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Group.**

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CoStar Industrial Statistics

First Quarter 2018

Las Vegas Industrial Market



CoStarTM
The knowledge market

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Methodology

The CoStar Industrial Statistics calculates Industrial statistics using CoStar Group's base of existing, under construction and under renovation Industrial buildings in each given metropolitan area. All Industrial building types are included, including warehouse, flex / research & development, distribution, manufacturing, industrial showroom, and service buildings, in both single-tenant and multi-tenant buildings, including owner-occupied buildings. CoStar Group's global database includes approximately 119 billion square feet of coverage in 5.4 million properties. All rental rates reported in the CoStar Industrial Report are calculated using the quoted rental rate for each property.

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CoStar Group, Inc.

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Terms & Definitions

Availability Rate: The ratio of available space to total rentable space, calculated by dividing the total available square feet by the total rentable square feet.

Available Space: The total amount of space that is currently being marketed as available for lease in a given time period. It includes any space that is available, regardless of whether the space is vacant, occupied, available for sublease, or available at a future date.

Build-to-Suit: A term describing a particular property, developed specifically for a certain tenant to occupy, with structural features, systems, or improvement work designed specifically for the needs of that tenant. A build-to-suit can be leased or owned by the tenant. In a leased build-to-suit, a tenant will usually have a long term lease on the space.

Buyer: The individual, group, company, or entity that has purchased a commercial real estate asset.

Cap Rate: Short for capitalization rate. The Cap Rate is a calculation that reflects the relationship between one year's net operating income and the current market value of a particular property. The Cap Rate is calculated by dividing the annual net operating income by the sales price (or asking sales price).

CBD: Abbreviation for Central Business District. (See also: Central Business District)

Central Business District: The designations of Central Business District (CBD) and Suburban refer to a particular geographic area within a metropolitan statistical area (MSA) describing the level of real estate development found there. The CBD is characterized by a high density, well organized core within the largest city of a given MSA.

Class A: A classification used to describe buildings that generally qualify as extremely desirable investment-grade properties and command the highest rents or sale prices compared to other buildings in the same market. Such buildings are well located and provide efficient tenant layouts as well as high quality, and in some buildings, one-of-a-kind floor plans. They can be an architectural or historical landmark designed by prominent architects. These buildings contain a modern mechanical system, and have above-average maintenance and management as well as the best quality materials and workmanship in their trim and interior fittings. They are generally the most attractive and eagerly sought by investors willing to pay a premium for quality.

Class B: A classification used to describe buildings that generally qualify as a more speculative investment, and as such, command lower rents or sale prices compared to Class A properties. Such buildings offer utilitarian space without special attractions, and have ordinary design, if new or fairly new; good to excellent design if an older non-landmark building. These buildings typically have average to good maintenance, management and tenants. They are less appealing to tenants than Class A properties, and may be deficient in a number of respects including floor plans, condition and facilities. They lack prestige and must depend chiefly on a lower price to attract tenants and investors.

Class C: A classification used to describe buildings that generally qualify as no-frills, older buildings that offer basic space and command lower rents or sale prices compared to other buildings in the same market. Such buildings typically have below-average maintenance and management, and could have mixed or low tenant prestige, inferior elevators, and/or mechanical/electrical systems. These buildings lack prestige and must depend chiefly on a lower price to attract tenants and investors.

Construction Starts: Buildings that began construction during a specific period of time. (See also: Deliveries)

Contiguous Blocks of Space: Space within a building that is, or is able to be joined together into a single contiguous space.

Deliveries: Buildings that complete construction during a specified period of time. In order for space to be considered delivered, a certi-

cate of occupancy must have been issued for the property.

Delivery Date: The date a building completes construction and receives a certificate of occupancy.

Developer: The company, entity or individual that transforms raw land to improved property by use of labor, capital and entrepreneurial efforts.

Direct Space: Space that is being offered for lease directly from the landlord or owner of a building, as opposed to space being offered in a building by another tenant (or broker of a tenant) trying to sublet a space that has already been leased.

Existing Inventory: The square footage of buildings that have received a certificate of occupancy and are able to be occupied by tenants. It does not include space in buildings that are either planned, under construction or under renovation.

Flex Building: A type of building designed to be versatile, which may be used in combination with office (corporate headquarters), research and development, quasi-retail sales, and including but not limited to industrial, warehouse, and distribution uses. A typical flex building will be one or two stories with at least half of the rentable area being used as office space, have ceiling heights of 16 feet or less, and have some type of drive-in door, even though the door may be glassed in or sealed off.

Full Service Rental Rate: Rental rates that include all operating expenses such as utilities, electricity, janitorial services, taxes and insurance.

Gross Absorption: The total change in occupied space over a given period of time, counting space that is occupied but not space that is vacated by tenants. Gross absorption differs from leasing activity, which is the sum of all space leased over a certain period of time. Unless otherwise noted Gross Absorption includes direct and sublease space.

Growth in Inventory: The change in size of the existing square footage in a given area over a given period of time, generally due to the construction of new buildings.

Industrial Building: A type of building adapted for such uses as the assemblage, processing, and/or manufacturing of products from raw materials or fabricated parts. Additional uses include warehousing, distribution, and maintenance facilities. The primary purpose of the space is for storing, producing, assembling, or distributing product.

Landlord Rep: (Landlord Representative) In a typical lease transaction between an owner/landlord and tenant, the broker that represents the interests of the owner/landlord is referred to as the Landlord Rep.

Leased Space: All the space that has a financial lease obligation. It includes all leased space, regardless of whether the space is currently occupied by a tenant. Leased space also includes space being offered for sublease.

Leasing Activity: The volume of square footage that is committed to and signed under a lease obligation for a specific building or market in a given period of time. It includes direct leases, subleases and renewals of existing leases. It also includes any pre-leasing activity in planned, under construction, or under renovation buildings.

Market: Geographic boundaries that serve to delineate core areas that are competitive with each other and constitute a generally accepted primary competitive set of areas. Markets are building-type specific, and are non-overlapping contiguous geographic designations having a cumulative sum that matches the boundaries of the entire Region (See also: Region). Markets can be further subdivided into Submarkets. (See also: Submarkets)

Multi-Tenant: Buildings that house more than one tenant at a given time. Usually, multi-tenant buildings were designed and built to accommodate many different floor plans and designs for different

tenant needs. (See also: Tenancy).

Net Absorption: The net change in occupied space over a given period of time. Unless otherwise noted Net Absorption includes direct and sublease space.

Net Rental Rate: A rental rate that excludes certain expenses that a tenant could incur in occupying office space. Such expenses are expected to be paid directly by the tenant and may include janitorial costs, electricity, utilities, taxes, insurance and other related costs.

New Space: Sometimes called first generation space, refers to space that has never been occupied and/or leased by a tenant.

Occupied Space: Space that is physically occupied by a tenant. It does not include leased space that is not currently occupied by a tenant.

Office Building: A type of commercial building used exclusively or primarily for office use (business), as opposed to manufacturing, warehousing, or other uses. Office buildings may sometimes have other associated uses within part of the building, i.e., retail sales, financial, or restaurant, usually on the ground floor.

Owner: The company, entity, or individual that holds title on a given building or property.

Planned/Proposed: The status of a building that has been announced for future development but not yet started construction.

Preleased Space: The amount of space in a building that has been leased prior to its construction completion date, or certificate of occupancy date.

Price/SF: Calculated by dividing the price of a building (either sales price or asking sales price) by the Rentable Building Area (RBA).

Property Manager: The company and/or person responsible for the day-to-day operations of a building, such as cleaning, trash removal, etc. The property manager also makes sure that the various systems within the building, such as the elevators, HVAC, and electrical systems, are functioning properly.

Quoted Rental Rate: The asking rate per square foot for a particular building or unit of space by a broker or property owner. Quoted rental rates may differ from the actual rates paid by tenants following the negotiation of all terms and conditions in a specific lease.

RBA: Abbreviation for Rentable Building Area. (See also: Rentable Building Area)

Region: Core areas containing a large population nucleus, that together with adjacent communities have a high degree of economic and social integration. Regions are further divided into market areas, called Markets. (See also: Markets)

Relet Space: Sometimes called second generation or direct space, refers to existing space that has previously been occupied by another tenant.

Rentable Building Area: (RBA) The total square footage of a building that can be occupied by, or assigned to a tenant for the purpose of determining a tenant's rental obligation. Generally RBA includes a percentage of common areas including all hallways, main lobbies, bathrooms, and telephone closets.

