



REAL ESTATE SERVICES

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Industrial Market Report

Compared to the Previous Quarter:

Vacancy

DOWN

Net Absorption

POSITIVE

Sales Price

UP

Lease Rates

FLAT

Transactions

DOWN

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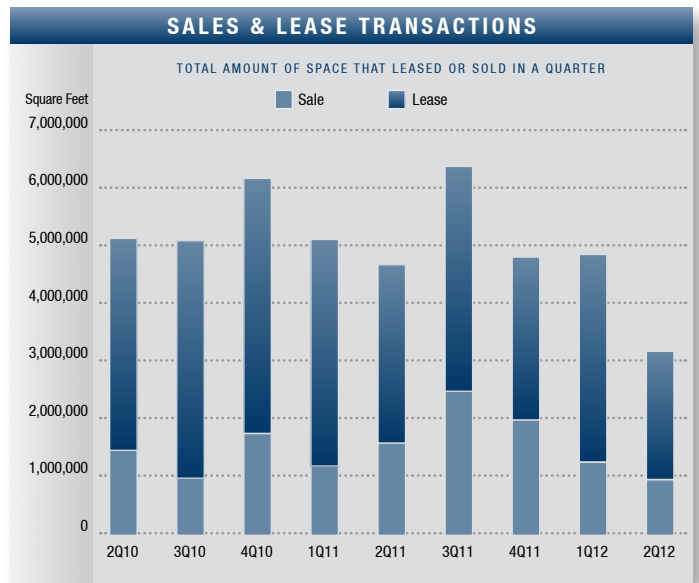
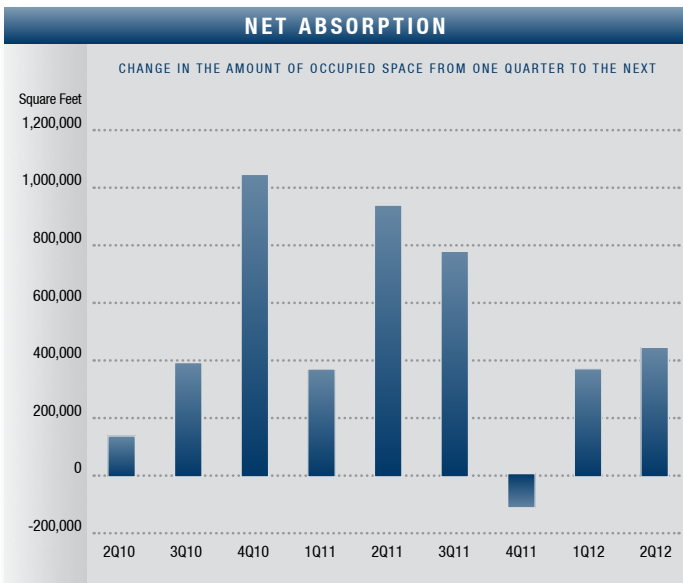
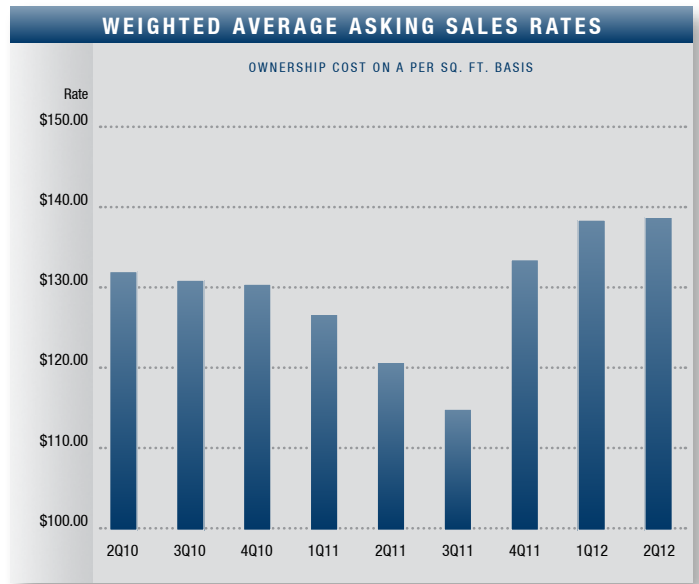
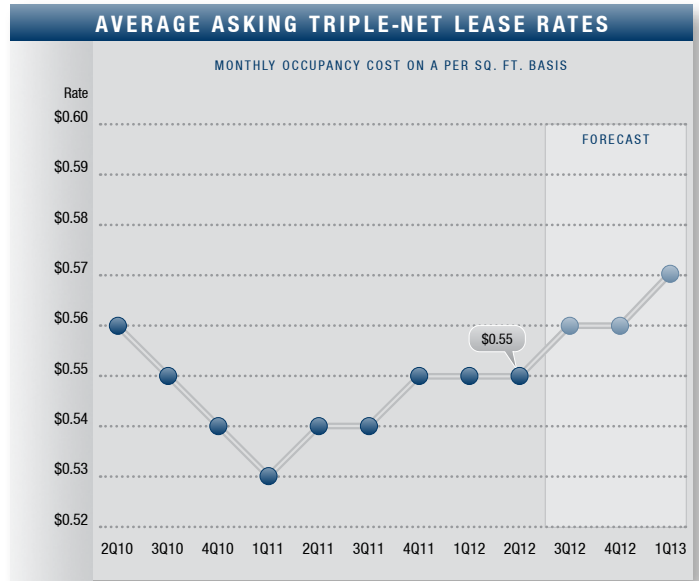
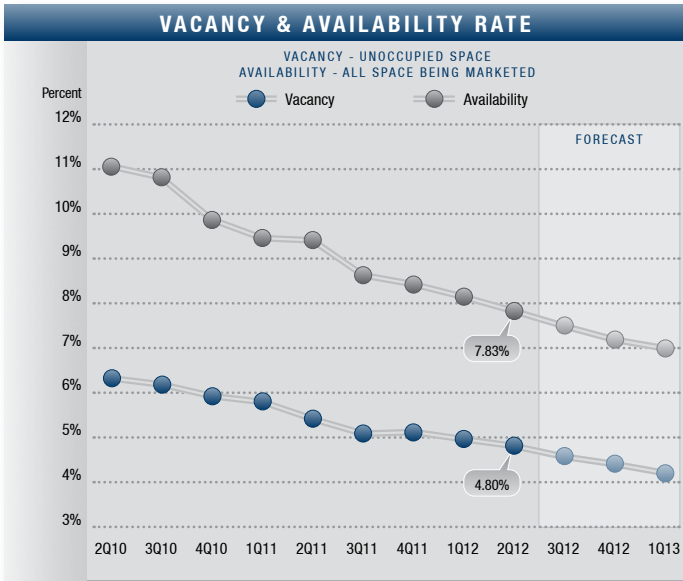


