

Real People. Real Solutions.®



Industrial Market Report

Compared to 2010:

Vacancy



Net Absorption



Lease Rates



Transactions



Deliveries



To view available properties or electronic versions of current or past market reports, please visit:

www.voitco.com

Prepared by:

Jerry J. Holdner, Jr. - Lic.#01145748

Vice President of Market Research VOIT Real Estate Services - Lic.#01333376 e-mail: jholdner@voitco.com

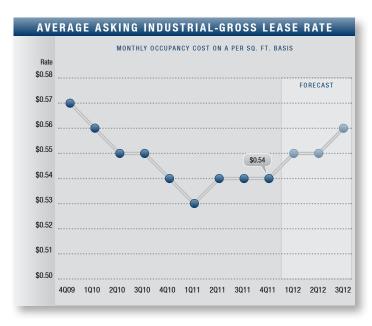
Market Highlights

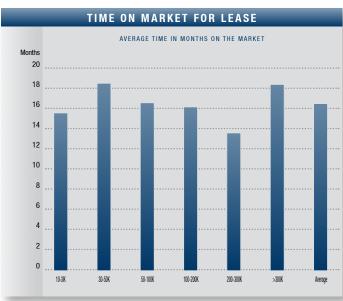
- Encouraging Numbers The Los Angeles industrial market continued its path to recovery in the fourth quarter of 2011, posting a modest sub 5% vacancy rate, Both vacancy and availability remained stable compared to the previous quarter and compared to the same quarter of 2010. With regard to sales transactions, the ask-bid gap narrowed, evident from the drop in asking prices and overall increase in buyer activity since 2009, as sales activity increased every quarter over the last four quarters. Lease rates began to increase, and the market posted over one million square feet of positive absorption in 2011. While these are positive indicators, 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 just under 800,000 square feet of industrial projects under construction in the Los Angeles industrial market in the fourth quarter of 2011. The slowdown in construction is a result of a lack of demand, scarce financing, and rising construction costs.
- Vacancy Direct/sublease space (unoccupied) finished the year at 4.91%, nearly the same as 2010's fourth quarter rate of 4.88% and below 2011's third quarter rate of 5.05%. This is a strong indication that the vacancy rate has stabilized.
- · Availability Direct/sublease space being marketed was 8.40% in the fourth guarter of 2011, lower than the previous quarter's rate of 8.46% and a .24% decrease from the 8.42% we saw at the end of 2010. The overall decrease in space being marketed is a positive sign, as more space is coming off the market than going on the market.
- Lease Rates The average asking lease rate remained steady at \$.54 per square foot per month, unchanged from the previous two quarters but up one cent from the third quarter rate of \$.53, marking the first increases in the asking lease rates since the third quarter of 2008.

- **Absorption -** The Los Angeles industrial market posted one million square feet of positive net absorption in the fourth quarter of 2011, giving the market a total of approximately 1.17 million square feet of positive absorption for 2011.
- Transaction Activity Leasing activity checked in at just over 30 million square feet for 2011 —a decrease from the 43.7 million square feet seen in 2010. Sales activity also showed year-over-year decrease, posting a total of 27.8 million square feet of activity compared to the 50 million square feet transacted in 2010. Details of the largest transactions can be found on the back page of this report.
- **Employment -** The unemployment rate in Los Angeles County was 11.9% in November 2011, down from a revised 12.2% in October 2011 and below the 2010 estimate of 13%. This compares with an unadjusted unemployment rate of 10.9% for California and 8.2% for the nation during the same period. According to the State of California Employment Development Department, Los Angeles County displayed an overall net gain of 12,500 jobs between November 2010 and November 2011. The largest gains were 9,800 in educational & health services and 6,600 in information; however, Los Angeles County lost 5,100 government jobs during that same period.
- Overall We are seeing stabilization in vacancy and availability levels coupled with increases in net occupancy, which is contributing to an overall increase in average asking lease rates. With few new deliveries to apply more upward pressure on vacancy, the market should continue to stabilize. We expect to see an increase in investment activity in the coming quarters as lenders to dispose of distressed assets. We should also see an increase in leasing activity as many short-term deals come up for renewal. 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.

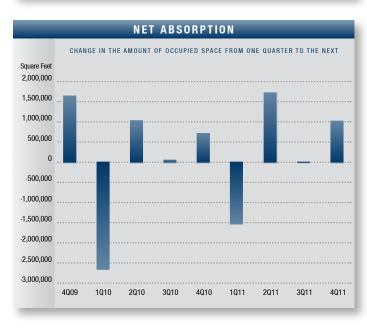
GREATER	LOS AN	GELES I	MARKET O	VERVIEW
	2011	2010	2009	% of Change vs. 2010
Total Vacancy Rate	4.91%	4.88%	4.71%	0.61%
Availability Rate	8.40%	8.42%	8.96%	(0.24%)
Average Asking Lease Rate	\$0.54	\$0.54	\$0.57	0.00%
Sale & Lease Transactions	58,179,534	93,811,131	49,057,994	(37.98%)
Gross Absorption	37,593,097	40,947,512	33,866,880	(8.19%)
Net Absorption	1,171,308	(885,118)	(5,111,404)	N/A