Rental Rates: The annual costs of occupancy for a particular space quoted on a per square foot basis.

Sales Price: The total dollar amount paid for a particular property at a particular point in time.

Sales Volume: The sum of sales prices for a given group of buildings in a given time period.

Seller: The individual, group, company, or entity that sells a particular commercial real estate asset.

SF: Abbreviation for Square Feet.

Single-Tenant: Buildings that are occupied, or intended to be occupied by a single tenant. (See also: Build-to-suit and Tenancy)

Sublease Space: Space that has been leased by a tenant and is being offered for lease back to the market by the tenant with the lease obligation. Sublease space is sometimes referred to as sublet space.

Submarkets: Specific geographic boundaries that serve to delineate a core group of buildings that are competitive with each other and constitute a generally accepted primary competitive set, or peer group. Submarkets are building type specific (office, industrial, retail, etc.), with distinct boundaries dependent on different factors relevant to each building type. Submarkets are non-overlapping, contiguous geographic designations having a cumulative sum that matches the boundaries of the Market they are located within (See also: Market).

Suburban: The Suburban and Central Business District (CBD) designations refer to a particular geographic area within a metropolitan statistical area (MSA). Suburban is defined as including all office inventory not located in the CBD. (See also: CBD)

Tenancy: A term used to indicate whether or not a building is occupied by multiple tenants (See also: Multi-tenant) or a single tenant. (See also: Single-tenant)

Tenant Rep: Tenant Rep stands for Tenant Representative. In a typical lease transaction between an owner/landlord and tenant, the broker that represents the interests of the tenant is referred to as a Tenant Rep.

Time On Market: A measure of how long a currently available space has been marketed for lease, regardless of whether it is vacant or occupied.

Under Construction: Buildings in a state of construction, up until they receive their certificate of occupancy. In order for CoStar to consider a building under construction, the site must have a concrete foundation in place. Abbreviated UC.

Vacancy Rate: A measurement expressed as a percentage of the total amount of physically vacant space divided by the total amount of existing inventory. Under construction space generally is not included in vacancy calculations.

Vacant Space: Space that is not currently occupied by a tenant, regardless of any lease obligation that may be on the space. Vacant space could be space that is either available or not available. For example, sublease space that is currently being paid for by a tenant but not occupied by that tenant, would be considered vacant space. Likewise, space that has been leased but not yet occupied because of finish work being done, would also be considered vacant space.

Weighted Average Rental Rate: Rental rates that are calculated by factoring in, or weighting, the square footage associated with each particular rental rate. This has the effect of causing rental rates on larger spaces to affect the average more than that of smaller spaces. The weighted average rental rate is calculated by taking the ratio of the square footage associated with the rental rate on each individual available space to the square footage associated with rental rates on all available spaces, multiplying the rental rate by that ratio, and then adding together all the resulting numbers. Unless specifically specified otherwise, rental rate averages include both Direct and Sublet available spaces.

Year Built: The year in which a building completed construction and was issued a certificate of occupancy.

YTD: Abbreviation for Year-to-Date. Describes statistics that are cumulative from the beginning of a calendar year through whatever time period is being studied.

Las Vegas's Vacancy Decreases to 6.4% Net Absorption Positive 1,607,655 SF in the Quarter

The Las Vegas Industrial market ended the first quarter 2018 with a vacancy rate of 6.4%. The vacancy rate was down over the previous quarter, with net absorption totaling positive 1,607,655 square feet in the first quarter. Vacant sublease space decreased in the quarter, ending the quarter at 180,830 square feet. Rental rates ended the first quarter at \$7.16, an increase over the previous quarter. A total of five buildings delivered to the market in the quarter totaling 1,275,681 square feet, with 2,468,619 square feet still under construction at the end of the quarter.

Absorption

Net absorption for the overall Las Vegas Industrial market was positive 1,607,655 square feet in the first quarter 2018. That compares to positive 2,233,278 square feet in the fourth quarter 2017, positive 2,109,679 square feet in the third quarter 2017, and positive 962,280 square feet in the second quarter 2017.

Tenants moving into large blocks of space in 2018 include: LogistiCenter moving into 546,480 square feet at 3515 N Las Vegas Blvd, Lincoln Industrial Co. moving into 338,520 square feet at 3910 Alto Ave, and Delphi Automotive Systems, LLC moving into 122,472 square feet at Hughes Airport Center.

The Flex building market recorded net absorption of positive 150,515 square feet in the first quarter 2018, compared to positive 228,659 square feet in the fourth quarter 2017, positive 73,280 in the third quarter 2017, and negative (65,062) in the second quarter 2017.

The Warehouse building market recorded net absorption of positive 1,457,140 square feet in the first quarter 2018 compared to positive 2,004,619 square feet in the fourth quarter

2017, positive 2,036,399 in the third quarter 2017, and positive 1,027,342 in the second quarter 2017.

Vacancy

The Industrial vacancy rate in the Las Vegas market area decreased to 6.4% at the end of the first quarter 2018. The vacancy rate was 6.7% at the end of the fourth quarter 2017, 6.5% at the end of the third quarter 2017, and 6.3% at the end of the second quarter 2017.

Flex projects reported a vacancy rate of 5.5% at the end of the first quarter 2018, 6.2% at the end of the fourth quarter 2017, 7.2% at the end of the third quarter 2017, and 7.5% at the end of the second quarter 2017.

Warehouse projects reported a vacancy rate of 6.6% at the end of the first quarter 2018, 6.8% at the end of fourth quarter 2017, 6.5% at the end of the third quarter 2017, and 6.0% at the end of the second quarter 2017.

Largest Lease Signings

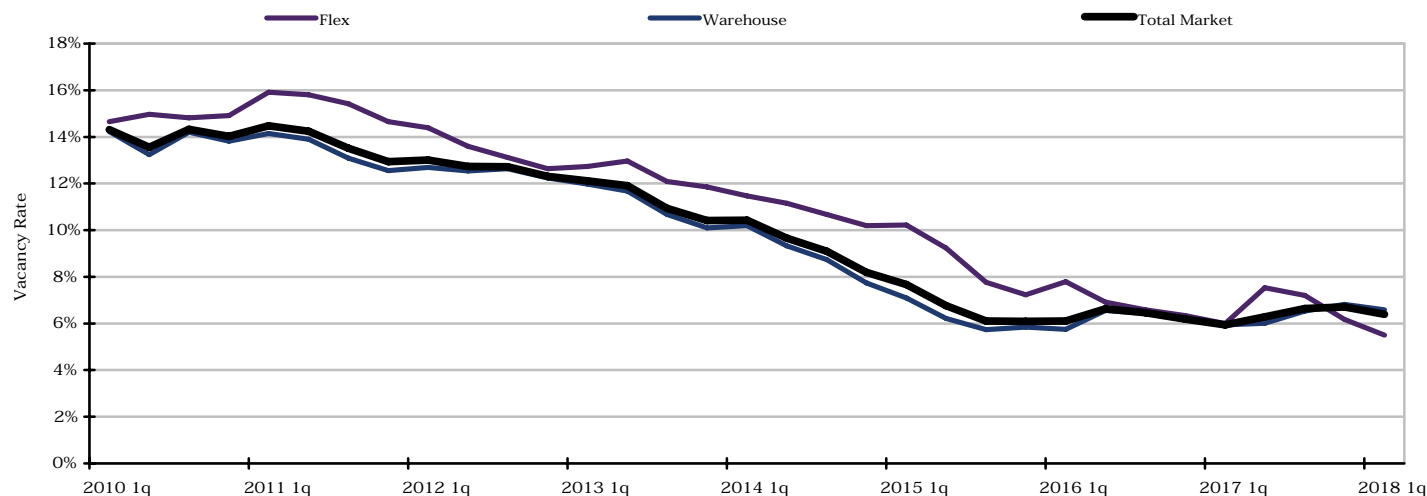
The largest lease signings occurring in 2018 included: the 102,017-square-foot lease signed by Prologis at Dermody Business Center - Bldg-6 in the North Las Vegas market; the 23,550-square-foot deal signed by Breakers Unlimited at Beltway Business Park - Bldg. #9 in the SW Las Vegas market; and the 21,321-square-foot lease signed by Bluegate Films at Lamb Industrial Center in the North Las Vegas market.