Market Highlights

- Encouraging Numbers** - The Orange County industrial market continued its path to recovery in the first half of 2012, posting a modest 4.80% vacancy rate. Both vacancy and availability continued their downward trend and displayed double-digit percentage drops compared to the second quarter of 2011. Lease rates continued their upward trend, with the first quarter of 2011 marking the lowest rates of the recession. Net absorption posted nearly 4.4 million square feet of positive absorption from the second quarter of 2010 to the second quarter of 2012. 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 Orange County industrial market to continue its pace of recovery.
- Vacancy** - Direct/sublease space (unoccupied) finished the quarter at 4.80%, one of the lowest figures seen since the first quarter of 2009 and a decrease of 11.11% when compared to the second quarter of 2011. The West County submarket presented the lowest vacancy rate in the county at 4.42%. We are forecasting that vacancy will continue its downward trend in 2012, ending the year at around 4.4%.
- Availability** - Direct/sublease space being marketed came in at 7.83% for the second quarter of 2012, a drop from the 8.18% seen in the previous quarter and a decrease of almost 17% from 2011's second quarter rate of 9.43%.
- Lease Rates** - The average asking triple-net lease rate checked in at \$.55 per square foot per month, the same as the previous quarter and two cents higher than the market bottom of \$.53 seen in the first quarter of 2011. The South County submarket posted the highest average asking lease rate in the county at \$.68. The record high rate of \$.80 was established in the first and second quarters of 2008. We are forecasting that lease rates will continue to rise, ending the year at \$.56.
- Sales Pricing** - The average asking sales price in the first quarter of 2012 was \$138.66 per square foot, a 15.08% increase from the previous year's price of \$120.49 and 2012's first quarter price of \$138.19. This recent increase can be attributed to a lack of supply of product for sale in many size ranges; currently, only around 3% of the inventory in the Orange County industrial market is available for sale. This lack of supply will put upward pressure on pricing going forward. The record high asking rate of \$181.23 was established in the third quarter of 2007.
- Absorption** - The Orange County industrial market posted 447,058 square feet of positive net absorption for the second quarter of 2012, giving the industrial market 4.4 million square feet of positive absorption since the second quarter of 2010 (nine consecutive quarters). We are forecasting that net absorption will continue its positive trend in 2012, giving the year a total of around two million square feet.
- Transaction Activity** - Leasing activity for this quarter checked in at 2.3 million square feet, a decrease from the prior year's second quarter number of 3.1 million square feet. Sales activity decreased, posting 890,000 square feet for the second quarter of 2012 compared to the 1.5 million square feet we saw in the same quarter of 2011. This drop in activity can be contributed to the lack of supply in some size ranges, which is putting upward pressure on pricing. Details of the largest transactions for 2011 can be found on the back page of this report.
- Employment** - The unemployment rate in Orange County was 7.5% in May 2012- up from a revised 7.4% in April 2012 and below the previous year's estimate of 8.5%. This compares with an unadjusted unemployment rate of 10.4% for California and 7.9% for the nation during the same period. According to the State of California Employment Development Department, Orange County saw a net increase of 25,800 payroll jobs from May 2011 to May 2012. The largest gains were 12,300 in professional & business services and 7,300 in leisure & hospitality; however, Orange County lost 3,600 construction jobs during that same period.
- Overall** - We are seeing a continued decrease in vacancy and a subsequent increase in net occupancy, which is contributing to an increase in asking lease rates. A lack of product available for sale in many size ranges (particularly in the 30,000 to 100,000 square-foot range) is causing an increase in sale prices and a drop in transaction volume. 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 Orange County industrial market.

INDUSTRIAL MARKET OVERVIEW

	2Q12	1Q12	2Q11	% of Change vs. 2Q11
Vacancy Rate	4.80%	4.98%	5.40%	(11.11%)
Availability Rate	7.83%	8.18%	9.43%	(16.97%)
Average Asking Lease Rate	\$0.55	\$0.55	\$0.54	1.85%
Average Asking Sale Price	\$138.66	\$138.19	\$120.49	15.08%
Sale & Lease Transactions	3,157,547	4,798,928	4,687,426	(32.64%)
Gross Absorption	2,933,012	3,727,175	4,182,024	(29.87%)
Net Absorption	447,058	366,920	939,235	N/A



	INVENTORY					VACANCY & LEASE RATES					ABSORPTION			
	Number of Bldgs.	Net Rentable Square Feet	Square Feet U / C	Square Feet Planned	Square Feet Vacant	Vacancy Rate 20212	Square Feet Available	Availability Rate 20212	Average Asking Lease Rate	Average Asking Sales Price	Net Absorption 20212	Net Absorption 2012	Gross Absorption 20212	Gross Absorption 2012
North County														
Anaheim	1,862	44,718,561	0	558,674	1,862,861	4.17%	2,915,593	6.52%	\$0.48	\$131.02	173,583	167,182	702,627	1,197,211
Brea	339	12,101,678	0	84,350	502,944	4.16%	580,874	4.80%	\$0.49	\$122.27	(9,379)	(15,056)	36,538	125,799
Buena Park	255	13,853,972	0	0	473,633	3.42%	627,815	4.53%	\$0.52	\$129.61	(167,064)	(104,578)	17,911	129,184
Fullerton	477	17,571,114	0	100,000	851,390	4.85%	1,730,887	9.85%	\$0.48	\$120.22	194,836	441,138	351,727	771,353
La Habra	216	4,707,101	0	0	755,138	16.04%	868,776	18.46%	\$0.55	\$125.20	6,910	(3,851)	23,290	41,321
Orange	789	15,049,914	0	0	534,896	3.55%	878,167	5.84%	\$0.53	\$133.17	45,702	61,906	155,532	319,481
Placentia	229	4,365,710	0	0	378,589	8.67%	607,752	13.92%	\$0.52	\$0.00	8,351	18,744	62,179	106,777
Yorba Linda	56	1,108,144	0	0	36,817	3.32%	121,413	10.96%	\$0.00	\$119.41	0	107	1,121	18,619
North County Total	4,223	113,476,194	0	743,024	5,396,268	4.76%	8,331,277	7.34%	\$0.49	\$126.09	252,939	565,592	1,350,925	2,709,745