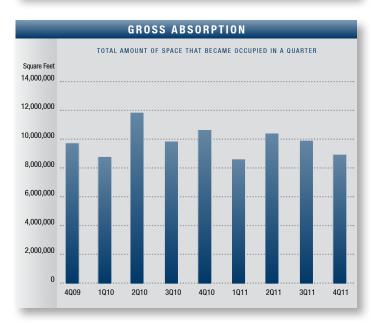












Page	Control Part			INVE	NTORY		V	ACANCY	& LEAS	E RATES			ABSO	RPTION	
			of	Rentable	Feet	Feet	Feet	Rate	Feet	Rate	Asking	Absorption	Absorption	Absorption	Absorption
Climary Company Climary Co	Cincle of Company	Central													
Oyse Company Oyse Company Oyse	Oyse Company Oyse Company Oyse	Bell/Bell Gardens/Maywood	174	6.414.051	0	96.000	197.555	3.08%	558.738	8.71%	\$0.47	53.948	(42.486)	105.044	255,406
Land Angelon-Poster Post	Land Angelon-Poster 1968 1969 1969 1959	•				,	,		,			,	,		2,741,060
Mone	Mone-Serial Manufacture Mone 194	Huntington Park/Cudahy	201	4,991,342	0	0	184,943	3.71%	533,222	10.68%	\$0.41	1,160	85,790	2,160	182,720
Post Primery 14	Post	Los Angeles - Downtown	5,328	156,691,598	15,556	852,893	5,724,968	3.65%	10,059,618	6.42%	\$0.60	(59,567)	(29,733)	1,433,263	6,174,633
Semination April 1,185,235	Sam Game	,									•				1,166,895
															663,229
Machine Page	Machine Mach										•		,		
Medistermine	Medistermine 78 13,815,744 0 0 0 86,977 4.098 11,119,730 8.209				,										
Memile	Memile North Professor 1968 1968 1969 196		7,860	284,062,499	21,556	1,196,626	10,917,511	3.84%	20,045,152	7.06%	\$0.52	703,453	729,992	3,070,933	12,883,612
Belstown/Downey 202 6,057 / 202 0 0 0 25/5 / 504 202 0 0 0 0 0 0 0 0	Belles B									/	***	(00.005)	215.007		
Binna Parkila Farma	Binnar Park 15.0712.451 0						,				•	, , ,	,		
In Minors 19 12,444,565 0	In Minoria 19 12,444,585 0 0 1,005,476 2,619,40 18,05% 5,014 1,072,023 20,057 194.1 Paramorat 36 6,524,039 0 0 128,372 1,35% 413,622 1,34% 5,055 2,257 5,075,089 1,324 2,252,019,00 0 0 186,574 2,167,00 1,075 1,084 1,075 1,084 1,075 1,084						,								
Novakk 60 2.989,188 0 0 173,522 5,80% 282,109 0 77. 8 581 155 67.858 2.100 143.59 143.59 4.55 145.59	Novalk 0 2,989,189 0 0 17,5522 5,879 202,190 0,777 5,167 15,5 67,879 2,704 134,579 3,675 135,5 67,8789 2,109 143,579 3,475 135,791 3,475 135,791 3,475 135,791 3,475 135,791 3,475 135,791 3,475 135,791 3,475 135,791 3,475 135,791 3,475 135,791 3,475 135,791 3,475 135,791 3,475 135,791 3,475 135,791 3,475 135,791 3,475 135,791 3,475 135,791 3,475 135,791 3,475 135,791 3,475 135,791 3,475 3,4						,						,		,
Parament	Parament Sel 9.520,1950 0 1283 72 1585 413,209 4.34% 30.62 3.575 56.176 56.176 39.585 39.585 30.														
Samta Fis pringring 1.321 S.20311.940 0 1 18.574 Z.186.780 4.1595 9.175.10 7.8016 9.1054 9.375 9.455.10 9.1055 9.375. Teal 1.326 V.186.042.499 0 0 18.574 5.705.089 4.829 9.054 9.059 9.054 9.054 9.055 9.05	Samla fis pringing 1.321 \$2,001,940 0 168,574 2,168,700 415,401 415,001,950 410,002 415,001,540 415,001 41												, , ,		
Multipart 10	Multipart 198 5,009,845 0 18,074 5,709,690 4,839 9,066,891 8,479 9,047 10,454 3,779 4,141,221 7,856,100 175,55 175,55 18,000 18,000 18,000 4,838 9,066,891 8,479 5,000 5,000 1,227,779 1,414,221 7,856,100														
San Gabriel Valley San Ga	San Gabriel Valley San Ga										•			,	175,544
All Parlier Management (1972) All Parlier Management (1974)	All Part						,								7,886,164
Manufach 112 2,796,073 0	Manufach 112 2.796,072 0	San Gahriel Valley	,	, ,		,	, ,		, ,		•	,	, ,	, ,	, ,
Acadas (Azas) 134 2.37,889 0 0 00,742 3.27% 44.226 7.47% \$0.96 9.9.14 27,945 22.215 8.02 14.8 282 5.944,244 0 0 0.020,009 42.9% 23.221 4.27% \$0.50 \$0.52 4.48,390 4.98,20 4.04 18.9 4.04 18.9 4.04 18.9 4.04 18.9 4.04 18.9 4.04 18.9 4.04 18.9 4.04 18.9 4.04 18.9 4.04 18.9 4.04 18.9 4.04 18.9 4.04 18.9 6.00 6.00 6.00 6.00 6.00 6.00 6.00 6.00 6.00 6.00 6.00 6.00 6.00 6.00 6.00 6.20% 6.00 </td <td> Acada Acad</td> <td>-</td> <td>110</td> <td>0.700.070</td> <td>0</td> <td>0</td> <td>40.000</td> <td>1 470/</td> <td>100.040</td> <td>F 000/</td> <td>ድር 45</td> <td>(C 440)</td> <td>05 044</td> <td>0.051</td> <td>CE 700</td>	Acada Acad	-	110	0.700.070	0	0	40.000	1 470/	100.040	F 000/	ድር 45	(C 440)	05 044	0.051	CE 700
Acusa	March Marc						,				•			,	
Belshvin Park	Beltwin Park						,								
Dig of Incharty/DBFH/PHF 1,100	Dig of Industry DRHMM										•		, , ,		
Domarket Corona 186 3.712.709 0 0 99.056 2.67% 143.232 3.86% 90.63 (3.641) 2.564 11 57.33 Danatre	Domarder Corrian 186 3,712,709 0 0 99,056 2,67% 142,222 3,86% 90,03 (3,841) 2,564 11 9,73 Datate						,						,		3,198,294
Dearle 87 2071 238 0 0 47.776 231% 189.592 9.15% 5062 16.864 6.764 36.749 69.84 180.104 47.6575 61.3628 77.789 24.758 24.75	Dearle 87 2071 238 0 0 0 47,776 231% 189,592 9.15% S0.82 16,884 66,764 36,744 386,74		,		,	,						,	,		57,317
Holme	Elmonte 267 7,986,764 80,102 476,575 613,629 7,774 1,286,957 6,32% \$0,327 50,320 193,261 193,261 7,7318 386,32% 1,082,961 1,092,														69,832
La Puenten	La Puenten	El Monte	267	7,896,764	80,102	476,575	613,628	7.77%	1,288,957	16.32%	\$0.37	45,521	, , ,	77,318	386,301
La Vermes/San Dimass/Gendora 23	La Vermes/an Dimass/Gendora 23 7,641,245 0 0 541,811 7,09% 84,575 11,06% 50.03 (15,68) (54,059) 22,333 123,5 Monrovia 120 3,674 917 0 0 63,271 1,72% 132,727 13,67% 50.03 (15,68) (14,0732) 44,515 31,955 119,06% 120,000 11,000	Irwindale	238	10,683,209	0	967,500	674,938	6.32%	690,860	6.47%	\$0.70	(13,601)	546,178	67,013	1,092,813
Monrowia 210 3,674,917 0 0 63,271 1,72% 132,727 3,61% 50,74 24,619 48,655 31,958 119.07 20 20 20 20 20 20 20	Monrowia 210 3,674,917 0 0 63,271 1,72% 132,727 3,61% \$0,74 \$0,4619 \$0,4655 31,988 119.0 Promona/Ciremont 641 18,524,788 0 0 489,035 1,459,537 7,88% 2,960,551 15,98% \$0,45 (457,332) (417,133) 258,726 80,40 Rosemeat/San Gabriel 118 2,679,788 0 0 50,190 1,74% 185,181 6,43% 50,56 14 55,041 3,870 164,7 50th H Morte 667 9,718,195 0 0 0 23,728 31,28 80,2579 8,49% 50,60 66,932 91,174 160,641 290,936 20,141 20	La Puente	82	2,029,735	0	37,500	38,012	1.87%	122,669	6.04%	\$0.62	8,068	(17,897)	24,096	69,350
Pomonaci Ciremonn 641 18, 247, 28 0 489,035 1,49,935 7,88% 2,960,551 15,99% 50,45 (457,32) (417,33) 258,726 844,44 Rosemead San Gabrie 118 2,279,788 0 0 0 1,74% 165,181 163,181 1	PemonaciCaremont 641 18.524788 0 489,035 1.499,535 7.88% 2.960,551 15.99% 50.45 (457,332) (417,133) 258,726 84.04 Rosemead/San Gabrie 118 2.679,788 0 0 0 413,049 4.25% 285,279 8.49% 50.60 66,932 91,174 160,641 290,9 10 10 10 10 10 10 10 1	La Verne/San Dimas/Glendora	323	7,641,245	0	0	541,811	7.09%	845,275	11.06%	\$0.63	(15,658)	(54,059)	26,393	123,596
Rosemead/San Gabriel 118 2,879,788 0 0 50,199 1,74% 185,181 6,43% \$0.56 14 95,041 3,870 164,750 141,049 143,049 4,25% 825,279 8,49% \$0.60 66,932 91,174 160,641 290,990 141,040 143,049 4,25% 825,277 13,52% 8,064 305,160 267,759 341,904 494,37 161,041 141,	Rosemend/San Gabriel 118 2,879,788 0 0 50,199 1,74% 185,181 6,43% \$0,56 14 95,041 33,670 164,750 141,049 143,049 4,25% 825,279 84,95% 50,66 66,932 91,174 160,641 290,940 161,041 161,04						,								119,030
South Blomte Set 9,718,195 0 0 41,340 4,25% 825,279 8,49% \$0.60 66,932 91,174 10,061 290,90	South Blomte 687 9,718,195 0 0 413,040 425% 825,279 8,49% \$0,60 66,932 91,174 160,641 29.09 17,041 17,04					,						,	,		840,410
Walnut 216 7,619,134 0 0 237,928 3,12% 1,029,771 13,52% 8,064 305,160 287,759 341,904 494,337 South Bay Golf May Go	Walnut 216 7,619,134 0 0 237,928 3.12% 1,029,771 13,52% 80,64 305,160 287,759 341,904 494,3 Total 4,866 163,933,309 380,102 2,194,088 10,268,585 6,26% 17,661,786 10,77% 80,53 674,618 10,267,971 1,856,123 7,387,55 South Bay Carson 555 36,506,275 224,560 280,000 1,830,756 5.01% 2,973,303 8,14% 80,57 201,112 502,508 754,641 2,901,4 Compton 472 24,369,3275 0 0 1,442,593 5.92% 2,443,908 10.03% 8,049 (49,911) (133,185) 120,558 1,174,7 El Segundo 204 1,170 442 0 2,914 0 2,973,033 8,14% 80,57 201,112 502,508 754,641 2,901,44 Carrieria 1,172 48,943 0 0 24,467 3,38% 1,202,34 1,550														164,751