Sublease Vacancy

The amount of vacant sublease space in the Las Vegas market decreased to 180,830 square feet by the end of the first quarter 2018, from 233,041 square feet at the end of the fourth

Vacancy Rates by Building Type

2005-2018



Source: CoStar Property®



Las Vegas Industrial Market

Overview

quarter 2017. There was 285,092 square feet vacant at the end of the third quarter 2017 and 169,642 square feet at the end of the second quarter 2017.

Las Vegas's Flex projects reported vacant sublease space of 18,917 square feet at the end of first quarter 2018, down from the 31,228 square feet reported at the end of the fourth quarter 2017. There were 25,299 square feet of sublease space vacant at the end of the third quarter 2017, and 8,572 square feet at the end of the second quarter 2017.

Warehouse projects reported decreased vacant sublease space from the fourth quarter 2017 to the first quarter 2018. Sublease vacancy went from 201,813 square feet to 161,913 square feet during that time. There was 259,793 square feet at the end of the third quarter 2017, and 161,070 square feet at the end of the second quarter 2017.

Rental Rates

The average quoted asking rental rate for available Industrial space was \$7.16 per square foot per year at the end of the first quarter 2018 in the Las Vegas market area. This represented a 1.4% increase in quoted rental rates from the end of the fourth quarter 2017, when rents were reported at \$7.06 per square foot.

The average quoted rate within the Flex sector was \$10.39 per square foot at the end of the first quarter 2018, while Warehouse rates stood at \$6.72. At the end of the fourth quarter 2017, Flex rates were \$9.83 per square foot, and Warehouse rates were \$6.65.

Deliveries and Construction

During the first quarter 2018, five buildings totaling 1,275,681 square feet were completed in the Las Vegas market area. This compares to eight buildings totaling 2,105,136 square feet that were completed in the fourth quarter 2017, eight buildings totaling 2,755,510 square feet completed in the third quarter 2017, and 1,471,210 square feet in 10 buildings

completed in the second quarter 2017.

There were 2,468,619 square feet of Industrial space under construction at the end of the first quarter 2018.

Some of the notable 2018 deliveries include: 5340 Donovan Way - Bldg. 9, a 731,561-square-foot facility that delivered in first quarter 2018 and is now 0% occupied, and 3910 Alto Ave, a 338,520-square-foot building that delivered in first quarter 2018 and is now 100% occupied.

The largest projects underway at the end of first quarter 2018 were South15 Industrial Park - Bldg B, a 482,300-square-foot building with 0% of its space pre-leased, and 6335 N Hollywood Blvd - Bldg A, a 390,904-square-foot facility that is 0% pre-leased.

Inventory

Total Industrial inventory in the Las Vegas market area amounted to 133,312,048 square feet in 4,323 buildings as of the end of the first quarter 2018. The Flex sector consisted of 22,285,889 square feet in 974 projects. The Warehouse sector consisted of 111,026,159 square feet in 3,349 buildings. Within the Industrial market there were 300 owner-occupied buildings accounting for 14,496,256 square feet of Industrial space.

Sales Activity

Tallying industrial building sales of 15,000 square feet or larger, Las Vegas industrial sales figures fell during the fourth quarter 2017 in terms of dollar volume compared to the third quarter of 2017.

In the fourth quarter, nine industrial transactions closed with a total volume of \$36,602,812. The nine buildings totaled 389,476 square feet and the average price per square foot equated to \$93.98 per square foot. That compares to 15 transactions totaling \$158,977,465 in the third quarter. The total square footage was 1,721,302 for an average price per square foot of \$92.36.

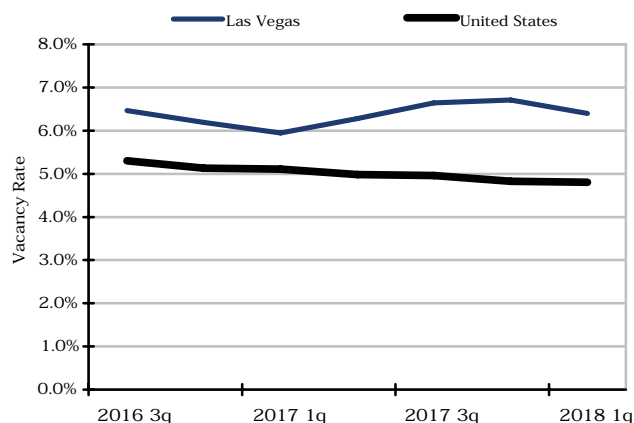
Total year-to-date industrial building sales activity in 2017 is down compared to the previous year. In the twelve months of 2017, the market saw 55 industrial sales transactions with a total volume of \$361,907,957. The price per square foot has averaged \$89.21 this year. In the twelve months of 2016, the market posted 53 transactions with a total volume of \$409,269,069. The price per square foot averaged \$91.85.

Cap rates have been higher in 2017, averaging 6.84%, compared to the twelve months of last year when they averaged 6.47%.

One of the largest transactions that has occurred within the last four quarters in the Las Vegas market is the sale of Prologis Park in North Las Vegas. This 833,787-square-foot industrial building sold for \$67,585,000, or \$81.06 per square foot.

U.S. Vacancy Comparison

Past 7 Quarters



Source: CoStar Property®

Reports compiled by: Brian Lasky, CoStar Research Manager

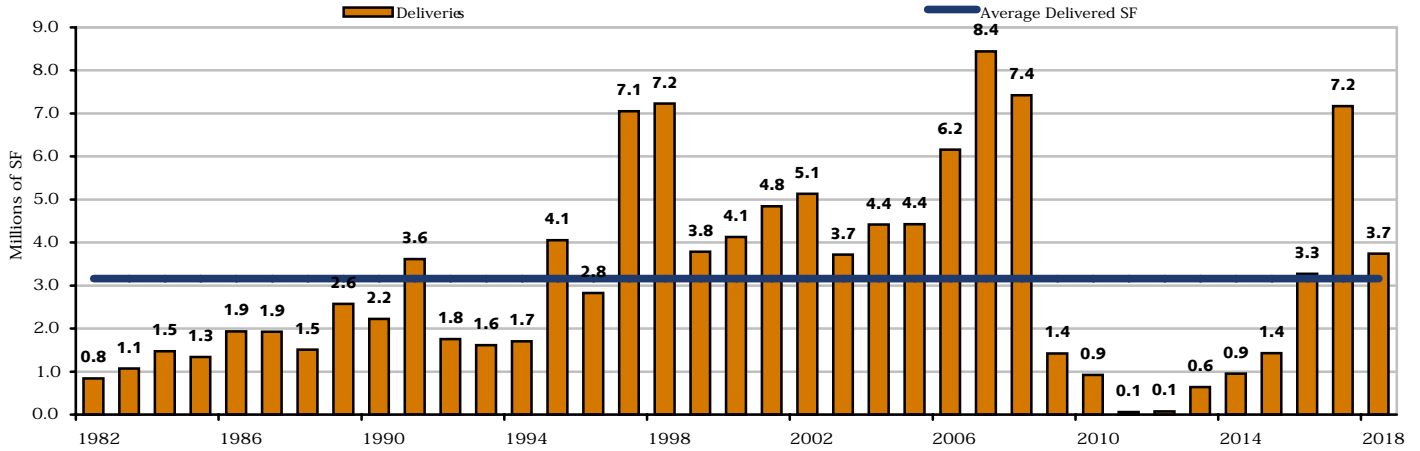
CoStar Submarkets

In analyzing metropolitan areas, CoStar has developed geographic designations to help group properties together, called Markets, Submarket Clusters and Submarkets. Markets are the equivalent of metropolitan areas, or areas containing a large population nucleus, that together with adjacent communities have a high degree of economic and social integration. Markets are then divided into Submarket Clusters, which are core areas within a metropolitan area that are known to be competitive with each other in terms of attracting and keeping tenants. Markets are then further subdivided into smaller units called Submarkets, which serve to delineate a core group of buildings that are competitive with each other and constitute a generally accepted competitive set, or peer group.

Submarket Clusters
Airport/E Las Vegas Ind
Central Las Vegas Ind
North Las Vegas Ind
Northwest Las Vegas Ind
Outlying NE Clark Cty Ind
Outlying S Clark Cnty Ind
SE LV/Henderson Ind
Speedway Ind
SW Las Vegas Ind
West Las Vegas Ind

Historical Deliveries

1982 - 2018



Source: CoStar Property® * Future deliveries based on current under construction buildings.