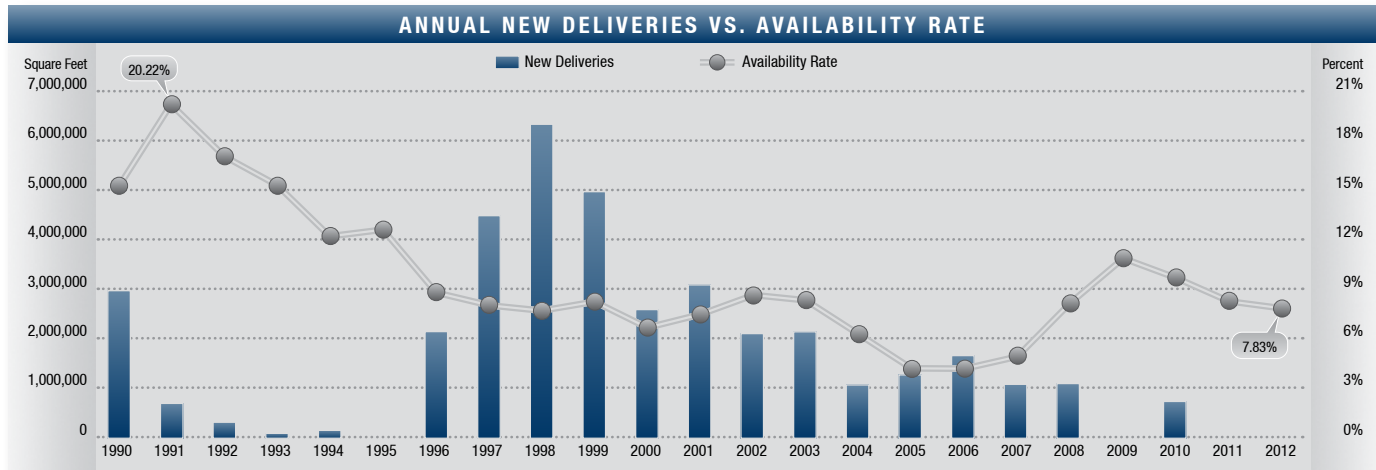
West County														
Cypress	102	4,207,833	0	0	516,412	12.27%	827,606	19.67%	\$0.58	\$160.99	(92,379)	(232,282)	58,500	129,429
Garden Grove	485	12,296,454	0	0	503,488	4.09%	958,542	7.80%	\$0.48	\$124.86	(6,223)	(40,102)	94,837	275,198
Huntington Beach	700	15,817,695	0	0	650,093	4.11%	1,509,140	9.54%	\$0.50	\$160.03	(1,729)	(33,430)	182,069	305,358
La Palma	16	1,777,797	0	0	0	0.00%	0	0.00%	\$0.00	\$0.00	0	131,280	0	131,280
Los Alamitos	103	2,608,270	0	0	111,041	4.26%	87,285	3.35%	\$0.00	\$202.75	(3,883)	(60,058)	12,532	26,588
Seal Beach	14	1,037,459	0	0	0	0.00%	0	0.00%	\$0.00	\$131.00	0	0	0	0
Stanton	189	2,270,446	0	0	34,354	1.51%	41,354	1.82%	\$0.75	\$134.67	5,556	34,129	31,830	77,221
Westminster	150	2,823,925	0	0	76,417	2.71%	317,094	11.23%	\$0.49	\$151.77	75,691	56,493	75,691	75,691
West County Total	1,759	42,839,879	0	0	1,891,805	4.42%	3,741,021	8.73%	\$0.52	\$138.84	(22,967)	(143,970)	455,459	1,020,765

Airport Area														
Costa Mesa	460	8,667,290	0	0	112,512	1.30%	472,460	5.45%	\$0.70	\$200.85	52,751	73,204	119,986	241,523
Fountain Valley	183	3,728,598	0	256,800	121,334	3.25%	251,068	6.73%	\$0.69	\$145.90	(20,604)	46,171	34,134	164,151
Irvine	426	15,735,701	26,000	33,250	1,168,184	7.42%	1,820,690	11.57%	\$0.60	\$133.47	35,838	100,463	184,242	585,666
Newport Beach	70	1,284,439	0	0	7,500	0.58%	5,000	0.39%	\$0.00	\$0.00	(6,500)	(1,500)	6,120	14,620
Santa Ana	1,630	32,051,185	0	0	1,389,850	4.34%	2,022,933	6.31%	\$0.58	\$120.50	(34,469)	76,668	351,521	801,432
Tustin	123	5,045,422	0	0	160,458	3.18%	327,419	6.49%	\$0.49	\$167.97	27,561	145,854	31,352	149,645
Airport Area Total	2,892	66,512,635	26,000	290,050	2,959,838	4.45%	4,899,570	7.37%	\$0.59	\$139.28	54,577	440,860	727,355	1,957,037

South County														
Aliso Viejo	23	1,015,540	0	0	5,441	0.54%	5,441	0.54%	\$0.00	\$162.57	(3,626)	(871)	0	23,565
Foothill Ranch	67	3,648,152	0	0	195,650	5.36%	243,343	6.67%	\$0.59	\$131.38	11,340	11,340	11,340	11,340
Irvine Spectrum	164	7,880,157	0	26,000	691,294	8.77%	890,656	11.30%	\$0.64	\$152.47	83,889	(117,776)	112,672	397,654
Laguna Hills	102	1,520,304	0	0	86,699	5.70%	121,727	8.01%	\$0.93	\$155.00	(5,376)	(15,233)	30,863	47,170
Laguna Niguel	29	600,745	0	7,000	48,730	8.11%	24,730	4.12%	\$0.00	\$0.00	(24,000)	(24,000)	0	0
Lake Forest	214	5,063,120	0	0	299,520	5.92%	607,625	12.00%	\$0.72	\$157.20	2,795	(15,591)	59,317	172,181
Mission Viejo	38	722,510	0	0	53,386	7.39%	34,876	4.83%	\$0.00	\$196.42	(11,161)	(35,832)	13,707	18,701
Rancho Santa Margarita	108	1,731,968	0	0	27,199	1.57%	142,211	8.21%	\$0.71	\$158.21	103,349	98,551	105,992	123,791
San Clemente	167	2,165,739	0	0	211,052	9.75%	316,736	14.62%	\$0.74	\$167.19	26,585	36,865	64,382	125,125
San Juan Capistrano	50	1,168,153	0	0	62,183	5.32%	84,550	7.24%	\$0.79	\$215.00	(21,286)	14,043	1,000	53,113
South County Total	962	25,516,388	0	33,000	1,681,154	6.59%	2,471,895	9.69%	\$0.68	\$155.24	162,509	(48,504)	399,273	972,640
Total	9,836	248,345,096	26,000	1,066,074	11,929,065	4.80%	19,443,763	7.83%	\$0.55	\$138.66	447,058	813,978	2,933,012	6,660,187

