	South Bay	187,986	\$87.77	CenterPoint Properties	Xebec Realty Partners
5764 Alcoa Ave.	Downtown LA	129,720	\$113.71	Gramercy Property Trust, Inc.	Douglas Steel Supply, Inc.
201-207 Pine Ave. – 6 Properties	San Gabriel Valley	73,952	\$96.35	San Gabriel Valley Council of Government	Vogel Engineers, Inc.
12011 Smith Ave.	Mid-Cities	52,032	\$131.75	Rockman Company (U.S.A), Inc.	Penwood Real Estate Investment

## Lease Transactions

Property Address	City	Square Feet	Transaction Date	Tenant	Owner
350 Westmont Dr.	South Bay	338,899	Feb-14	Carrier	Port of LA Dist. Center, LP
6400 Valley View St.	Mid-Cities	238,270	Mar-14	Dynamic Worldwide West	Prologis
12252 Whittier Blvd.	Mid-Cities	161,610	Feb-14	ACE World Class, Inc.	Terreno Whittier, LLC
22600 S. Bonita Ave.	South Bay	147,500	Jan-14	Premier Transportation & Warehousing	Watson Land Company
16325 S. Avalon Blvd.	South Bay	115,138	Feb-14	Jupiter Warehousing & Distribution	TIAA-CREF

# **PRODUCT TYPE**

#### MFG./DIST.

Manufacturing/Distribution/Warehouse facilities with up to 29.9% office space.

To view available properties, please visit:

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New Deliveries Vacancy Rate Square Feet Percent 10,000,000 10% 9,000,000 9% 8,000,000 8% 7,000,000 7% 6,000,000 6% 5,000,000 5% 4,000,000 4% 3,000,000 3% 2,000,000 2% 1,000,000 1% 0 0% 2014 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013

**ANNUAL NEW DELIVERIES VS. VACANCY RATE** 

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Las Vegas, NV 702.734.4500

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Reno, NV 775.771.9955

Sacramento, CA 916.772.8648 San Diego, CA 858.453.0505

San Jose, CA 408.885.9110

This survey consists of properties representing both single tenant and multi-tenant buildings. The lease rates are based on a industrial-gross basis. The information contained in this report is gathered from sources that are deemed reliable, but no guarantees are made as to its accuracy. This information is for Voit Real Estate Services' use only and cannot legally be reproduced without prior written consent from the management of Voit Real Estate Services.

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