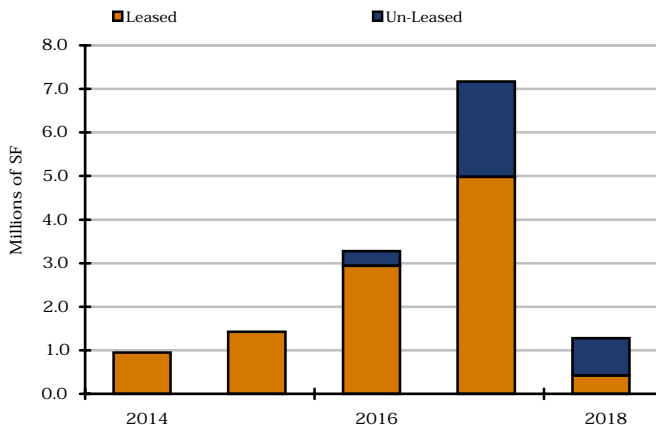
CONSTRUCTION ACTIVITY Markets Ranked by Under Construction RBA

Market	Under Construction Inventory				Average Bldg Size	
	# Bldgs	Total RBA	Preleased SF	Preleased %	All Existing	U/C
North Las Vegas Ind	10	1,033,390	152,539	14.8%	37,424	103,339
SE LV/Henderson Ind	14	974,750	173,040	17.8%	31,610	69,625
Speedway Ind	1	390,904	0	0.0%	58,853	390,904
SW Las Vegas Ind	3	47,771	0	0.0%	29,593	15,924
Central Las Vegas Ind	1	21,804	0	0.0%	27,560	21,804
West Las Vegas Ind	0	0	0	0.0%	23,939	0
Outlying S Clark Cnty Ind	0	0	0	0.0%	6,595	0
Outlying NE Clark Cty Ind	0	0	0	0.0%	16,346	0
Airport/E Las Vegas Ind	0	0	0	0.0%	30,406	0
Northwest Las Vegas Ind	0	0	0	0.0%	24,225	0
Totals	29	2,468,619	325,579	13.2%	30,838	85,125

Source: CoStar Property®

Recent Deliveries

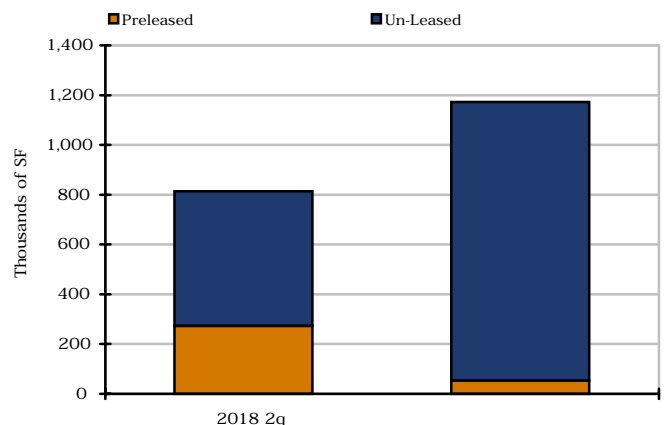
Leased & Un-Leased SF in Deliveries Since 2014



Source: CoStar Property®

Future Deliveries

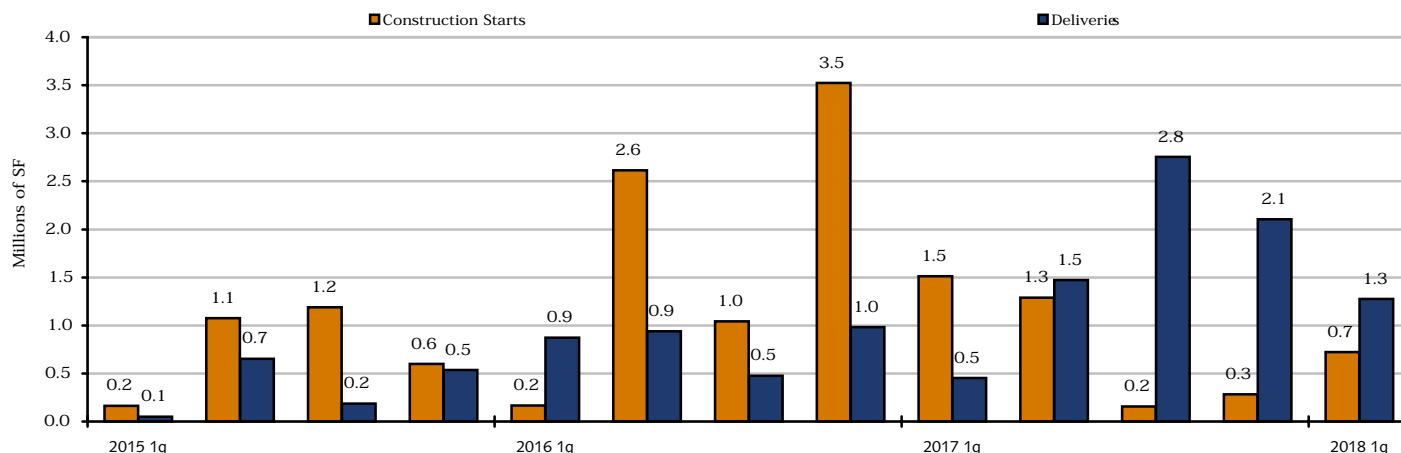
Preleased & Un-Leased SF in Properties Scheduled to Deliver



Source: CoStar Property®

Historical Construction Starts & Deliveries

Square Footage Per Quarter Starting and Completing Construction



Source: CoStar Property®

RECENT DELIVERIES BY PROJECT SIZE Breakdown of Year-to-Date Development Based on RBA of Project

Building Size	# Bldgs	RBA	SF Leased	% Leased	Avg Rate	Single-Tenant	Multi-Tenant
< 50,000 SF	0	0	0	0.0%	\$0.00	0	0
50,000 SF - 99,999 SF	3	205,600	77,536	37.7%	\$9.02	0	205,600
100,000 SF - 249,999 SF	0	0	0	0.0%	\$0.00	0	0
250,000 SF - 499,999 SF	1	338,520	338,520	100.0%	\$4.62	0	338,520
>= 500,000 SF	1	731,561	0	0.0%	\$0.00	0	731,561

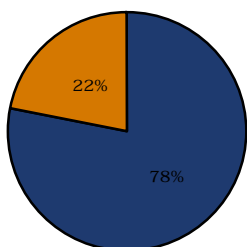
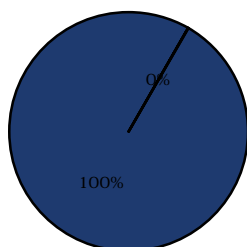
Source: CoStar Property®

Recent Development by Tenancy

Based on RBA Developed for Single & Multi-Tenant Use

2018 Deliveries

Currently Under Construction



■ Multi ■ Single

■ Multi ■ Single

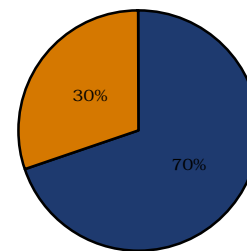
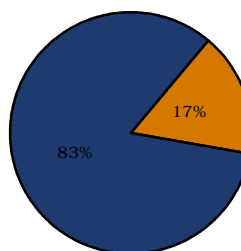
Source: CoStar Property®

Existing Inventory Comparison

Based on Total RBA

By Building Type

By Tenancy Type



■ Flex ■ Warehouse

■ Multi ■ Single

Source: CoStar Property®



Las Vegas Industrial Market

Figures at a Glance

Flex Market Statistics

First Quarter 2018

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Airport/E Las Vegas Ind	140	2,964,787	301,266	303,265	10.2%	5,244	0	0	\$11.64
Central Las Vegas Ind	122	6,454,429	57,525	67,825	1.1%	1,854	0	0	\$8.14
North Las Vegas Ind	164	2,142,316	144,143	146,561	6.8%	(51,481)	0	0	\$7.54
Northwest Las Vegas Ind	21	520,878	57,742	57,742	11.1%	(14,790)	0	0	\$13.52
Outlying NE Clark Cty Ind	4	54,735	0	0	0.0%	0	0	0	\$0.00
Outlying S Clark Cnty Ind	9	62,542	0	0	0.0%	2,000	0	0	\$0.00
SE LV/Henderson Ind	95	1,195,561	48,634	48,634	4.1%	7,711	0	0	\$7.84
Speedway Ind	13	349,949	28,761	28,761	8.2%	1,573	0	0	\$5.43
SW Las Vegas Ind	253	4,933,326	339,516	343,716	7.0%	164,132	0	0	\$11.18
West Las Vegas Ind	153	3,607,366	229,578	229,578	6.4%	34,272	0	0	\$9.93
Totals	974	22,285,889	1,207,165	1,226,082	5.5%	150,515	0	0	\$10.39