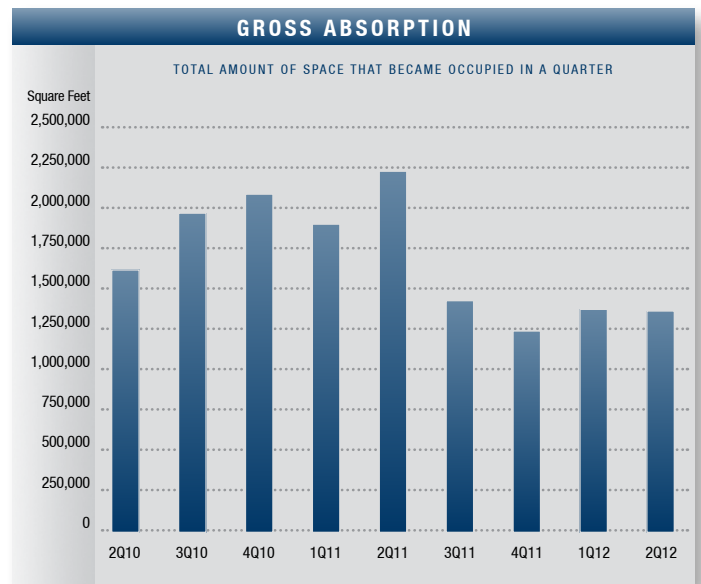
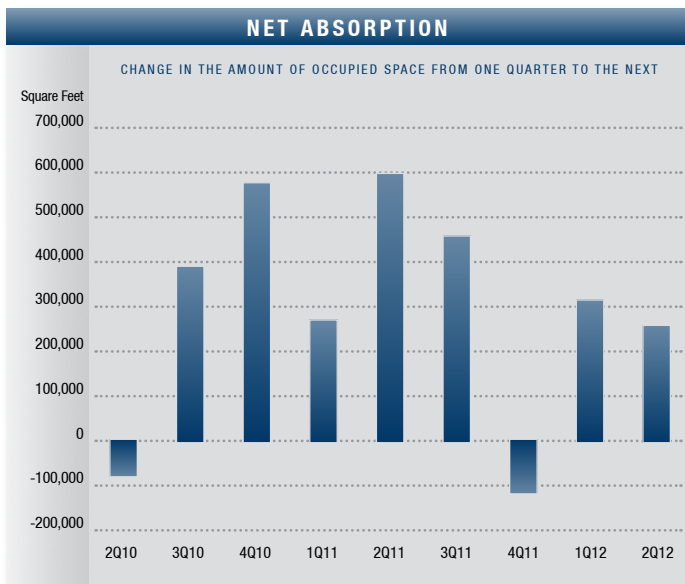
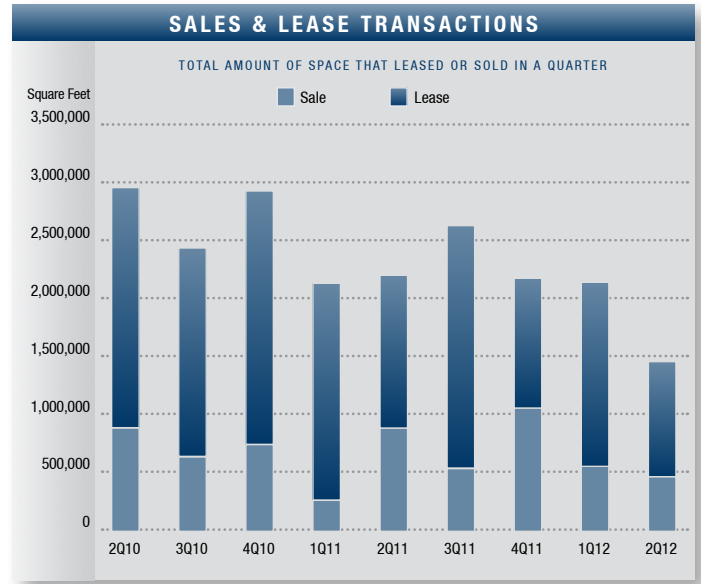
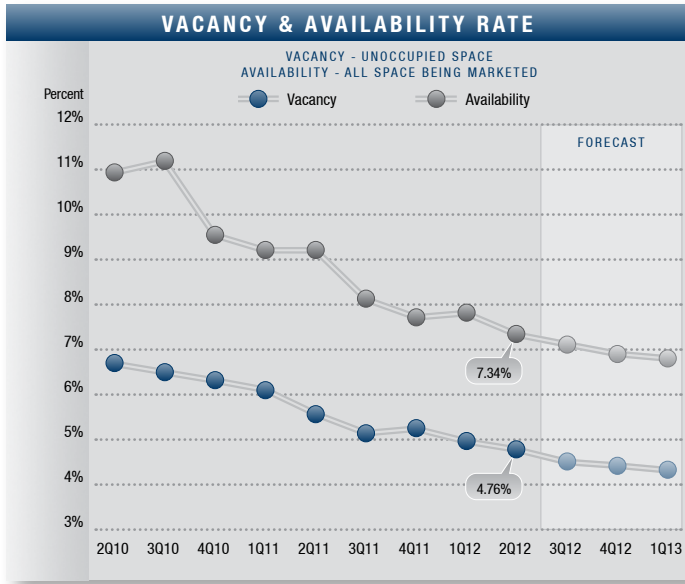
Less than 9,999	3,498	21,029,188	0	7,000	578,727	2.75%	1,048,046	4.98%	\$0.80	\$177.17	30,183	104,406	270,893	566,717
10,000-19,999	3,224	44,498,856	0	0	2,093,942	4.71%	3,282,992	7.38%	\$0.72	\$149.59	94,490	64,650	833,877	1,500,944
20,000-29,999	1,224	29,142,436	26,000	26,000	1,475,790	5.06%	2,443,307	8.38%	\$0.61	\$138.94	218,418	151,160	581,257	1,165,743
30,000-39,999	514	17,464,810	0	68,250	524,302	3.00%	1,150,452	6.59%	\$0.78	\$134.92	4,435	102,938	148,110	473,940
40,000-49,999	324	14,239,124	0	95,300	757,172	5.32%	1,069,188	7.51%	\$0.59	\$131.30	56,515	(66,142)	206,054	376,886
50,000-74,999	452	27,291,180	0	178,800	1,101,364	4.04%	1,794,075	6.57%	\$0.57	\$126.54	90,878	(167,369)	227,232	501,621
75,000-99,999	212	18,173,038	0	159,550	737,305	4.06%	1,519,870	8.36%	\$0.54	\$133.40	20,120	83,785	83,452	370,620
100,000-149,999	198	23,240,444	0	321,800	1,406,770	6.05%	2,490,450	10.72%	\$0.55	\$107.61	(278,273)	(569)	161,891	766,144
150,000-199,999	69	11,859,633	0	0	1,111,846	9.38%	1,219,672	10.28%	\$0.54	\$98.98	127,659	116,532	164,646	275,045
200,000-299,999	68	16,424,560	0	209,374	711,071	4.33%	1,560,791	9.50%	\$0.44	\$0.00	10,800	352,754	10,800	417,727
300,000 Plus	53	24,981,827	0	0	1,430,776	5.73%	1,864,920	7.47%	\$0.55	\$0.00	71,833	71,833	244,800	244,800
Total	9,836	248,345,096	26,000	1,066,074	11,929,065	4.80%	19,443,763	7.83%	\$0.55	\$138.66	447,058	813,978	2,933,012	6,660,187

Lease rates are on a triple-net basis.