Total 4,866 163,933,309 380,102 2,194,088 10,268,585 6.26% 17,661,786 10,77% \$0.53 (674,618) (1,267,971) 1,856,123 7,387,518 SOUTH Bay Carson 55 36,506,275 224,560 280,000 1,830,756 5.01% 2,973,303 8.14% \$0.57 201,112 502,508 754,641 2,901,444 Compton 472 24,363,275 0 0 0 1,442,593 5.92% 244,908 10,37% \$0.49 (49,911) (133,185) 120,558 1,174,77 El Segundo 204 11,270,442 0 0 0 291,646 2,59% 410,574 3,64% \$0.96 (86,531) 33,650 148,381 Gardena 1,178 28,390,532 0 58,495 1,243,790 4,31% 1,978,457 6,85% \$0.64 118,415 (33,227) 30,525 1,078,118 Hawfhoric W 85 1,844,904 0 0 0 53,463 2,99% 10,028 16,52% \$0.49 1,500 41,710 12,860 120,91 Hawfhorie 247 8,007,859 0 0 0 446,031 5,57% 1,001,532 12,51% \$0.58 114,924 126,593 188,235 570,11 Inglewood 235 5,310,215 0 0 0 219,643 4,14% 41,371 8,177 8,078 6,1703 (32,393) 111,640 275,515 Lakewood/Hawaiian Gardens 19 603,207 0 0 88,790 2,215,543 10,04% 25,292,74 11,46% \$0.50 (47,040) (19,614) 120,307 505,515 Lakewood/Hawaiian Gardens 78 4 22,071,944 0 88,790 2,215,543 10,04% 25,292,74 11,46% \$0.50 (47,040) (19,614) 120,307 505,515 Lymwood 81 4,241,951 0 0 0 82,073,55 5,20% 372,573 8,78% \$0.25 0 1 (132,770) 1 0 37,22 Hawthorie 46 3,177,784 0 0 0 68,266 0 3,38% 13,282 0 3,580 12,710 12,710 14,200 14,22 Signal Hill 18 19 3,307,362 76,000 0 0 111,963 0,33% 13,844 4,16% \$0.50 (12,370) 3,050 13,050 San Pedro 46 3,177,784 0 0 0 68,266 0,33% 13,282 0,300 0 0 1,22,770 14,200 14,22 Signal Hill 18 19 3,307,362 76,000 0 0 111,963 0,33% 13,644 4,16% \$0.56 0,2142 (27,978) 29,741 14,404 Torrance 63 327,351,720 88,695 272,245 17,93,112 6,36% 2,542,996 9,30% 50,52 13,510 10,616 18,645 7,979,00 14,215 Total 5,187 200,530,343 389,255 1,488,642 10,770,700 5,37% 16,693,806 12,710 5,645 11,602,33 15,600 14,21	Total 4,866 163,933,309 380,102 2,194,088 10,268,585 6.26% 17,661,786 10.77% \$0.53 (674,618) (1,267,971) 1,856,123 7,387,5550th Bay Carson 55 36,506,275 224,560 280,000 1,830,756 5.01% 2,973,303 8.14% \$0.57 201,112 502,508 754,641 2,901,440 (1,000) 1,442,593 5.92% 2,443,908 10,30% \$0.49 (49,911) (133,185) 120,558 1,174,711 [1.580,100] 1,442,593 5.92% 2,443,908 10,30% \$0.49 (49,911) (133,185) 120,558 1,174,711 [1.580,100] 1,442,593 5.92% 2,443,908 10,30% \$0.49 (49,911) (133,185) 120,558 1,174,711 [1.580,100] 1,442,593 5.92% 2,443,908 10,30% \$0.49 (49,911) (133,185) 120,558 1,174,711 [1.580,100] 1,442,593 1,443,908 10,30% \$0.49 (49,911) (133,185) 120,558 1,174,711 [1.580,100] 1,442,593 1,443,908 10,30% \$0.49 (49,911) (133,185) 120,558 1,174,711 [1.580,100] 1,442,593 1,443,908 10,30% \$0.49 (49,911) (133,185) 120,558 1,174,71 [1.580,100] 1,442,741 [1.580,100] 1,442,741 [1.580,100] 1,442,741 [1.580,100] 1,442,741 [1.580,100] 1,442,741 [1.580,100] 1,442,741 [1.580,100] 1,442,741 [1.580,100] 1,442,741 [1.580,100] 1,442,741 [1.580,100] 1,442,741 [1.580,100] 1,442,741 [1.580,100] 1,442,741 [1.580,100] 1,442,741 [1.580,100] 1,442,741 [1.580,100] 1,442,741 [1.580,100] 1,442,441,441 [1.580,100] 1,442,441,444 [1.580,100] 1,442,444,444 [1.580,100] 1,442,444,444 [1.580,100] 1,442,444,444 [1.580,100] 1,442,444,444 [1.580,100] 1,442,444,444 [1.580,100] 1,442,444,444 [1.580,100] 1,442,444,444 [1.580,100] 1,442,444,444 [1.580,100] 1,442,444,444 [1.580,100] 1,442,444,444 [1.580,100] 1,442,444,444 [1.580,100] 1,444,444,4						,		,						
Carson 555 36,506,275 224,560 280,000 1,830,756 5.01% 2,973,303 8.14% \$0.57 201,112 502,508 754,641 2,901,44	Carson 555 36,506,275 224,560 280,000 1,830,756 5.01% 2,973,303 8.14% \$0.57 201,112 502,508 754,641 2,901,4 Compton 472 24,363,275 0 0 1,442,593 5.92% 2,443,908 10.03% 80.49 (49,911) (133,185) 120,558 1,174,7 El Segundo 204 11,270,442 0 0 0 291,646 2.59% 4.10,574 3.64% \$0.96 (856) (856) (86,531) 33,850 1143,8 Gardena 1,178 28,890,532 0 58,495 1,243,790 4.31% 1,978,457 6.85% \$0.64 118,415 (33,227) 300,525 1,078,1 Harbor City 85 1,844,904 0 0 53,463 2.90% 120,281 6.52% \$0.049 1,500 41,710 12,860 120,9 Hawthorne 247 8,007,859 0 0 0 446,031 5.57% 1,015,52 12,51% \$0.58 14,7924 126,583 188,225 57,010,11 Inglewood 235 5,310,215 0 0 0 219,643 4.14% 433,717 8.17% \$0.78 61,703 (32,393) 116,840 275,5 Lakewood/Hawaiian Gardens 19 693,207 0 0 23,473 3.39% 32,023 4.62% \$0.00 0 (22,973) 11,760 11,7 Lawndale 26 356,558 0 0 0 5,800 1.63% 5.800 1.63% \$1.10 0 (1,850) 0 0 22,5 Lang Beach/Terminal Island 764 22,071,944 0 887,902 2,215,543 10,04% 25,292,274 11.46% \$0.50 (47,040) (19,614) 120,307 509,5 Haedroto Dominguez 258 16,395,728 0 0 0 692,660 4.22% 1,282,270 7,82% \$0.55 204,151 510,738 411,464 1,162,1 Redondo & Hermosa Beach 35 2,109,825 0 0 16,969,660 4.22% 1,282,270 7,82% \$0.00 3,055 (12,370) 3,050 3,0 Redondo & Hermosa Beach 35 2,109,825 0 0 151,057 7,15% 39,437 1.87% \$0.00 3,055 (12,370) 3,050 3,0 Redondo & Hermosa Beach 35 2,109,825 0 0 151,057 7,15% 39,437 1.87% \$0.00 3,055 (12,370) 3,050 3,0 Redondo & Hermosa Beach 35 2,109,825 0 0 16,63% 2,139,10 6,545 1,601,270 0 3,22 Signal Hill 19 3,307,362 78,000 0 151,057 7,15% 39,437 1.87% \$0.00 3,055 (12,370) 3,050 3,0 Redondo & Hermosa Beach 35 2,109,825 0 0 665,836 14,790 15,793 1,764 4,164 1,165,1 Redondo & Hermosa Beach 35 2,109,825 0 0 665,836 14,790 1,790,80 5,806 12,710 12,710 14,700										·	,			
Carson S55 36,506,275 224,560 280,000 1,830,756 5.01% 2,973,030 8.14% \$0.57 201,112 502,508 754,641 2,901,440 2,436,275 2,436,275 2,442,908 2,443,908 10,03% 50.49 4,911 (133,185) 120,558 1,174,776 2,174,174 2,174 2,174,174 2,174 2,174,174 2,174	Carson 555 36,506,275 224,560 280,000 1,830,756 5.01% 2,973,303 8.14% \$0.57 201,112 502,508 754,641 2,901,44		4,000	103,933,309	300,102	2,194,000	10,200,303	0.2078	17,001,700	10.77 /6	φυ.υυ	(074,010)	(1,207,971)	1,030,123	7,307,300
Compton 472 24,363,275 0 0 0 1,442,593 5.92% 2,443,908 10.03% \$0.49 (49.911) (133.185) 120,558 1,174,75	Compton 472 24,363,275 0 0 1,442,593 5.92% 2,443,908 10.03% S0.49 449.911 (133,185) 120,558 1,174,7 El Segundo 204 11,270,442 0 0 291,646 2.59% 410,574 3.64% S0.96 (856) (856) (86,531) 38,500 148,3 Gardena 1,178 28,890,532 0 58,495 1,243,790 4,31% 1978,457 6.65% S0.64 118,415 (33,227) 300,525 1,078,1 Harbor City 85 1,844,904 0 0 58,495 1,243,790 4,31% 1978,457 6.65% S0.64 118,415 (33,227) 300,525 1,078,1 Harbor City 85 1,844,904 0 0 58,495 1,243,790 4,31% 1978,457 6.65% S0.64 118,415 (33,227) 300,525 1,078,1 Harbor City 85 1,844,904 0 0 446,031 5,57% 1,001,522 12,51% 50.56 147,924 126,583 188,235 570,1 Inglewood 235 5,310,215 0 0 0 219,643 4,14% 433,717 8,17% 50.78 61,703 (32,393) 116,840 275,55 Lakewood/Hawaiian Gardens 19 693,207 0 0 23,473 3.39% 32,023 4,62% 50.00 0 0 (22,973) 11,760 11.7, Lawndale 26 356,558 0 0 0 5,800 1,63% 5,800 1,63% 5,800 1,63% 5,100 0 0 (22,973) 11,760 11.7, Lawndale 26 356,558 0 0 0 5,800 1,63% 5,20% 372,573 8,78% 50.50 (47,04) (19,614) 120,307 509,5 Lymwood 81 4,241,951 0 0 0 220,735 5,20% 372,573 8,78% 50.55 (20,415) 510,738 411,464 1,168,1 Redondo & Hermosa Beach 35 2,109,825 0 0 0 151,657 7,16% 39,437 1,87% 50.00 3,055 (12,370) 3,050 3,0 San Pedro 46 3,177,784 0 0 0 16,890 0,53% 62,390 1,96% 50.86 12,710 12,710 14,200 14,2 Signal Hill 189 3,307,362 78,000 0 16,890 0,53% 62,390 1,96% 50.72 261,233 (33,592) 365,714 1,190,3 Wilmington 140 4,630,762 0 0 6,63,82 1,41% 32,727 7,08% 50.62 13,510 14,186 176,785 10,701 84,8 Torance 633 27,51,720 86,695 272,245 1,739,312 6,36% 12,459 80,00 5,000 3,056 12,370 3,050 3,050 1,300 3,00	•		00 500 075	004.500	000 000	1 000 750	E 040/	0.070.000	0.440/	40.57	001 110	500 500	754.044	0.001.400