Source: CoStar Property®

Warehouse Market Statistics

First Quarter 2018

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Airport/E Las Vegas Ind	363	12,329,197	451,123	495,548	4.0%	226,057	0	0	\$8.42
Central Las Vegas Ind	367	7,022,383	411,095	411,095	5.9%	(42,453)	0	21,804	\$7.84
North Las Vegas Ind	908	37,976,217	3,605,507	3,679,257	9.7%	860,706	1,070,081	1,033,390	\$5.49
Northwest Las Vegas Ind	20	472,342	5,056	5,056	1.1%	(2,544)	0	0	\$10.83
Outlying NE Clark Cty Ind	28	468,325	1,600	1,600	0.3%	0	0	0	\$6.00
Outlying S Clark Cnty Ind	84	550,784	17,249	17,249	3.1%	(7,679)	0	0	\$9.40
SE LV/Henderson Ind	445	15,873,758	1,216,010	1,216,010	7.7%	146,022	205,600	974,750	\$6.80
Speedway Ind	51	3,416,664	265,384	265,384	7.8%	(13,678)	0	390,904	\$5.70
SW Las Vegas Ind	775	25,488,180	635,703	679,441	2.7%	185,381	0	47,771	\$8.07
West Las Vegas Ind	308	7,428,309	533,491	533,491	7.2%	105,328	0	0	\$7.90
Totals	3,349	111,026,159	7,142,218	7,304,131	6.6%	1,457,140	1,275,681	2,468,619	\$6.72

Source: CoStar Property®

Total Industrial Market Statistics

First Quarter 2018

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Airport/E Las Vegas Ind	503	15,293,984	752,389	798,813	5.2%	231,301	0	0	\$9.34
Central Las Vegas Ind	489	13,476,812	468,620	478,920	3.6%	(40,599)	0	21,804	\$7.89
North Las Vegas Ind	1,072	40,118,533	3,749,650	3,825,818	9.5%	809,225	1,070,081	1,033,390	\$5.55
Northwest Las Vegas Ind	41	993,220	62,798	62,798	6.3%	(17,334)	0	0	\$13.12
Outlying NE Clark Cty Ind	32	523,060	1,600	1,600	0.3%	0	0	0	\$6.00
Outlying S Clark Cnty Ind	93	613,326	17,249	17,249	2.8%	(5,679)	0	0	\$9.40
SE LV/Henderson Ind	540	17,069,319	1,264,644	1,264,644	7.4%	153,733	205,600	974,750	\$6.84
Speedway Ind	64	3,766,613	294,145	294,145	7.8%	(12,105)	0	390,904	\$5.69
SW Las Vegas Ind	1,028	30,421,506	975,219	1,023,157	3.4%	349,513	0	47,771	\$8.74
West Las Vegas Ind	461	11,035,675	763,069	763,069	6.9%	139,600	0	0	\$8.40
Totals	4,323	133,312,048	8,349,383	8,530,213	6.4%	1,607,655	1,275,681	2,468,619	\$7.16

Source: CoStar Property®

Las Vegas Industrial Market



Figures at a Glance

Flex Market Statistics

First Quarter 2018

Period	Existing Inventory		Vacancy			Net Absorption	Deliveries		UC Inventory		Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %		# Blds	Total RBA	# Blds	Total RBA	
2018 1q	974	22,285,889	1,207,165	1,226,082	5.5%	150,515	0	0	0	0	\$10.39
2017 4q	974	22,285,889	1,345,369	1,376,597	6.2%	228,659	0	0	0	0	\$9.83
2017 3q	974	22,285,889	1,579,957	1,605,256	7.2%	73,280	0	0	0	0	\$10.42
2017 2q	974	22,285,889	1,669,964	1,678,536	7.5%	(65,062)	1	295,500	0	0	\$10.16
2017 1q	973	21,990,389	1,306,150	1,317,974	6.0%	75,867	0	0	1	295,500	\$9.93
2016	973	21,990,389	1,382,209	1,393,841	6.3%	194,668	0	0	1	295,500	\$10.10
2015	973	21,990,389	1,588,509	1,588,509	7.2%	653,073	0	0	0	0	\$9.82
2014	973	21,990,389	2,230,949	2,241,582	10.2%	365,024	0	0	0	0	\$9.91
2013	973	21,990,389	2,587,882	2,606,606	11.9%	286,297	1	129,122	0	0	\$9.13
2012	972	21,861,267	2,729,666	2,763,781	12.6%	439,383	0	0	0	0	\$8.78
2011	972	21,861,267	3,154,266	3,203,164	14.7%	58,468	0	0	0	0	\$9.37
2010	972	21,861,267	3,231,541	3,261,632	14.9%	(215,711)	1	8,549	0	0	\$10.23
2009	971	21,852,918	3,008,264	3,037,572	13.9%	(522,867)	3	110,580	1	8,349	\$11.71
2008	967	21,735,538	2,359,084	2,397,325	11.0%	1,793,037	35	2,711,106	2	97,680	\$13.45
2007	928	18,964,287	1,390,017	1,419,111	7.5%	1,727,336	51	2,090,028	24	2,690,285	\$13.30
2006	871	16,782,247	934,402	964,407	5.7%	1,082,416	38	1,033,653	55	2,107,674	\$12.61

Source: CoStar Property®

Warehouse Market Statistics

First Quarter 2018

Period	Existing Inventory		Vacancy			Net Absorption	Deliveries		UC Inventory		Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %		# Blds	Total RBA	# Blds	Total RBA	
2018 1q	3,349	111,026,159	7,142,218	7,304,131	6.6%	1,457,140	5	1,275,681	29	2,468,619	\$6.72
2017 4q	3,344	109,750,478	7,283,777	7,485,590	6.8%	2,004,619	8	2,105,136	21	3,019,916	\$6.65
2017 3q	3,333	107,262,596	6,742,534	7,002,327	6.5%	2,036,399	8	2,755,510	25	4,841,172	\$6.68
2017 2q	3,325	104,507,086	6,122,146	6,283,216	6.0%	1,027,342	9	1,175,710	31	7,440,417	\$6.52
2017 1q	3,316	103,331,376	6,002,482	6,134,848	5.9%	655,532	2	453,438	28	7,328,408	\$6.89
2016	3,314	102,877,938	6,158,618	6,336,942	6.2%	2,763,896	18	3,271,969	25	6,270,125	\$6.84
2015	3,295	99,602,969	5,717,996	5,825,869	5.8%	3,196,982	7	1,428,558	12	2,491,599	\$6.28
2014	3,288	98,174,411	7,511,057	7,594,293	7.7%	3,163,940	4	949,080	5	893,298	\$5.78
2013	3,285	97,227,925	9,512,006	9,811,747	10.1%	2,528,363	9	500,923	5	1,137,080	\$5.61
2012	3,275	96,718,293	11,445,052	11,830,478	12.2%	372,647	3	50,854	10	509,632	\$5.44
2011	3,271	96,640,823	11,589,091	12,125,655	12.5%	1,261,204	2	44,312	8	85,537	\$5.66
2010	3,269	96,597,311	12,610,531	13,343,347	13.8%	610,344	10	915,207	7	67,361	\$5.82
2009	3,260	95,691,034	12,345,698	13,047,414	13.6%	(3,387,001)	30	1,032,606	16	960,130	\$6.60
2008	3,205	94,384,194	7,875,650	8,353,573	8.9%	2,349,937	148	3,717,553	39	1,073,088	\$8.36
2007	3,024	89,736,329	5,799,329	6,055,645	6.7%	4,524,590	180	4,533,557	134	3,336,802	\$8.49
2006	2,786	83,504,764	4,209,830	4,379,587	5.2%	4,216,693	112	3,749,549	185	4,342,181	\$7.37