NORTH ORANGE COUNTY

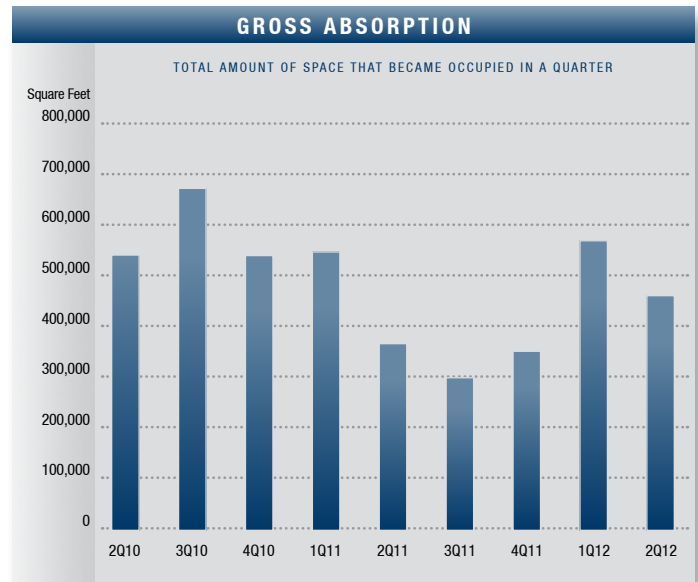
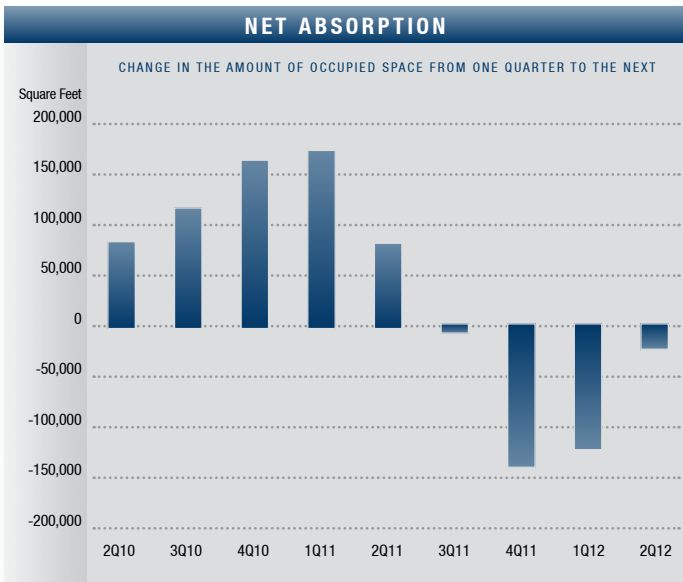
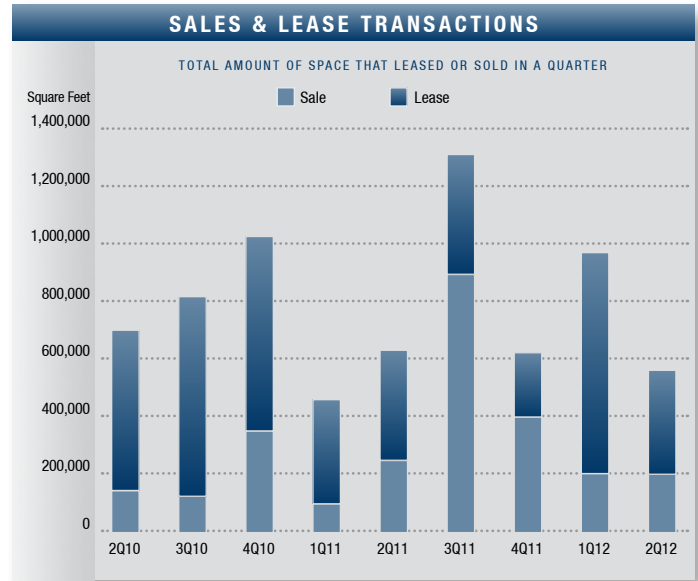
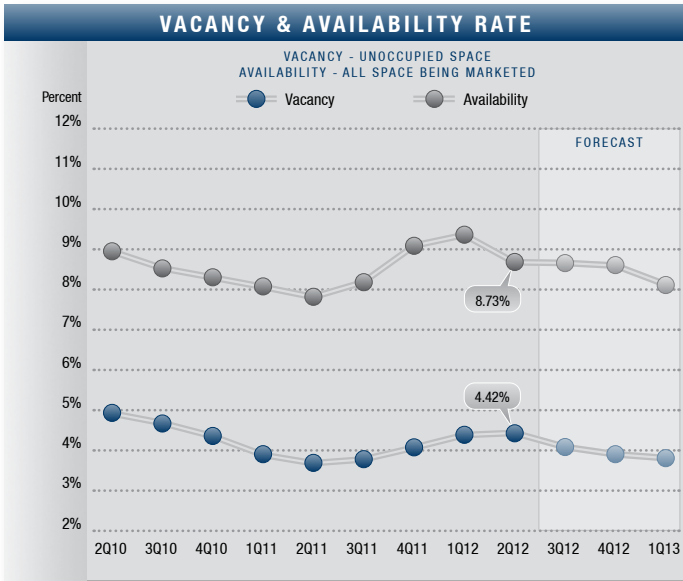
In the second quarter of 2012, the North Orange County industrial market consisted of 4,223 buildings totaling 113,476,194 square feet and had an availability rate of 7.34%, which shows a decrease from the previous quarter's figure of 7.81%



	INVENTORY					VACANCY & LEASE RATES					ABSORPTION			
	Number of Bldgs.	Net Rentable Square Feet	Square Feet U / C	Square Feet Planned	Square Feet Vacant	Vacancy Rate 2Q2012	Square Feet Available	Availability Rate 2Q2012	Average Asking Lease Rate	Average Asking Sales Price	Net Absorption 2Q2012	Net Absorption 2012	Gross Absorption 2Q2012	Gross Absorption 2012
North Totals														
Less than 9,999	1,406	8,669,681	0	0	210,348	2.43%	384,301	4.43%	\$0.60	\$153.99	38,905	57,915	109,362	212,696
10,000-19,999	1,429	19,619,925	0	0	981,338	5.00%	1,517,142	7.73%	\$0.67	\$139.02	(2,983)	(41,015)	315,200	559,869
20,000-29,999	536	12,756,353	0	0	524,611	4.11%	884,447	6.93%	\$0.56	\$115.44	125,609	86,103	280,117	465,340
30,000-39,999	235	7,954,175	0	0	208,037	2.62%	418,095	5.26%	\$0.58	\$127.57	12,546	22,845	39,004	97,457
40,000-49,999	136	5,968,091	0	95,300	272,023	4.56%	524,673	8.79%	\$0.60	\$115.95	(5,309)	(8,548)	34,792	101,301
50,000-74,999	203	12,277,787	0	178,800	412,142	3.36%	823,904	6.71%	\$0.53	\$112.31	56,053	(96,155)	168,955	268,196
75,000-99,999	89	7,614,057	0	159,550	150,819	1.98%	451,523	5.93%	\$0.46	\$135.36	(27,020)	135,780	0	162,800
100,000-149,999	94	11,101,504	0	100,000	446,814	4.02%	1,031,420	9.29%	\$0.48	\$100.81	(16,695)	131,367	158,695	368,733
150,000-199,999	33	5,724,301	0	0	726,547	12.69%	472,258	8.25%	\$0.49	\$0.00	0	(23,086)	0	0
200,000-299,999	35	8,506,085	0	209,374	478,047	5.62%	1,009,747	11.87%	\$0.44	\$0.00	0	228,553	0	228,553
300,000 Plus	27	13,284,235	0	0	985,542	7.42%	813,767	6.13%	\$0.51	\$0.00	71,833	71,833	244,800	244,800
Total	4,223	113,476,194	0	743,024	5,396,268	4.76%	8,331,277	7.34%	\$0.49	\$126.09	252,939	565,592	1,350,925	2,709,745