El Segundo 204 11,270,442 0 0 0 291,646 2.59% 410,574 3.64% \$0.96 (856) (856) (853) 38,500 148,33 (637) (637	El Segundo 204 11,270,442 0 0 0 291,646 2.59% 410,574 3.64% \$0.96 (85.6) (85.6) (85.31) 38,500 148,3 62 (85.6) (85.6) (85.7) 31,270 148,3 62 (85.6) (85.7) 31,270 30,525 1,078,1 142,100 142,1			, ,	,	,	.,,		, ,		•	,	,	,	
Gardena 1,178 28,890,532 0 58,495 1,243,790 4,31% 1,978,457 6.85% \$0.64 118,415 (33,227) 300,525 1,078,19 Harbor City 85 1,844,904 0 0 5 53,463 2.99% 120,281 6.85% \$0.49 1,500 41,710 12,860 120,981 Hawthorne 247 8,007,859 0 0 0 446,031 5.57% 1,001,532 12,51% \$0.58 147,924 126,583 188,235 570,1 Inglewood 235 5,310,215 0 0 219,643 4,14% 433,717 8,17% \$0.78 61,703 (32,393) 116,640 275,5 Lakewood/Hawalian Gardens 19 693,207 0 0 0 23,473 3,39% 32,023 46,2% \$0.00 0 0 (22,973) 11,760 11,77 Lawndale 26 356,558 0 0 0 5,800 1.63% 5,800 1.63% \$1.10 0 (1,850) 0 2,500 Long Beach/Terminal Island 784 22,071,944 0 887,902 2,215,543 10,04% 2,529,274 11,46% \$0.50 (47,040) (19,614) 120,307 509,55 Lynwood 81 4,241,951 0 0 0 220,735 5,20% 372,573 8,78% \$0.25 0 (132,770) 10 37,22 Rancho Dominguez 258 16,395,728 0 0 0 692,660 4,22% 1,282,270 7,82% \$0.55 204,151 510,738 411,464 1,168,1 Redondo & Hermosa Beach 35 2,109,825 0 0 0 151,057 7,16% 39,437 1,87% \$0.00 3,050 (12,370) 3,050 33,05 San Pedro 46 3,177,784 0 0 0 16,890 0,55% 62,390 1,96% \$0.86 12,710 12,710 14,200 14,2 Signal Hill 189 3,307,362 78,000 0 111,926 3,38% 137,644 4,16% \$0.86 20,142 (27,978) 29,714 144,5 Torrance 63 27,351,720 86,695 272,45 1,739,312 6,36% 2,542,996 9,30% \$0.72 261,233 (33,525) 365,714 1,190,33 Torrance 5,187 200,530,343 389,255 1,498,642 10,770,700 5,37% 16,693,806 8,32% \$0.56 936,043 421,508 2,499,078 9,435,77 Los Angeles Total 20,787 766,568,590 790,913 5,057,930 37,661,876 4,91% 9,962,922 7,62% \$0.55 441,886 176,785 1,660,239 5,803,22 5,000-24,999 13,113 163,336,386 27,607 44,424 6,746,284 4,13% 12,070,635 7,39% \$0.62 13,5810 104,618 1,844,696 7,874,93 5,000-24,999 13,113 163,336,386 27,607 44,424 6,746,284 4,13% 12,070,635 7,39% \$0.62 13,5810 104,618 1,844,696 7,874,93 5,000-24,999 13,18 163,402,99 86,695 719,981 5,432,846 4,15% 9,962,922 7,66% \$0.55 441,886 176,785 1,660,239 5,803,22 5,000-24,999 12,82 187,676,274 0 1,78,803 11,012,139 5,86% 18,960,070 11,00% \$0.46 143,566 (244,911) 2,063,186 9,393,30 5,000,004	Gardena 1,178 28,890,532 0 58,495 1,243,790 4.31% 1,978,457 6.85% \$0.64 118,415 (33,227) 300,525 1,078,1 Harbor City 85 1,844,904 0 0 53,463 2.99% 120,281 6.85% \$0.49 1,500 41,710 12,860 120,9 14 Harbor City 85 5,310,215 0 0 446,031 5.57% 1,001,532 12,51% \$0.58 147,924 126,583 188,235 570,1 Inglewood 235 5,310,215 0 0 219,643 4.14% 433,717 8.17% \$0.78 61,703 (32,393) 116,840 275,5 Lakewood/Hawaiian Gardens 19 693,207 0 0 0 23,473 3.39% 32,023 4.62% \$0.00 0 0 (22,973) 11,760 11.7, Lawndale 26 356,558 0 0 0 5,800 1.63% 5,800 1.63% \$1.10 0 (1,850) 0 2.50,1 1.00 (1,850)														
Harbor City	Harbor City 85 1,844,904 0 0 0 53,463 2.90% 120,281 6.52% \$0.49 1,500 41,710 12,860 120,9 Hawthorne 247 8,007,859 0 0 0 446,031 5.57% 1,001,532 12.51% \$0.58 147,924 126,583 188,235 570,1 inglewood 235 5,310,215 0 0 219,643 4.14% 433,717 8.17% \$0.58 147,924 126,583 188,235 570,1 inglewood 325 5,310,215 0 0 23,473 3.13% 32,023 4.62% \$0.00 0 0 (22,973) 11,660 11,75 Lawndale 26 356,558 0 0 0 5,800 1.63% 5,800 1.63% \$1.10 0 (1,850) 0 2.55 Lakewood/Hawaiian Gardens 19 693,207 0 0 23,473 3.10,04% 2,529,274 11.46% \$0.00 (1,850) 0 0 22,973 11,760 11,75 Lawndale 784 22,071,944 0 887,902 2,215,543 10.04% 2,529,274 11.46% \$0.50 (47,040) (19,614) 120,307 509,5 Lymwood 81 4,241,951 0 0 220,735 5.20% 372,573 8.78% 50.25 0 (132,770) 0 372,2 Rancho Dominguez 258 16,395,728 0 0 692,660 4.22% 1,282,270 7.82% 50.55 204,151 510,738 411,464 1,168,1 Redondo & Hermosa Beach 35 2,109,825 0 0 151,057 7.16% 39,437 1.87% 50.00 3,050 (12,370) 3,050 3.0 San Pedro 46 3,177,784 0 0 0 16,890 0.53% 62,390 1,96% 50.86 12,710 12,710 14,200 14,2 Signal Hill 189 3,307,362 78,000 0 111,926 3.38% 137,644 4.16% \$0.86 20,142 (27,978) 29,714 144,4 Torrance 633 27,351,720 86,695 272,245 1,739,312 6.36% 2,542,996 9.30% 50.72 261,233 (335,295) 365,714 1,190,3 40,140 140 4,630,762 0 0 65,832 14,16 327,644 4.16% \$0.86 20,142 (27,978) 29,714 144,4 Torrance 51,877 200,530,343 389,255 1,498,642 10,770,700 5.37% 16,693,806 8.32% 50.56 936,043 421,508 2,499,078 8,435,105 10,418 1,444,41,445 10	· ·		, ,											
Hawthome	Hawthome														
Inglewood 235 5,310,215 0 0 219,643 4.14% 433,717 8.17% \$0.78 61,703 (32,393) 116,840 275,55 Lakewood/Hawaiian Gardens 19 693,207 0 0 0 23,473 3.39% 32,023 4.62% \$0.00 0 (22,973) 11,760 11,77	Inglewood 235 5,310,215 0 0 219,643 4.14% 433,717 8.17% \$0.78 61,703 (32,393) 116,840 275,5 Lakewood/Hawaiian Gardens 19 693,207 0 0 0 23,473 3.39% 32,023 4.62% \$0.00 0 (22,973) 11,760 111,750 Lawndale 26 356,558 0 0 0 5,800 1.63% 5,800 1.63% \$1.10 0 (1,850) 0 2.5 Long Beact/Terminal Island 784 22,071,944 0 887,902 2,215,543 10.04% 2,529,274 11.46% \$0.50 (47,040) (19,614) 120,307 509,5 Lynwood 81 4,241,951 0 0 0 692,660 42.2% 12,25,543 10.04% 2,529,274 11.46% \$0.50 (47,040) (19,614) 120,307 509,5 Lynwood 81 14,241,951 0 0 0 692,660 42.2% 12,25,274 11.46% \$0.50 (47,040) (19,614) 120,307 509,5 Lynwood 81 14,241,951 0 0 0 692,660 42.2% 12,22,270 7.82% \$0.55 204,151 510,738 411,464 1,168,1 Redondo & Hermosa Beach 35 2,109,825 0 0 0 151,057 7.16% 39,437 1.87% \$0.00 3,050 (12,370) 3,050 30,050 Anneal Redondo & Hermosa Beach 35 2,109,825 0 0 0 151,057 7.16% 39,437 1.87% \$0.00 3,050 (12,370) 3,050 Anneal Redondo & Hermosa Beach 35 2,109,825 0 0 0 16,890 0.53% 62,390 1.96% \$0.86 12,710 12,710 14,200 14,2 Signal Hill 189 3,307,362 78,000 0 0 111,926 3,38% 137,644 4.16% \$0.86 20,142 (27,978) 29,714 144,4 Signal Hill 48,4630,762 0 0 0 65,382 1.41% 327,627 7.08% \$0.66 20,142 (27,978) 29,714 144,5 Wilmington 140 4,630,762 0 0 0 65,382 1.41% 327,627 7.08% \$0.62 1,910 65,445 10,710 84,8 Total 5,187 200,530,343 389,255 1,498,642 10,770,700 5.37% 16,693,806 8.32% \$0.56 936,043 421,508 2,499,078 9,435,7 Los Angeles Total 20,787 766,568,590 790,913 5,057,930 37,661,876 4.91% 64,357,592 8.40% \$0.52 135,810 10,4618 1,844,696 7,874,9 25,000-49,999 3,765 130,804,209 86,695 719,981 5,432,846 4.15% 9,962,922 7.62% \$0.55 441,866 176,785 1,660,239 5,803,2 50,000-99,999 2,323 158,221,571 152,051 1,316,077 6,651,158 42,0% 12,682,464 8.02% \$0.52 857,395 1,318,719 2,117,530 7,581,8 50,000-24,999 3,765 130,804,209 86,695 719,981 5,432,846 4.15% 9,962,922 7.62% \$0.55 441,886 176,785 1,660,239 5,803,2 50,000-249,999 2,47 79,702,992 524,560 998,645 3,766,174 4,73% 5,538,168 6.95% \$0.46 610,806 89,861 1,057,155 3,922,150,000-249,999 2,47 79,702,99	•													