Source: CoStar Property®

Total Industrial Market Statistics

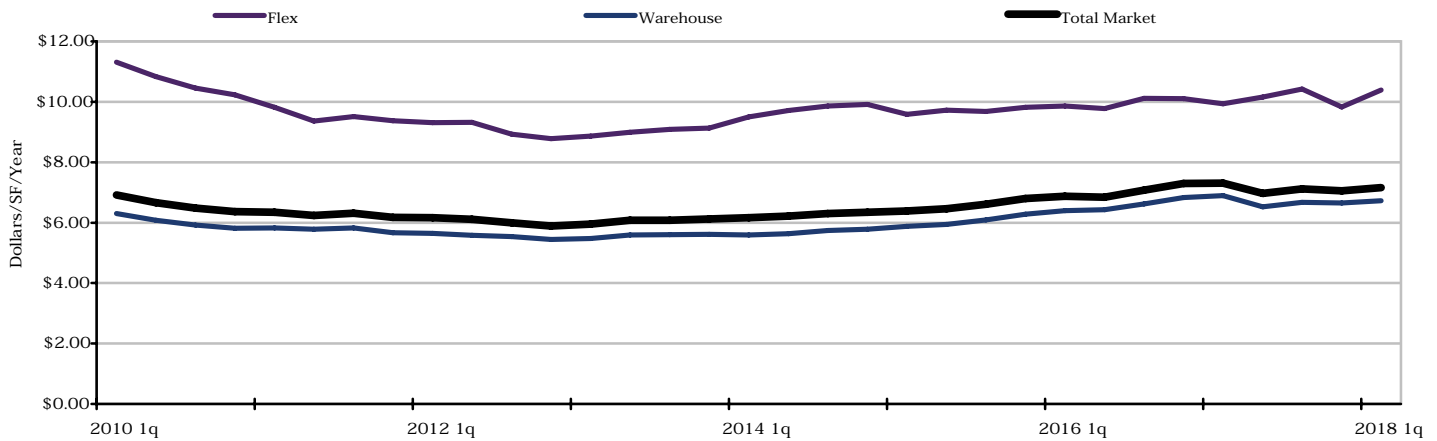
First Quarter 2018

Period	Existing Inventory		Vacancy			Net Absorption	Deliveries		UC Inventory		Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %		# Blds	Total RBA	# Blds	Total RBA	
2018 1q	4,323	133,312,048	8,349,383	8,530,213	6.4%	1,607,655	5	1,275,681	29	2,468,619	\$7.16
2017 4q	4,318	132,036,367	8,629,146	8,862,187	6.7%	2,233,278	8	2,105,136	21	3,019,916	\$7.06
2017 3q	4,307	129,548,485	8,322,491	8,607,583	6.6%	2,109,679	8	2,755,510	25	4,841,172	\$7.12
2017 2q	4,299	126,792,975	7,792,110	7,961,752	6.3%	962,280	10	1,471,210	31	7,440,417	\$6.97
2017 1q	4,289	125,321,765	7,308,632	7,452,822	5.9%	731,399	2	453,438	29	7,623,908	\$7.31
2016	4,287	124,868,327	7,540,827	7,730,783	6.2%	2,958,564	18	3,271,969	26	6,565,625	\$7.30
2015	4,268	121,593,358	7,306,505	7,414,378	6.1%	3,850,055	7	1,428,558	12	2,491,599	\$6.80
2014	4,261	120,164,800	9,742,006	9,835,875	8.2%	3,528,964	4	949,080	5	893,298	\$6.34
2013	4,258	119,218,314	12,099,888	12,418,353	10.4%	2,814,660	10	630,045	5	1,137,080	\$6.12
2012	4,247	118,579,560	14,174,718	14,594,259	12.3%	812,030	3	50,854	10	509,632	\$5.89
2011	4,243	118,502,090	14,743,357	15,328,819	12.9%	1,319,672	2	44,312	8	85,537	\$6.17
2010	4,241	118,458,578	15,842,072	16,604,979	14.0%	394,633	11	923,556	7	67,361	\$6.36
2009	4,231	117,543,952	15,353,962	16,084,986	13.7%	(3,909,868)	33	1,143,186	17	968,479	\$7.25
2008	4,172	116,119,732	10,234,734	10,750,898	9.3%	4,142,974	183	6,428,659	41	1,170,768	\$9.12
2007	3,952	108,700,616	7,189,346	7,474,756	6.9%	6,251,926	231	6,623,585	158	6,027,087	\$9.39
2006	3,657	100,287,011	5,144,232	5,343,994	5.3%	5,299,109	150	4,783,202	240	6,449,855	\$8.25