WEST ORANGE COUNTY

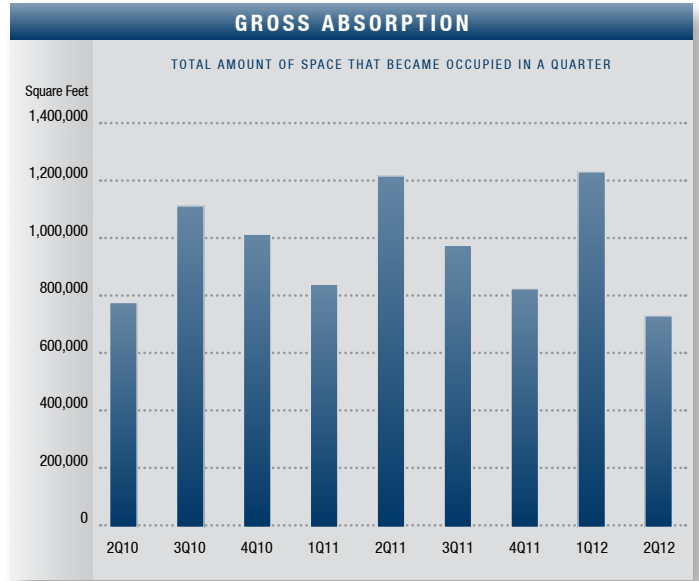
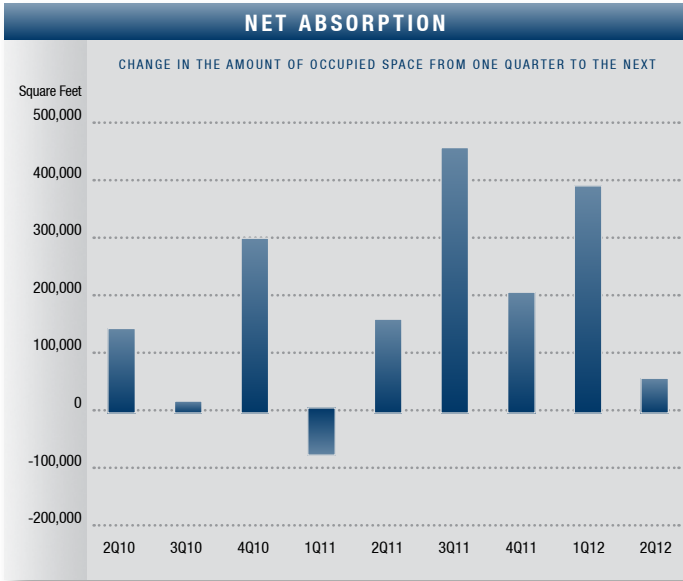
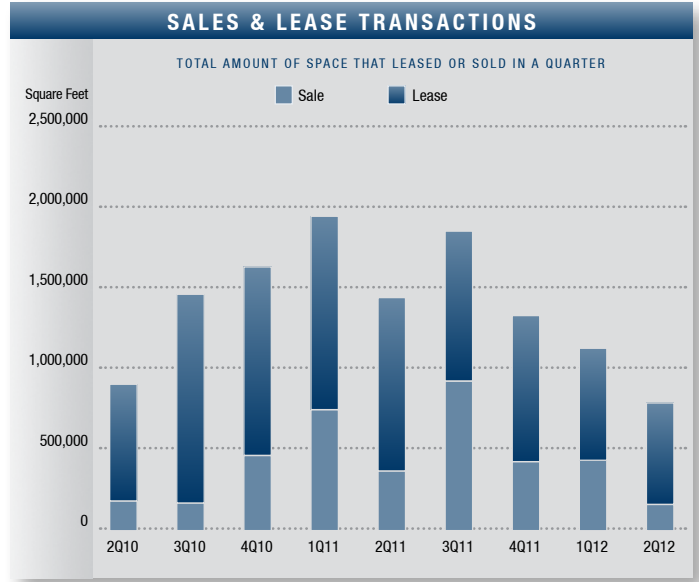
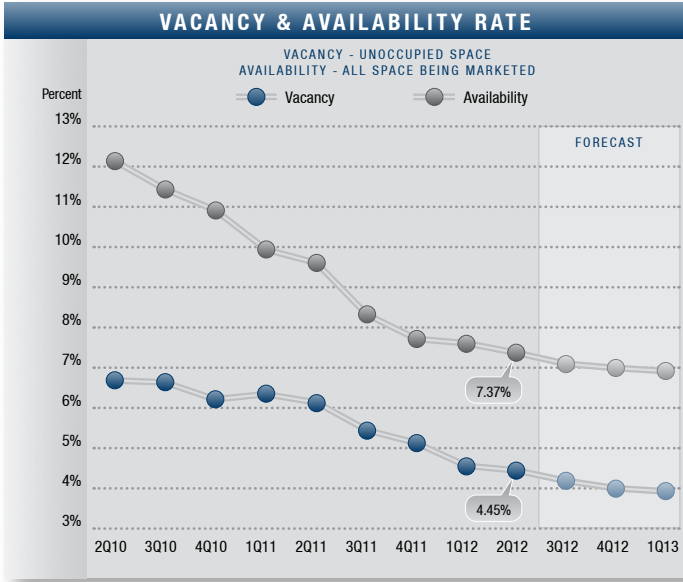
In the second quarter of 2012, the West Orange County industrial market consisted of 1,759 buildings totaling 42,839,879 square feet and had an availability rate of 8.73%, which shows a decrease from the previous quarter's figure of 9.36%.



	INVENTORY				VACANCY & LEASE RATES				ABSORPTION					
	Number of Bldgs.	Net Rentable Square Feet	Square Feet U / C	Square Feet Planned	Square Feet Vacant	Vacancy Rate 2Q2012	Square Feet Available	Availability Rate 2Q2012	Average Asking Lease Rate	Average Asking Sales Price	Net Absorption 2Q2012	Net Absorption 2012	Gross Absorption 2Q2012	Gross Absorption 2012
West Totals	711	4,155,716	0	0	124,234	2.99%	205,932	4.96%	\$0.73	\$175.25	(7,587)	26,445	31,776	104,594
Less than 9,999	559	7,438,038	0	0	277,176	3.73%	488,082	6.56%	\$0.83	\$145.66	71,839	98,201	169,337	266,854
10,000-19,999	183	4,338,692	0	0	193,490	4.46%	300,487	6.93%	\$0.53	\$131.78	35,928	(18,891)	45,369	137,076
20,000-29,999	63	2,192,698	0	0	82,789	3.78%	15,364	0.70%	\$0.58	\$0.00	(30,060)	(67,665)	30,490	30,490
30,000-39,999	56	2,456,988	0	0	69,490	2.83%	94,485	3.85%	\$0.50	\$148.11	0	(3,310)	0	0
40,000-49,999	84	5,060,902	0	0	245,771	4.86%	238,650	4.72%	\$0.52	\$114.05	34,730	(141,665)	38,330	40,030
50,000-74,999	37	3,177,470	0	0	210,091	6.61%	297,146	9.35%	\$0.00	\$129.89	59,581	(122,037)	60,781	89,995
75,000-99,999	29	3,431,752	0	0	490,483	14.29%	769,499	22.42%	\$0.57	\$119.00	(261,578)	(120,508)	3,196	144,266
100,000-149,999	16	2,707,436	0	0	30,230	1.12%	328,892	12.15%	\$0.54	\$0.00	74,180	74,180	76,180	76,180
150,000-199,999	13	3,166,485	0	0	168,051	5.31%	509,165	16.08%	\$0.42	\$0.00	0	131,280	0	131,280
200,000-299,999	8	4,713,702	0	0	0	0.00%	493,319	10.47%	\$0.00	\$0.00	0	0	0	0
300,000 Plus														
Total	1,759	42,839,879	0	0	1,891,805	4.42%	3,741,021	8.73%	\$0.52	\$138.84	(22,967)	(143,970)	455,459	1,020,765