Lakewood/Hawaiian Gardens 19 693,207 0 0 23,473 3.39% 32,023 4.62% \$0.00 0 (22,973) \$11,760 \$11,760 Lawndale 26 356,558 0 0 5,800 1.63% 5,800 1.63% \$1.10 0 (1,850) 0 2.55 Lynwood 81 4,241,951 0 0 220,735 5.20% 372,573 8.78% \$0.25 0 (132,770) 0 372,573 Rancho Dominguez 258 16,395,728 0 0 692,660 4.22% 1,282,270 7.82% \$0.55 204,151 510,738 411,464 1,168,118 Redondo & Hermosa Beach 35 2,109,825 0 0 151,657 7.16% 39,437 1.87% \$0.00 3,050 (12,370) 3,050 3,050 San Pedro 46 3,177,784 0 0 16,890 0 5,386 12,720 14,200 14,20 14,20 14,20 </td <td>Lakewood/Hawaiian Gardens 19 693,207 0 0 23,473 3.39% 32,023 4.62% \$0.00 0 (22,973) 11,760 11.7 Lawndale 26 356,558 0 0 5,800 1.63% 5,800 1.63% \$1.10 0 (1,850) 0 2.55 Lynwood 81 4,241,951 0 0 220,735 5.20% 372,573 8.78% \$0.25 0 (132,770) 0 372,673 Rancho Dominguez 258 16,395,728 0 0 692,660 4.22% 1,282,270 7.82% \$0.55 204,151 510,738 411,464 1,168,1 Rednoho Edermosa Beach 35 2,109,825 0 0 151,057 7.16% 39,437 1.87% \$0.00 3,050 (12,370) 3,050 3,050 Signal Hill 189 3,307,362 78,000 0 11,392 3.38% 137,644 4.16% 80.62 20,142 (29,798) <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>275,574</td></t<></td>	Lakewood/Hawaiian Gardens 19 693,207 0 0 23,473 3.39% 32,023 4.62% \$0.00 0 (22,973) 11,760 11.7 Lawndale 26 356,558 0 0 5,800 1.63% 5,800 1.63% \$1.10 0 (1,850) 0 2.55 Lynwood 81 4,241,951 0 0 220,735 5.20% 372,573 8.78% \$0.25 0 (132,770) 0 372,673 Rancho Dominguez 258 16,395,728 0 0 692,660 4.22% 1,282,270 7.82% \$0.55 204,151 510,738 411,464 1,168,1 Rednoho Edermosa Beach 35 2,109,825 0 0 151,057 7.16% 39,437 1.87% \$0.00 3,050 (12,370) 3,050 3,050 Signal Hill 189 3,307,362 78,000 0 11,392 3.38% 137,644 4.16% 80.62 20,142 (29,798) <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>275,574</td></t<>														275,574
Lawndale 26 356,558 0 0 0 5,800 1.63% 5,800 1.63% \$1.10 0 (1,850) 0 2,56 Long Beach/Terminal Island 784 22,071,944 0 887,902 2,215,543 10.04% 2,529,274 11.46% \$0.50 (47,040) (19,614) 120,307 509,55 Lynwood 81 4,241,951 0 0 220,735 5.20% 372,573 8.78% \$0.25 0 (132,770) 0 37,21 Rencho Dominguez 258 16,395,728 0 0 0 692,660 4.22% 1,282,270 7.82% \$0.55 204,151 510,738 411,464 1,168,11 Redondo & Hermosa Beach 35 2,109,825 0 0 0 151,057 7.16% 394,37 1.87% \$0.00 3,050 (12,370) 3,050 3,050 San Pedro 46 3,177,784 0 0 0 16,890 0.53% 62,390 1.96% \$0.86 12,710 12,710 14,200 14,20 Signal Hill 189 3,307,362 78,000 0 111,926 3,38% 137,644 4.16% \$0.86 20,142 (27,978) 29,714 144,45 Torrance 633 27,351,720 86,695 272,245 1,739,312 6.36% 2,542,996 9.30% \$0.72 261,233 (335,295) 365,714 1,190,38 Wilmington 140 4,630,762 0 0 65,382 1.41% 327,627 7.08% \$0.62 1,910 65,445 10,710 84,85 Total 5,187 200,530,343 389,255 1,498,642 10,770,700 5.37% 16,693,806 8.32% \$0.62 135,810 104,618 1,844,696 7,874,96 5,000-24,999 13,113 163,336,386 27,607 44,424 6,746,284 4.13% 12,070,635 7.39% \$0.62 135,810 104,618 1,844,696 7,874,96 5,000-24,999 3,765 130,804,209 86,695 719,981 5,432,846 4.15% 9,962,922 7.62% \$0.55 441,886 176,785 1,660,239 5,803,25 5,000-24,999 1,282 187,762,974 0 1,978,803 11,012,139 5.86% 18,860,307 10,10% \$0.46 143,506 (244,911) 2,063,186 9,938,35 250,000-49,999 2,233 158,221,571 15,051 1,316,077 6,661,158 4.20% 5,538,168 6.95% \$0.46 610,806 89,861 1,057,155 3,922,15 5,000-049,999 2,232 158,221,571 152,051 1,316,077 6,661,158 4.20% 5,538,168 6.95% \$0.46 610,806 89,861 1,057,155 3,922,15 5,000-049,999 2,232 158,221,571 152,051 1,316,077 6,661,158 4.20% 5,538,168 6.95% \$0.46 610,806 89,861 1,057,155 3,922,15 5,000-049,999 2,232 158,221,571 5,000 998,645 3,766,017 4.73% 5,538,168 6.95% \$0.46 610,806 89,861 1,057,155 3,922,15 5,000-049,999 2,47 79,702,929 524,560 998,645 3,766,017 4.73% 5,538,168 6.95% \$0.46 610,806 89,861 1,057,155 3,922,15 5,000-049,999 2,47 79,702,929 524,560 998,645 3,766,017 4	Lawndale 26 356,558 0 0 0 5,800 1.63% 5,800 1.63% \$1.10 0 (1,850) 0 2.5 Long Beach/Terminal Island 784 22,071,944 0 887,902 2,215,543 10.04% 2,529,274 11.46% \$0.50 (47,040) (19,614) 120,307 509,5 Lynwood 81 4,241,951 0 0 220,735 5.20% 372,573 8.78% \$0.25 0 (132,770) 0 37,2 Rancho Dominguez 258 16,395,728 0 0 692,660 4.22% 1,282,270 7.82% \$0.55 204,151 510,738 411,464 1,168,1 Redondo & Hermosa Beach 35 2,109,825 0 0 0 151,057 7.16% 39,437 1.87% \$0.00 3.050 (12,370) 3,050 3,0 San Pedro 46 3,177,784 0 0 0 16,890 0.53% 62,390 1.96% \$0.86 12,710 12,710 14,200 14,2 Signal Hill 189 3,307,362 78,000 0 1111,926 3,38% 137,644 4.16% \$0.86 20,142 (27,978) 29,714 144,4 Torrance 633 27,351,720 86,695 272,245 1,739,312 6,36% 2,542,996 9,30% \$0.72 261,233 (335,295) 365,714 1,190,3 Wilmington 140 4,630,762 0 65,382 1.41% 327,627 7.08% \$0.62 11,910 65,445 10,710 84,8 Total 5,187 200,530,343 889,255 1,498,642 10,770,700 5,37% 16,693,806 8,32% \$0.56 936,043 421,508 2,499,078 9,435,7 Los Angeles Total 20,787 766,568,590 790,913 5,057,930 37,661,876 4.91% 64,357,592 8.40% \$0.62 135,810 104,618 1,844,696 7,874,999 3,000-9,999 1,282 18,762,974 0 1,978,803 11,012,139 5,86% 18,960,307 10,10% \$0.46 114,506 (244,911) 2,063,186 9,938, 250,000-99,999 1,282 18,762,974 0 1,978,803 11,012,139 5,86% 18,960,307 10,10% \$0.46 114,506 (244,911) 2,063,186 9,938, 250,000-49,999 1,282 18,762,974 0 1,978,803 11,012,139 5,86% 18,960,307 10,10% \$0.46 114,506 (244,911) 2,063,186 9,938, 250,000-49,999 1,282 18,762,974 0 1,978,803 11,012,139 5,86% 18,960,307 10,10% \$0.46 114,506 (244,911) 2,063,186 9,938, 250,000-49,999 2,47 79,702,929 524,560 998,645 3,766,017 4.73% 5,538,168 6,95% \$0.49 (1,189,142) (273,764) 97,649 2,472,55 50,000-49,999 2,47 46,740,521 0 0 4,455,432 8.66% 5,514,309 11,00% \$0.46 610,806 89,861 1,057,155 3,922,150,000-49,999 2,47 46,740,521 0 0 4,455,432 8.66% 5,514,309 11,00% \$0.46 610,806 89,861 1,057,155 3,922,150,000-49,999 2,47 46,740,521 0 0 4,455,432 8.66% 5,5143,006 11,00% \$0.46 610,806 89,861 1,057,155 3,922,150,000-49,999 2,47 46	•													11,760
Long Beach/Terminal Island 784 22,071,944 0 887,902 2,215,543 10.04% 2,529,274 11.46% \$0.50 (47,040) (19,614) 120,307 509,50 Lynwood 81 4,241,951 0 0 220,735 5.20% 372,573 8.78% \$0.25 0 (132,770) 0 37,257 Rancho Dominguez 258 16,395,728 0 0 692,660 4.22% 1,282,270 7.82% \$0.55 204,151 510,738 411,464 1,168,148 Redondo & Hermosa Beach 35 2,109,825 0 0 151,057 7.16% 39,437 1.87% \$0.00 3,050 (12,370) 3,050 3,050 San Pedro 46 3,177,784 0 0 0 16,890 0.53% 62,390 1.96% \$0.86 12,710 12,710 14,200 14,20 Signal Hill 189 3,307,362 78,000 0 111,926 3.38% 137,644 4.16% \$0.86 20,142 (27,978) 29,714 144,48 Torrance 633 27,351,720 86,695 272,245 1,739,312 6.36% 2,542,996 9.30% \$0.72 261,233 (335,295) 365,714 1,190,38 Wilmington 140 4,630,762 0 0 65,382 1.41% 327,627 7.08% \$0.62 1,910 65,445 10,710 84,80 Total 5,187 200,530,343 389,255 1,498,642 10,770,700 5.37% 16,693,806 8.32% \$0.56 936,043 421,508 2,499,078 9,435,76 Los Angeles Total 20,787 766,568,590 790,913 5,057,930 37,661,876 4.91% 64,357,592 8.40% \$0.54 1,000,261 1,171,308 8,840,455 37,593,05 5,000-24,999 13,113 163,336,386 27,607 44,424 6,746,284 4.13% 12,070,635 7.39% \$0.62 135,810 104,618 1,844,696 7,874,96 25,000-49,999 3,765 130,804,209 86,695 719,981 5,432,846 4.15% 9,962,922 7.62% \$0.55 441,886 176,785 1,660,239 5,803,25 5,000-24,999 1,282 187,762,974 0 1,978,803 11,012,139 5.86% 18,960,307 10,10% \$0.46 143,506 (244,911) 2,063,186 9,938,3 250,000-49,999 2,323 158,221,571 152,051 1,316,077 6,651,158 4.20% 15,684,695 0,584 14,386 176,785 1,660,239 5,803,25 5,000-24,999 1,282 187,762,974 0 1,978,803 11,012,139 5.86% 18,960,307 10,10% \$0.46 143,506 (244,911) 2,063,186 9,938,3 250,000-499,999 247 79,702,929 524,560 998,645 3,766,017 4.73% 5,538,168 6.95% 50.46 610,806 89,861 1,057,155 3,922,17 5,000,000 plus 57 46,740,521 0 0 4,053,432 8.67% 5,143,096 11,00% 50.49 (1,189,142) (273,764) 97,649 2,472,54	Long Beach/Terminal Island 784 22,071,944 0 887,902 2,215,543 10.04% 2,529,274 11.46% \$0.50 (47,040) (19,614) 120,307 509,5 Lynwood 81 4,241,951 0 0 0 220,735 5.20% 372,573 8.78% \$0.25 0 (132,770) 0 372,2 Rancho Dominguez 258 16,395,728 0 0 0 692,660 4.22% 1,282,270 7.82% \$0.55 204,151 510,738 411,464 1,168,1 168,1 168,395,788 0 0 0 151,057 7.16% 39,437 1.87% \$0.00 3,050 (12,370) 3,050 3,050 San Pedro 46 3,177,784 0 0 0 16,890 0.53% 62,390 1.96% \$0.86 12,710 12,710 14,200 14,20 Signal Hill 189 3,307,362 78,000 0 111,926 3,38% 137,644 4.16% \$0.86 20,142 (27,978) 29,714 144,4 Torrance 633 27,351,720 86,695 272,245 1,739,312 6.36% 2,542,996 9.30% \$0.72 261,233 (335,295) 365,714 1,190,3 Wilmington 140 4,630,762 0 0 0 65,382 1.41% 327,627 7.08% \$0.62 1,910 65,445 1,0710 84,88 7,900 8,435,7 Los Angeles Total 20,787 766,588,590 790,913 5,057,930 37,661,876 4.91% 64,357,592 8.40% \$0.62 135,810 104,618 1,844,696 7,874,9 25,000-49,999 13,113 163,336,386 27,607 44,424 6,746,284 4.13% 12,070,635 7.39% \$0.62 135,810 104,618 1,844,696 7,874,9 25,000-49,999 3,765 130,804,209 86,695 719,981 5,432,846 4.15% 9,962,922 7,62% \$0.55 204,151 510,738 411,464 1,168,1 1,16														2,500