Source: CoStar Property®

Historical Rental Rates

Based on Quoted Rental Rates

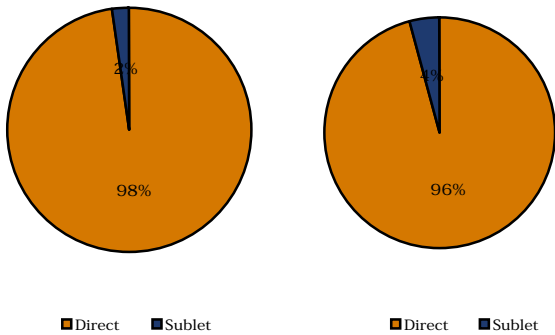


Source: CoStar Property®

Vacancy by Available Space Type

Percent of All Vacant Space in Direct vs. Sublet

Las Vegas United States

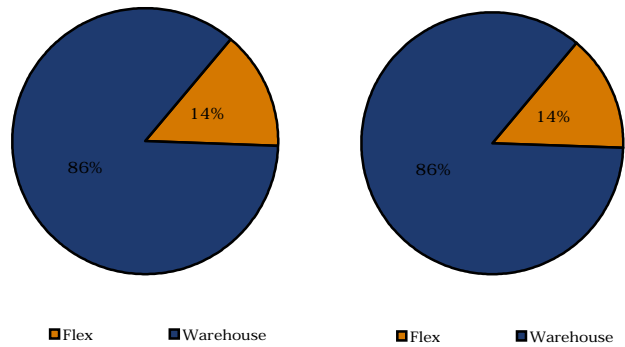


Source: CoStar Property®

Vacancy by Building Type

Percent of All Vacant Space by Building Type

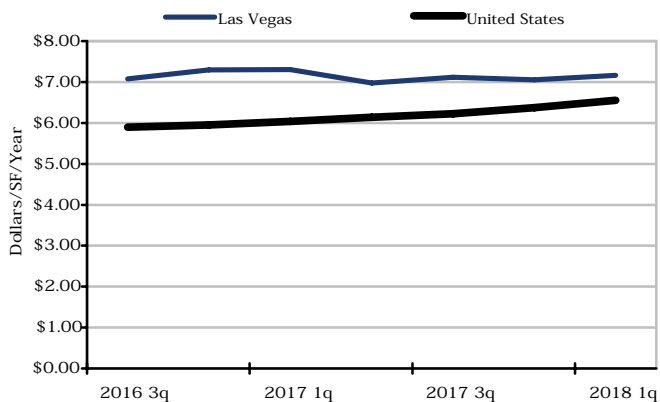
Las Vegas United States



Source: CoStar Property®

U.S. Rental Rate Comparison

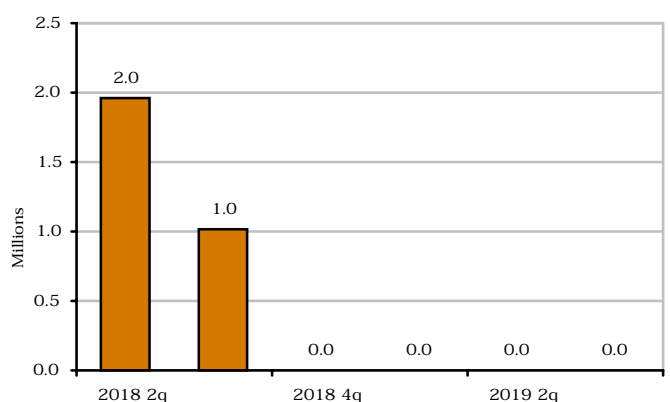
Based on Average Quoted Rental Rates



Source: CoStar Property®

Future Space Available

Space Scheduled to be Available for Occupancy*



Source: CoStar Property®

* Includes Under Construction Space

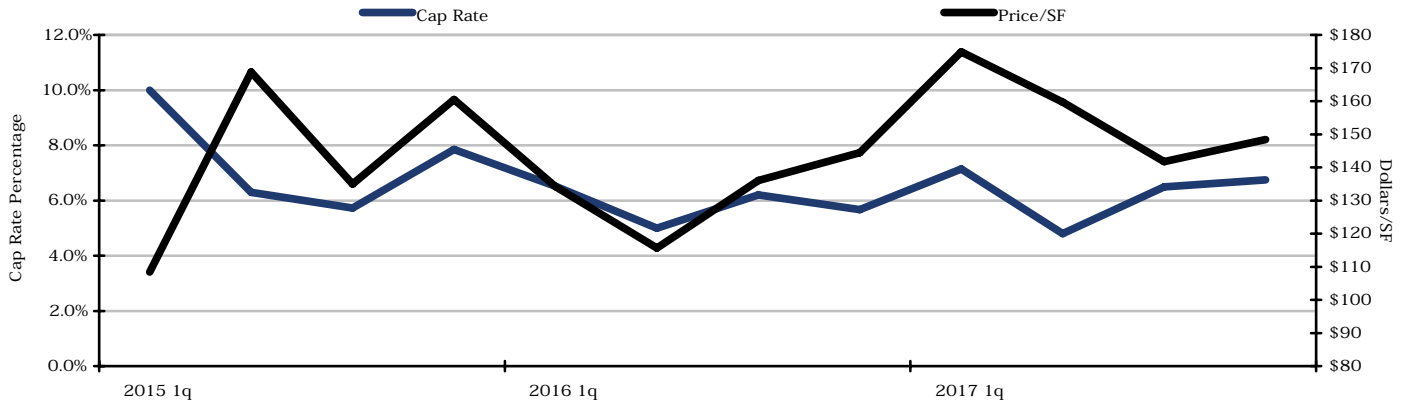


Las Vegas Industrial Market

Sales Activity

The Optimist Sales Index

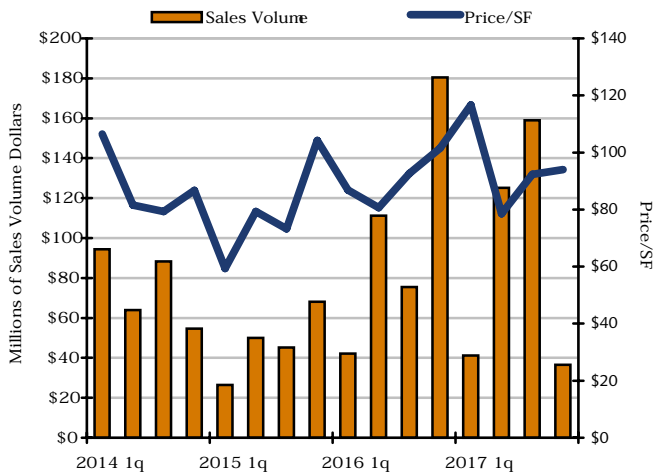
Average of Two Highest Price/SF's and Two Lowest Cap Rates Per Quarter



Source: CoStar COMPS®

Sales Volume & Price

Based on Industrial Building Sales of 15,000 SF and Larger



Source: CoStar COMPS®

Sales Analysis by Building Size

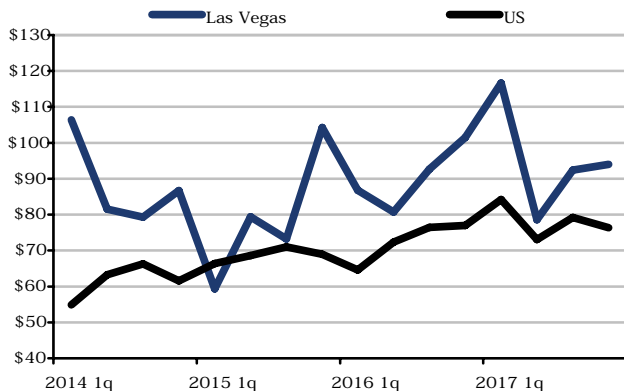
Based on Industrial Bldg Sales From Jan. 2017 - Dec. 2017

Bldg Size	#	RBA	\$ Volume	Price/SF	Cap Rate
< 25,000 SF	80	912,482	\$115,230,124	\$126.28	7.35%
25K-99K SF	25	1,143,631	\$118,340,180	\$103.48	6.89%
100K-249K SF	9	1,393,303	\$108,165,000	\$ 77.63	6.30%
>250K SF	2	1,145,288	\$92,685,000	\$ 80.93	4.60%

Source: CoStar COMPS®

U.S. Price/SF Comparison

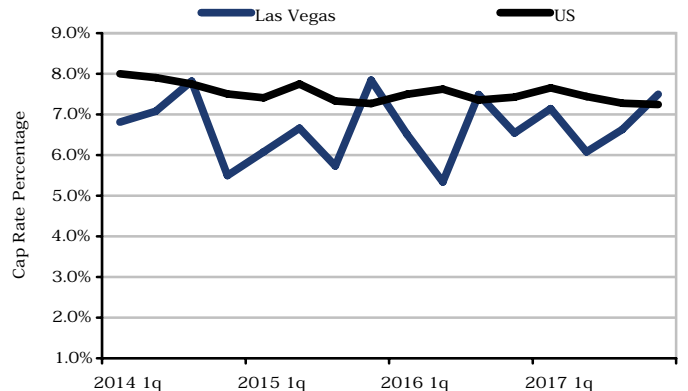
Based on Industrial Building Sales of 15,000 SF and Larger



Source: CoStar COMPS®

U.S. Cap Rate Comparison

Based on Industrial Building Sales of 15,000 SF and Larger



Source: CoStar COMPS®

Select Top Sales

Based on Sales from January 2017 Through March 2018

1. Prologis Park



North Las Vegas

Price: **\$67,585,000**
 Price/SF: **\$81.06**
 Cap Rate: **N/A**
 RBA: **833,787**
 Date: **8/1/2017**
 Year Built: **1996**
 Buyer: **Prologis**
 Seller: **Stockbridge Capital Group LLC**

2. SunPoint Business Center



Las Vegas

Price: **\$25,100,000**
 Price/SF: **\$80.58**
 Cap Rate: **4.6%**
 RBA: **311,501**
 Date: **6/2/2017**
 Year Built: **2016**
 Buyer: **Colony NorthStar, Inc.**
 Seller: **SunCap Property Group**

3. Northgate Distribution Center - Bld



Las Vegas

Price: **\$24,500,000**
 Price/SF: **\$98.74**
 Cap Rate: **N/A**
 RBA: **248,126**
 Date: **7/27/2017**
 Year Built: **2016**
 Buyer: **Black Creek Group**
 Seller: **VanTrust Real Estate LLC**

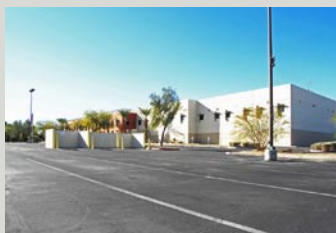
4. 4325 S Valley View Blvd



Las Vegas

Price: **\$15,150,000**
 Price/SF: **\$102.38**
 Cap Rate: **5.9%**
 RBA: **147,979**
 Date: **1/13/2017**
 Year Built: **1970**
 Buyer: **MCA Realty, Inc.**
 Seller: **BKM Capital Partners, LP**

5. 6225 Annie Oakley Dr



Las Vegas

Price: **\$15,000,000**
 Price/SF: **\$69.84**
 Cap Rate: **N/A**
 RBA: **214,767**
 Date: **4/17/2017**
 Year Built: **1995**
 Buyer: **Suncore**
 Seller: **Faraz Daneshgar**

6. Valley Freeway Center



Henderson

Price: **\$13,780,000**
 Price/SF: **\$121.38**
 Cap Rate: **6.5%**
 RBA: **113,531**
 Date: **9/15/2017**
 Year Built: **2008**
 Buyer: **Jason Moore**
 Seller: **Quarry Capital**

7. 811 Grier Dr



Las Vegas

Price: **\$12,500,000**
 Price/SF: **\$132.06**
 Cap Rate: **6.7%**
 RBA: **94,655**
 Date: **5/5/2017**
 Year Built: **1987**
 Buyer: **Tiberti Organization**
 Seller: **Bigelow Management**