AIRPORT AREA

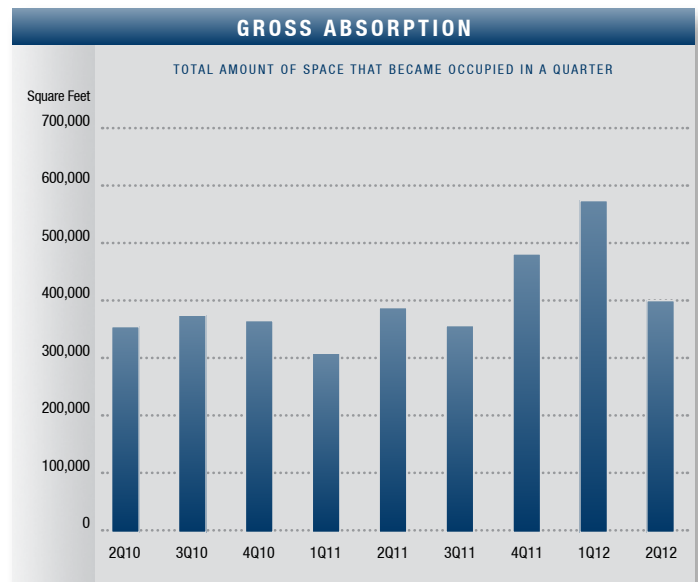
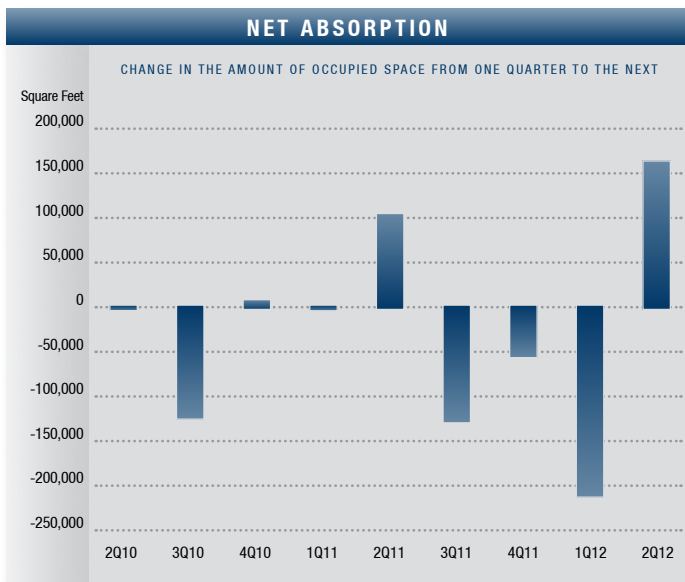
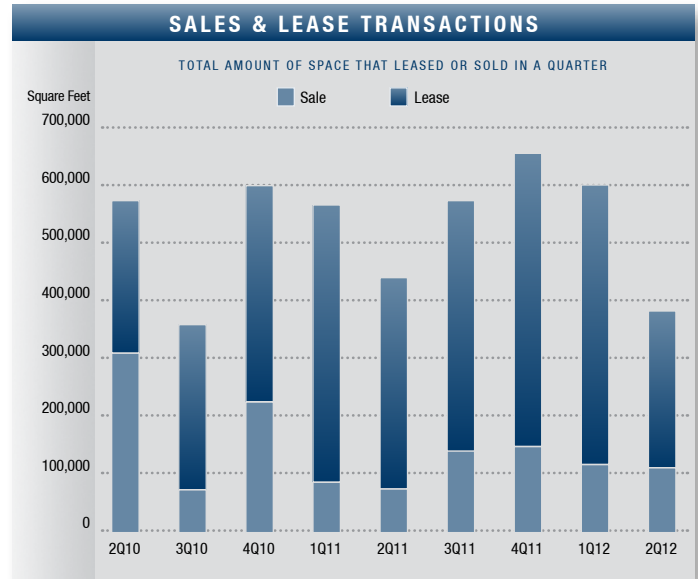
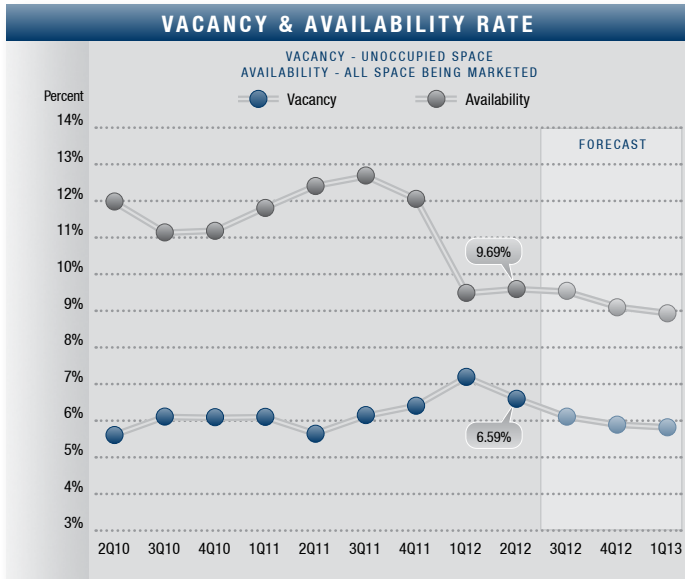
In the second quarter of 2012, the Airport Orange County industrial market consisted of 2,892 buildings totaling 66,512,635 square feet and had an availability rate of 7.37%, which shows a decrease from the previous quarter's figure of 7.57%.