Rancho Dominguez 258 16,395,728 0 0 692,660 4.22% 1,282,270 7.82% \$0.55 204,151 510,738 411,464 1,168,168 Redondo & Hermosa Beach 35 2,109,825 0 0 151,057 7.16% 39,437 1.87% \$0.00 3,050 (12,370) 3,050<	Rancho Dominguez 258 16,395,728 0 0 692,660 4.22% 1,282,270 7.82% \$0.55 204,151 510,738 411,464 1,168,1 Redondo & Hermosa Beach 35 2,109,825 0 0 151,057 7.16% 39,437 1.87% \$0.00 3,050 (12,370) 3,050 3,0 San Pedro 46 3,177,784 0 0 16,890 0.53% 62,390 1.96% \$0.86 12,710 12,710 14,200 14,2 Signal Hill 189 3,307,362 78,000 0 111,926 3,38% 137,644 4.16% \$0.86 20,142 (27,978) 29,714 144,4 Torrance 633 27,351,720 86,695 272,245 1,739,312 6.36% 2,542,996 9.30% \$0.72 261,233 (335,295) 365,714 1,190,3 Wilmington 140 4,630,762 0 0 65,382 1.41% 327,627 7.08% \$0.62 1,910 <td>Long Beach/Terminal Island</td> <td></td> <td> ,</td> <td>120,307</td> <td>509,599</td>	Long Beach/Terminal Island											,	120,307	509,599
Redondo & Hermosa Beach 35 2,109,825 0 0 151,057 7.16% 39,437 1.87% \$0.00 3,050 (12,370) 3,050 3,050 San Pedro 46 3,177,784 0 0 16,890 0.53% 62,390 1.96% \$0.86 12,710 12,710 14,200 14,200 Signal Hill 189 3,307,362 78,000 0 111,926 3.38% 137,644 4.16% \$0.86 20,142 (27,978) 29,714 144,44 Torrance 633 27,351,720 86,695 272,245 1,739,312 6.36% 2,542,996 9.30% \$0.72 261,233 (335,295) 365,714 1,190,31 Wilmington 140 4,630,762 0 0 0 65,382 1.41% 327,627 7.08% \$0.62 1,910 65,445 10,710 84,81 Total 5,187 200,530,343 389,255 1,498,642 10,770,700 5.37% 16,693,806 8.32% \$0.56 936,043 421,508 2,499,078 9,435,76 Los Angeles Total 20,787 766,568,590 790,913 5,057,930 37,661,876 4.91% 64,357,592 8.40% \$0.62 135,810 104,618 1,844,696 7,874,99 25,000-24,999 13,113 163,336,386 27,607 44,424 6,746,284 4.13% 12,070,635 7.39% \$0.62 135,810 104,618 1,844,696 7,874,99 25,000-49,999 3,765 130,804,209 86,695 719,981 5,432,846 4.15% 9,962,922 7.62% \$0.55 441,886 176,785 1,660,239 5,803,29 5,000-99,999 2,323 158,221,571 152,051 1,316,077 6,651,158 4.20% 12,682,464 8.02% \$0.52 857,395 1,318,719 2,117,530 7,581,81 100,000-249,999 1,282 187,762,974 0 1,978,803 11,012,139 5.86% 18,960,307 10.10% \$0.46 143,506 (244,911) 2,063,186 9,938,31 250,000-49,999 247 79,702,929 524,560 998,645 3,766,017 4.73% 5,538,168 6.95% \$0.46 610,806 89,861 1,057,155 3,922,11 500,000 plus 57 46,740,521 0 0 0 4,053,432 8.67% 5,143,096 11.00% \$0.49 (1,189,142) (273,764) 97,649 2,472,556 5,000 24,999 247 79,702,929 524,560 998,645 3,766,017 4.73% 5,538,168 6.95% \$0.46 610,806 89,861 1,057,155 3,922,11 5,000 24,9999 34,000 24,	Redondo & Hermosa Beach 35 2,109,825 0 0 151,057 7.16% 39,437 1.87% \$0.00 3,050 (12,370) 3,050 3,050 An Pedro 46 3,177,784 0 0 16,890 0.53% 62,390 1.96% \$0.86 12,710 12,710 14,200 14,200 An Pedro 189 3,307,362 78,000 0 111,926 3.38% 137,644 4.16% \$0.86 20,142 (27,978) 29,714 144,400 An Anthon An	Lynwood	81	4,241,951	0	0	220,735	5.20%	372,573	8.78%	\$0.25	0	(132,770)	0	37,250
San Pedro 46 3,177,784 0 0 16,890 0.53% 62,390 1.96% \$0.86 12,710 12,710 14,200 14,20 Signal Hill 189 3,307,362 78,000 0 111,926 3.38% 137,644 4.16% \$0.86 20,142 (27,978) 29,714 144,45 Torrance 633 27,351,720 86,695 272,245 1,739,312 6.36% 2,542,996 9.30% \$0.72 261,233 (335,295) 365,714 1,190,35 Wilmington 140 4,630,762 0 0 65,382 1.41% 327,627 7.08% \$0.62 1,910 65,445 10,710 84,81 Total 5,187 200,530,343 389,255 1,498,642 10,770,700 5.37% 16,693,806 8.32% \$0.56 936,043 421,508 2,499,078 9,435,74 Los Angeles Total 20,787 766,568,590 790,913 5,057,930 37,661,876 4.91% 64,357,592 8.40% \$0.54 1,000,261 1,171,308 8,840,455 37,593,05 5,000-24,999 13,113 163,336,386 27,607 44,424 6,746,284 4.13% 12,070,635 7.39% \$0.62 135,810 104,618 1,844,696 7,874,99 25,000-49,999 3,765 130,804,209 86,695 719,981 5,432,846 4.15% 9,962,922 7.62% \$0.55 441,886 176,785 1,660,239 5,803,25 5,000-99,999 2,323 158,221,571 152,051 1,316,077 6,651,158 4.20% 12,682,464 8.02% \$0.52 857,395 1,318,719 2,117,530 7,581,85 100,000-249,999 1,282 187,762,974 0 1,978,803 11,012,139 5.86% 18,960,307 10,10% \$0.46 143,506 (244,911) 2,063,186 9,938,35 250,000-499,999 247 79,702,929 524,560 998,645 3,766,017 4.73% 5,538,168 6.95% \$0.46 610,806 89,861 1,057,155 3,922,175 500,000 plus 57 46,740,521 0 0 4,053,432 8.67% 5,143,096 11,00% \$0.49 (1,189,142) (273,764) 97,649 2,472,545	San Pedro 46 3,177,784 0 0 16,890 0.53% 62,390 1.96% \$0.86 12,710 12,710 14,200 14,2 Signal Hill 189 3,307,362 78,000 0 111,926 3.38% 137,644 4.16% \$0.86 20,142 (27,978) 29,714 144,4 Torrance 633 27,351,720 86,695 272,245 1,739,312 6.36% 2,542,996 9.30% \$0.72 261,233 (335,295) 365,714 1,190,3 Wilmington 140 4,630,762 0 0 65,382 1,41% 327,627 7,08% \$0.62 1,910 65,445 10,710 84,8 Total 5,187 200,530,343 389,255 1,498,642 10,770,700 5,37% 16,693,806 8.32% \$0.56 936,043 421,508 2,499,078 9,435,7 Los Angeles Total 20,787 766,568,590 790,913 5,057,930 37,661,876 4,91% 64,357,592 8.40% \$0.54	•		16,395,728				4.22%	1,282,270			204,151	510,738		1,168,187
Signal Hill 189 3,307,362 78,000 0 111,926 3,38% 137,644 4.16% \$0.86 20,142 (27,978) 29,714 144,44 Torrance 633 27,351,720 86,695 272,245 1,739,312 6.36% 2,542,996 9.30% \$0.72 261,233 (335,295) 365,714 1,190,33 Wilmington 140 4,630,762 0 0 65,382 1.41% 327,627 7.08% \$0.62 1,910 65,445 10,710 84,85 Total 5,187 200,530,343 389,255 1,498,642 10,770,700 5.37% 16,693,806 8.32% \$0.56 936,043 421,508 2,499,078 9,435,76 Los Angeles Total 20,787 766,568,590 790,913 5,057,930 37,661,876 4.91% 64,357,592 8.40% \$0.54 1,000,261 1,171,308 8,840,455 37,593,05 5,000-24,999 13,113 163,336,386 27,607 44,424 6,746,284 4.13% 12,070	Signal Hill 189 3,307,362 78,000 0 111,926 3.38% 137,644 4.16% \$0.86 20,142 (27,978) 29,714 144,4 Torrance 633 27,351,720 86,695 272,245 1,739,312 6.36% 2,542,996 9.30% \$0.72 261,233 (335,295) 365,714 1,190,3 Wilmington 140 4,630,762 0 0 65,382 1.41% 327,627 7.08% \$0.62 1,910 65,445 10,710 84,8 Total 5,187 200,530,343 389,255 1,498,642 10,770,700 5.37% 16,693,806 8.32% \$0.56 936,043 421,508 2,499,078 9,435,7 Los Angeles Total 20,787 766,568,590 790,913 5,057,930 37,661,876 4.91% 64,357,592 8.40% \$0.54 1,000,261 1,171,308 8,840,455 37,593,0 5,000-24,999 13,113 163,336,386 27,607 44,424 6,746,284 4.13% 12,070,635<														3,050