	INVENTORY				VACANCY & LEASE RATES				ABSORPTION					
	Number of Bldgs.	Net Rentable Square Feet	Square Feet U / C	Square Feet Planned	Square Feet Vacant	Vacancy Rate 2Q2012	Square Feet Available	Availability Rate 2Q2012	Average Asking Lease Rate	Average Asking Sales Price	Net Absorption 2Q2012	Net Absorption 2012	Gross Absorption 2Q2012	Gross Absorption 2012
Airport Totals	2,892	66,512,635	26,000	290,050	2,959,838	4.45%	4,899,570	7.37%	\$0.59	\$139.28	54,577	440,860	727,355	1,957,037
Less than 9,999	1,019	5,748,991	0	0	123,099	2.14%	230,470	4.01%	\$0.82	\$187.34	(643)	8,443	90,312	154,224
10,000-19,999	945	13,229,387	0	0	511,170	3.86%	828,472	6.26%	\$0.67	\$162.50	66,269	52,540	286,429	479,694
20,000-29,999	383	9,160,651	26,000	0	483,605	5.28%	902,683	9.85%	\$0.55	\$119.62	22,969	62,307	171,557	393,137
30,000-39,999	170	5,777,123	0	68,250	110,500	1.91%	578,769	10.02%	\$0.55	\$137.70	23,353	153,547	68,616	327,004
40,000-49,999	99	4,336,494	0	0	292,223	6.74%	244,161	5.63%	\$0.47	\$141.72	701	(85,689)	80,494	125,859
50,000-74,999	123	7,397,004	0	0	258,652	3.50%	442,725	5.99%	\$0.58	\$120.85	2,027	97,523	19,947	115,445
75,000-99,999	63	5,415,820	0	0	328,295	6.06%	642,383	11.86%	\$0.58	\$135.99	(25,112)	70,042	10,000	105,154
100,000-149,999	53	6,126,011	0	221,800	229,036	3.74%	329,036	5.37%	\$0.59	\$113.66	0	6,735	0	146,121
150,000-199,999	13	2,243,005	0	0	256,629	11.44%	221,642	9.88%	\$0.56	\$0.00	(34,987)	75,412	0	110,399
200,000-299,999	13	3,213,133	0	0	0	0.00%	0	0.00%	\$0.00	\$0.00	0	0	0	0
300,000 Plus	11	3,865,016	0	0	366,629	9.49%	479,229	12.40%	\$0.57	\$0.00	0	0	0	0

SOUTH ORANGE COUNTY

In the second quarter of 2012, the South Orange County industrial market consisted of 962 buildings totaling 25,516,388 square feet and had an availability rate of 9.69%, which shows an increase from the previous quarter's figure of 9.50%.



	INVENTORY				VACANCY & LEASE RATES						ABSORPTION			
	Number of Bldgs.	Net Rentable Square Feet	Square Feet U / C	Square Feet Planned	Square Feet Vacant	Vacancy Rate 2Q2012	Square Feet Available	Availability Rate 2Q2012	Average Asking Lease Rate	Average Asking Sales Price	Net Absorption 2Q2012	Net Absorption 2012	Gross Absorption 2Q2012	Gross Absorption 2012
South Totals	962	25,516,388	0	33,000	1,681,154	6.59%	2,471,895	9.69%	\$0.68	\$155.24	162,509	(48,504)	399,273	972,640
Less than 9,999	362	2,454,800	0	7,000	121,046	4.93%	227,343	9.26%	\$0.86	\$193.29	(492)	11,603	39,443	95,203
10,000-19,999	291	4,211,506	0	0	324,258	7.70%	449,296	10.67%	\$0.79	\$160.14	(40,635)	(45,076)	62,911	194,527
20,000-29,999	122	2,886,740	0	26,000	274,084	9.49%	355,690	12.32%	\$0.72	\$183.69	33,912	21,641	84,214	170,190
30,000-39,999	46	1,540,814	0	0	122,976	7.98%	138,224	8.97%	\$0.70	\$127.70	(1,404)	(5,789)	10,000	18,989
40,000-49,999	33	1,477,551	0	0	123,436	8.35%	205,869	13.93%	\$0.75	\$145.10	61,123	31,405	90,768	149,726
50,000-74,999	42	2,555,487	0	0	184,799	7.23%	288,796	11.30%	\$0.63	\$170.24	(1,932)	(27,072)	0	77,950
75,000-99,999	23	1,965,691	0	0	48,100	2.45%	128,818	6.55%	\$0.60	\$124.95	12,671	0	12,671	12,671
100,000-149,999	22	2,581,177	0	0	240,437	9.32%	360,495	13.97%	\$0.60	\$99.00	0	(18,163)	0	107,024
150,000-199,999	7	1,184,891	0	0	98,440	8.31%	196,880	16.62%	\$0.63	\$98.98	88,466	(9,974)	88,466	88,466
200,000-299,999	7	1,538,857	0	0	64,973	4.22%	41,879	2.72%	\$0.59	\$0.00	10,800	(7,079)	10,800	57,894
300,000 Plus	7	3,118,874	0	0	78,605	2.52%	78,605	2.52%	\$0.55	\$0.00	0	0	0	0

RECENT TRANSACTIONS

Sales Transactions

Property Address	City	Square Feet	Sale Price Per SF	Buyer	Seller
17000 Red Hill Ave.	Irvine	139,386	\$97.50	Pacific Dental	Kaiser Aerospace
10900 Walker St.	Cypress	95,900	\$98.80	International Properties Holding Group	Yaesu USA, Inc.
4890 E. La Palma Ave.	Anaheim	82,544	\$87.83	Beverage William & Jolene Trust	Ling Electronics
1415 Moonstone St.	Brea	70,492	\$80.00	Perfect 85	PSIP CAM Brea, LLC
30152 Aventura	Rancho Santa Mar.	47,410	\$125.00	Applied Medical Resources Corporation	KBA Enterprises
324 W Blueridge Ave.	Orange	42,918	\$117.82	AAEON Electronics, Inc.	Prologis

Lease Transactions

Property Address	City	Square Feet	Transaction Date	Tenant	Owner
105 S. Puente St.	Brea	184,000	May-12	eCMM (Division of Foxconn)	Alere Property Group
3320 E. Miraloma Ave.	Anaheim	171,775	May-12	Xpress Global Systems, Inc.	CLPF Anaheim Industrial, LP
500 W. Warner Ave.	Santa Ana	108,294	Apr-12	Atlas Distribution	Sears Holding
15345 Barranca Pky.	Irvine Spectrum	84,580	Apr-12	Printronic, Inc.	The Irvine Company
15362 Graham St. – Sublease	Huntington Beach	76,180	May-12	Creative Teaching Press	Quicksilver
1321 S. State College Blvd.	Fullerton	63,396	May-12	Progressive Marketing Products	DSA State College Business Park, LLC

Submarkets

NORTH

Anaheim, Brea, Buena Park, Fullerton, La Habra, Orange, Placentia and Yorba Linda

WEST

Cypress, Garden Grove, Huntington Beach, La Palma, Los Alamitos, Seal Beach, Stanton and Westminster

AIRPORT

Costa Mesa, Fountain Valley, Irvine, Newport Beach, Santa Ana and Tustin

SOUTH

Aliso Viejo, Foothill Ranch, Irvine Spectrum, Laguna Hills, Laguna Niguel, Lake Forest, Mission Viejo, Rancho Santa Margarita, San Clemente and San Juan Capistrano



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