Torrance 633 27,351,720 86,695 272,245 1,739,312 6.36% 2,542,996 9.30% \$0.72 261,233 (335,295) 365,714 1,190,33	Torrance 633 27,351,720 86,695 272,245 1,739,312 6.36% 2,542,996 9.30% \$0.72 261,233 (335,295) 365,714 1,190,3 Wilmington 140 4,630,762 0 0 65,382 1.41% 327,627 7.08% \$0.62 1,910 65,445 10,710 84,8 Total 5,187 200,530,343 389,255 1,498,642 10,770,700 5.37% 16,693,806 8.32% \$0.56 936,043 421,508 2,499,078 9,435,7 Los Angeles Total 20,787 766,568,590 790,913 5,057,930 37,661,876 4.91% 64,357,592 8.40% \$0.54 1,000,261 1,171,308 8,840,455 37,593,0														14,200
Wilmington 140 4,630,762 0 0 65,382 1.41% 327,627 7.08% \$0.62 1,910 65,445 10,710 84,83 Total 5,187 200,530,343 389,255 1,498,642 10,770,700 5.37% 16,693,806 8.32% \$0.56 936,043 421,508 2,499,078 9,435,74 Los Angeles Total 20,787 766,568,590 790,913 5,057,930 37,661,876 4.91% 64,357,592 8.40% \$0.54 1,000,261 1,171,308 8,840,455 37,593,05 5,000-24,999 13,113 163,336,386 27,607 44,424 6,746,284 4.13% 12,070,635 7.39% \$0.62 135,810 104,618 1,844,696 7,874,94 25,000-49,999 3,765 130,804,209 86,695 719,981 5,432,846 4.15% 9,962,922 7.62% \$0.55 441,886 176,785 1,660,239 5,803,25 5,000-99,999 2,323 158,221,571 152,051 1,316,077 6,651,158 4.20% 12,682,464 8.02% \$0.52 857,395 1,318,719 2,117,530 7,581,83 100,000-249,999 1,282 187,762,974 0 1,978,803 11,012,139 5.86% 18,960,307 10.10% \$0.46 143,506 (244,911) 2,063,186 9,938,3 250,000-499,999 247 79,702,929 524,560 998,645 3,766,017 4.73% 5,538,168 6.95% \$0.46 610,806 89,861 1,057,155 3,922,175 500,000 plus 57 46,740,521 0 0 4,053,432 8.67% 5,143,096 11.00% \$0.49 (1,189,142) (273,764) 97,649 2,472,50	Wilmington 140 4,630,762 0 0 65,382 1.41% 327,627 7.08% \$0.62 1,910 65,445 10,710 84,8 Total 5,187 200,530,343 389,255 1,498,642 10,770,700 5.37% 16,693,806 8.32% \$0.56 936,043 421,508 2,499,078 9,435,7 Los Angeles Total 20,787 766,568,590 790,913 5,057,930 37,661,876 4.91% 64,357,592 8.40% \$0.54 1,000,261 1,171,308 8,840,455 37,593,0	•											, , ,		144,455
Total 5,187 200,530,343 389,255 1,498,642 10,770,700 5.37% 16,693,806 8.32% \$0.56 936,043 421,508 2,499,078 9,435,74 Los Angeles Total 20,787 766,568,590 790,913 5,057,930 37,661,876 4.91% 64,357,592 8.40% \$0.54 1,000,261 1,171,308 8,840,455 37,593,055 5,000-24,999 13,113 163,336,386 27,607 44,424 6,746,284 4.13% 12,070,635 7.39% \$0.62 135,810 104,618 1,844,696 7,874,94 25,000-49,999 3,765 130,804,209 86,695 719,981 5,432,846 4.15% 9,962,922 7.62% \$0.55 441,886 176,785 1,660,239 5,803,25 5,000-99,999 2,323 158,221,571 152,051 1,316,077 6,651,158 4.20% 12,682,464 8.02% \$0.52 857,395 1,318,719 2,117,530 7,581,83 100,000-24,999 1,282 187,762,974 0 1,978,803 11,012,139 5.86% 18,960,307 10.10% \$0.46 143,506 (244,911) 2,063,186 9,938,3 250,000-499,999 247 79,702,929 524,560 998,645 3,766,017 4,73% 5,538,168 6.95% \$0.46 610,806 89,861 1,057,155 3,922,175 500,000 plus 57 46,740,521 0 0 4,053,432 8.67% 5,143,096 11.00% \$0.49 (1,189,142) (273,764) 97,649 2,472,56	Total 5,187 200,530,343 389,255 1,498,642 10,770,700 5.37% 16,693,806 8.32% \$0.56 936,043 421,508 2,499,078 9,435,7 Los Angeles Total 20,787 766,568,590 790,913 5,057,930 37,661,876 4.91% 64,357,592 8.40% \$0.54 1,000,261 1,171,308 8,840,455 37,593,000 5,000-24,999 13,113 163,336,386 27,607 44,424 6,746,284 4.13% 12,070,635 7.39% \$0.62 135,810 104,618 1,844,696 7,874,900 25,000-49,999 3,765 130,804,209 86,695 719,981 5,432,846 4.15% 9,962,922 7.62% \$0.55 441,886 176,785 1,660,239 5,803,200 5,000-99,999 2,323 158,221,571 152,051 1,316,077 6,651,158 4.20% 12,682,464 8.02% \$0.52 857,395 1,318,719 2,117,530 7,581,800 100,000-249,999 1,282 187,762,974 0 1,978,803 11,012,139 5.86% 18,960,307 10.10% \$0.46 143,506 (244,911) 2,063,186 9,938,300 250,000-499,999 247 79,702,929 524,560 998,645 3,766,017 4.73% 5,538,168 6.95% \$0.46 610,806 89,861 1,057,155 3,922,100,000 plus 57 46,740,521 0 0 4,053,432 8.67% 5,143,096 11.00% \$0.49 (1,189,142) (273,764) 97,649 2,472,500 100,000 plus 57 46,740,521 0 0 4,053,432 8.67% 5,143,096 11.00% \$0.49 (1,189,142) (273,764) 97,649 2,472,500 100,000 plus 50 4,050,000 plus 50 4,050,0														1,190,359
cos Angeles Total 20,787 766,568,590 790,913 5,057,930 37,661,876 4.91% 64,357,592 8.40% \$0.54 1,000,261 1,171,308 8,840,455 37,593,05 5,000-24,999 13,113 163,336,386 27,607 44,424 6,746,284 4.13% 12,070,635 7.39% \$0.62 135,810 104,618 1,844,696 7,874,99 25,000-49,999 3,765 130,804,209 86,695 719,981 5,432,846 4.15% 9,962,922 7.62% \$0.55 441,886 176,785 1,660,239 5,803,29 50,000-99,999 2,323 158,221,571 152,051 1,316,077 6,651,158 4.20% 12,682,464 8.02% \$0.52 857,395 1,318,719 2,117,530 7,581,83 100,000-249,999 1,282 187,762,974 0 1,978,803 11,012,139 5.86% 18,960,307 10.10% \$0.46 143,506 (244,911) 2,063,186 9,938,33 250,000-499,999 247 79,702,929 524,560 998,64	Los Angeles Total 20,787 766,568,590 790,913 5,057,930 37,661,876 4.91% 64,357,592 8.40% \$0.54 1,000,261 1,171,308 8,840,455 37,593,00 5,000-24,999 13,113 163,336,386 27,607 44,424 6,746,284 4.13% 12,070,635 7.39% \$0.62 135,810 104,618 1,844,696 7,874,9 25,000-49,999 3,765 130,804,209 86,695 719,981 5,432,846 4.15% 9,962,922 7.62% \$0.55 441,886 176,785 1,660,239 5,803,2 50,000-99,999 2,323 158,221,571 152,051 1,316,077 6,651,158 4.20% 12,682,464 8.02% \$0.52 857,395 1,318,719 2,117,530 7,581,8 100,000-249,999 1,282 187,762,974 0 1,978,803 11,012,139 5.86% 18,960,307 10.10% \$0.46 143,506 (244,911) 2,063,186 9,938,3 250,000-499,999 247 79,702,929 524,560 998,645 <td></td> <td>84,873</td>														84,873
5,000-24,999	5,000-24,999														9,435,761 37,593,097
25,000-49,999 3,765 130,804,209 86,695 719,981 5,432,846 4.15% 9,962,922 7.62% \$0.55 441,886 176,785 1,660,239 5,803,29 50,000-99,999 2,323 158,221,571 152,051 1,316,077 6,651,158 4.20% 12,682,464 8.02% \$0.52 857,395 1,318,719 2,117,530 7,581,83 100,000-249,999 1,282 187,762,974 0 1,978,803 11,012,139 5.86% 18,960,307 10.10% \$0.46 143,506 (244,911) 2,063,186 9,938,33 250,000-499,999 247 79,702,929 524,560 998,645 3,766,017 4.73% 5,538,168 6.95% \$0.46 610,806 89,861 1,057,155 3,922,13 500,000 plus 57 46,740,521 0 0 4,053,432 8.67% 5,143,096 11.00% \$0.49 (1,189,142) (273,764) 97,649 2,472,54	$\begin{array}{cccccccccccccccccccccccccccccccccccc$,,,						
50,000-99,999 2,323 158,221,571 152,051 1,316,077 6,651,158 4.20% 12,682,464 8.02% \$0.52 857,395 1,318,719 2,117,530 7,581,833	$\begin{array}{cccccccccccccccccccccccccccccccccccc$														7,874,982
100,000-249,999 1,282 187,762,974 0 1,978,803 11,012,139 5.86% 18,960,307 10.10% \$0.46 143,506 (244,911) 2,063,186 9,938,3° 250,000-499,999 247 79,702,929 524,560 998,645 3,766,017 4.73% 5,538,168 6.95% \$0.46 610,806 89,861 1,057,155 3,922,11 500,000 plus 57 46,740,521 0 0 4,053,432 8.67% 5,143,096 11.00% \$0.49 (1,189,142) (273,764) 97,649 2,472,54	$\begin{array}{cccccccccccccccccccccccccccccccccccc$														5,803,295
250,000-499,999 247 79,702,929 524,560 998,645 3,766,017 4.73% 5,538,168 6.95% \$0.46 610,806 89,861 1,057,155 3,922,1 500,000 plus 57 46,740,521 0 0 4,053,432 8.67% 5,143,096 11.00% \$0.49 (1,189,142) (273,764) 97,649 2,472,54	250,000-499,999 247 79,702,929 524,560 998,645 3,766,017 4.73% 5,538,168 6.95% \$0.46 610,806 89,861 1,057,155 3,922,1 500,000 plus 57 46,740,521 0 0 4,053,432 8.67% 5,143,096 11.00% \$0.49 (1,189,142) (273,764) 97,649 2,472,5														7,581,838
500,000 plus 57 46,740,521 0 0 4,053,432 8.67% 5,143,096 11.00% \$0.49 (1,189,142) (273,764) 97,649 2,472,545	500,000 plus 57 46,740,521 0 0 4,053,432 8.67% 5,143,096 11.00% \$0.49 (1,189,142) (273,764) 97,649 2,472,5														9,938,315
															3,922,119
	LOS ANGEIES TOTAI														2,472,548

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

GREATER LOS ANGELES / INDUSTRIAL MARKET REPORT / FOURTH QUARTER 2011

RECENT TRANSACTIONS									
Sales Transactions Property Address	City	Square Feet	Sale Price Per SF	Buyer	Seller				
3777 Workman Mill	Whittier	613,375	\$81.52	KTR South Bay II, LLC	CPT/SC Title Holding Corp				
13031 W. Jefferson Blvd. – 2 Properties	Los Angeles	380,000	\$115.00	Playa Jefferson Partners, LLC	ATC Realty Sixteen, Inc.				
2700 E. Imperial Hwy.	Lynwood	323,374	\$117.51	Duke Realty	La Salle Investment				
18021 Valley View Ave.	Cerritos	309,934	\$129.00	The Estate of James Campbell	TA Associates				
2011 N. Soto St.	Los Angeles	283,177	\$48.38	USC Health Sciences	Hathaway Ents, Inc.				
14501 Artesia Blvd.	La Mirada	277,564	\$94.57	Dexus Socal, LLC	LBA Realty Fund-Holding Co. II				
Lease Transactions Property Address	City	Square Feet	Transaction Date	Tenant	Owner				
5804 E. Slauson Ave.	Commerce	622,216	11-Mar	99 Cent Only	ING Clarion				
3777 Workman Mill Rd.	Whittier	613,375	11-Aug	Michael Kors	KTR Capital Partners				
825 S. Vail Ave.	Montebello	401,033	11-Aug 11-Apr	Four Seasons	Goldrich & Kest				
		•	11-Api 11-Mar						
2100 Yates Ave	Montebello	374,370		Amcor	ProLogis				
108 Mayo Ave.	City of Industry	325,650	11-Jan	South Bay Transportation	Majestic Realty				
318 Brea Canyon Rd.	City of Industry	325,000	11-Sep	Hills Pet Nutrition	Majestic Realty				

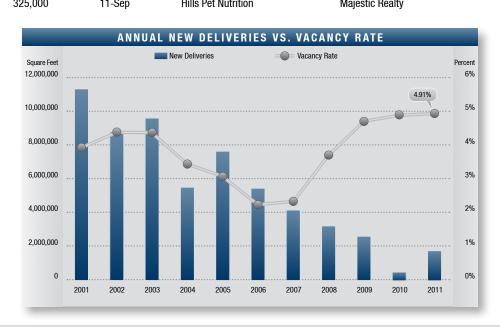
Product Type

MFG./DIST.

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

To view available properties, please visit:

www.voitco.com



Please Contact Us for Further Information

Anaheim, CA Newport Beach, CA 714.978.7880 949.644.8648 Phoenix, AZ Commerce, CA 323.201.4494 602.952.8648 Inland Empire, CA Reno, NV 909.545.8000 775.309.0782 Irvine, CA Sacramento, CA 949.851.5100 916.772.8648 Las Vegas, NV San Diego, CA 702.734.4500 858.453.0505

VoitREAL ESTATE SERVICES

101 Shipyard Way Newport Beach, CA 92663 949.644.8648 www.voitco.com Lic.#01333376

This survey consists of properties representing both single tenant and multi-tenant buildings. The lease rates are based on an 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.

©2012 Voit Real Estate Services, Inc. Real People. Real Solutions.® is a registered trademark of Voit Real Estate Services.