8. Arville Industrial Park



Las Vegas

Price: **\$11,100,000**
 Price/SF: **\$48.06**
 Cap Rate: **N/A**
 RBA: **230,953**
 Date: **4/14/2017**
 Year Built: **1974**
 Buyer: **CapRock Partners**
 Seller: **Thompson National Properties LLC**

9. 5180 Cameron St

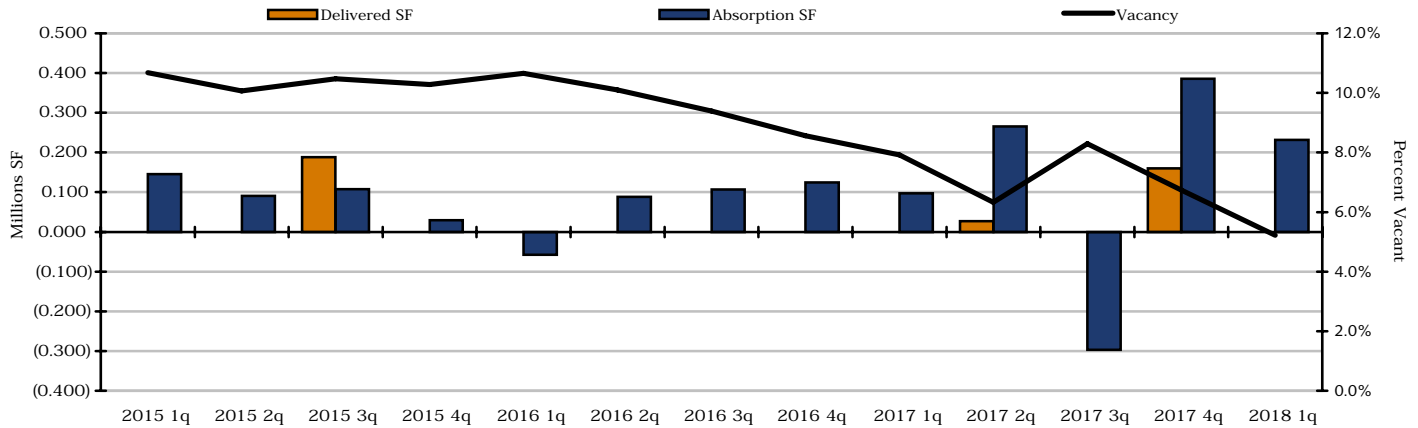


Las Vegas

Price: **\$10,000,000**
 Price/SF: **\$108.86**
 Cap Rate: **N/A**
 RBA: **91,858**
 Date: **4/13/2017**
 Year Built: **1998**
 Buyer: **Lobostar, Inc.**
 Seller: **Tiberti Organization**

Deliveries, Absorption & Vacancy

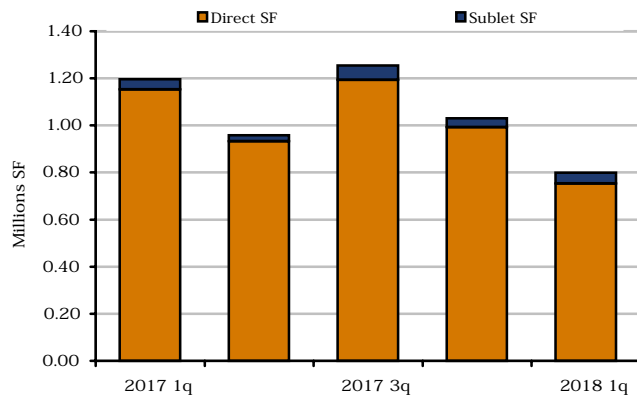
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Vacant Space

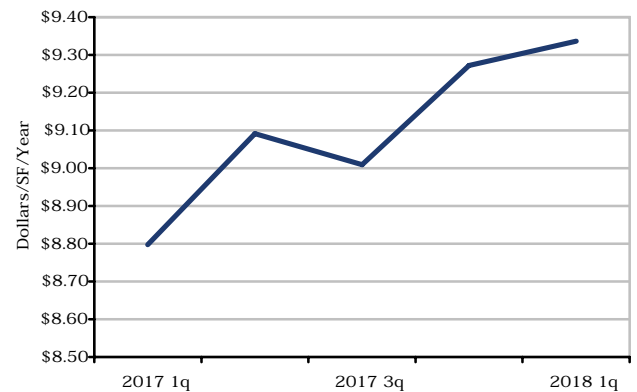
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2018 1q	503	15,293,984	798,813	5.2%	231,301	0	0	0	0	\$9.34
2017 4q	503	15,293,984	1,030,114	6.7%	385,192	3	160,077	0	0	\$9.27
2017 3q	500	15,133,907	1,255,229	8.3%	(297,180)	0	0	3	160,077	\$9.01
2017 2q	500	15,133,907	958,049	6.3%	265,474	1	27,000	3	160,077	\$9.09
2017 1q	499	15,106,907	1,196,523	7.9%	97,157	0	0	3	128,882	\$8.80
2016 4q	499	15,106,907	1,293,680	8.6%	124,214	0	0	3	128,882	\$8.62
2016 3q	499	15,106,907	1,417,894	9.4%	106,927	0	0	2	54,000	\$8.39
2016 2q	499	15,106,907	1,524,821	10.1%	88,495	0	0	0	0	\$8.45
2016 1q	498	15,103,907	1,610,316	10.7%	(57,191)	0	0	1	3,000	\$8.19
2015 4q	498	15,103,907	1,553,125	10.3%	29,429	0	0	1	3,000	\$8.06
2015 3q	498	15,103,907	1,582,554	10.5%	107,397	1	188,000	0	0	\$8.15
2015 2q	497	14,915,907	1,501,951	10.1%	90,582	0	0	1	188,000	\$8.24
2015 1q	497	14,915,907	1,592,533	10.7%	145,307	0	0	1	188,000	\$7.99
2014 4q	497	14,915,907	1,737,840	11.7%	213,768	0	0	1	188,000	\$8.17
2014 3q	497	14,915,907	1,951,608	13.1%	59,982	0	0	1	188,000	\$7.95
2014 2q	497	14,915,907	2,011,590	13.5%	59,640	0	0	1	188,000	\$7.83

Source: CoStar Property®

Las Vegas Industrial Market

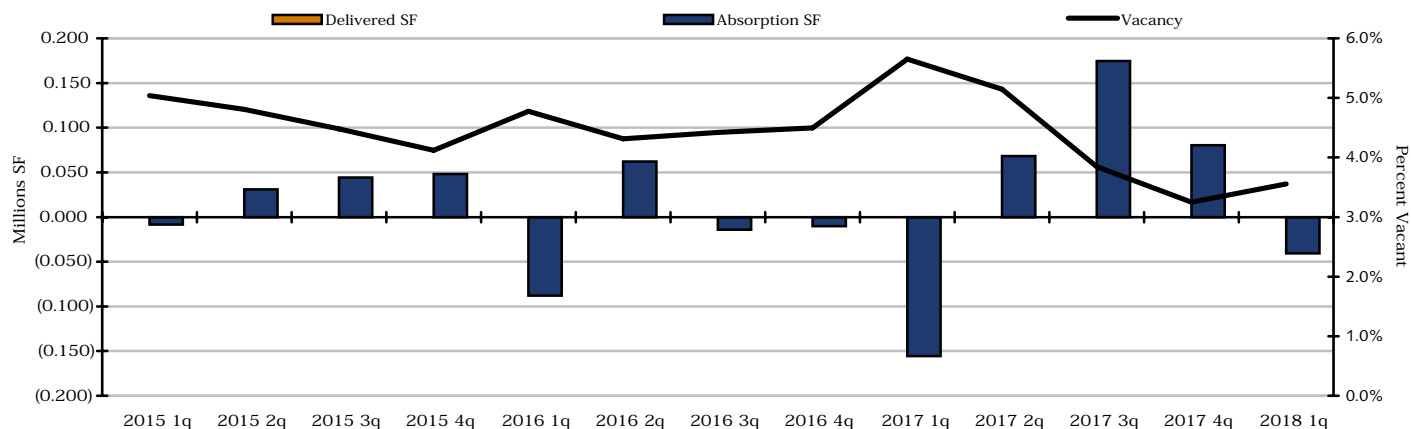


Central Las Vegas Market

MARKET HIGHLIGHTS - Flex & Warehouse

Deliveries, Absorption & Vacancy

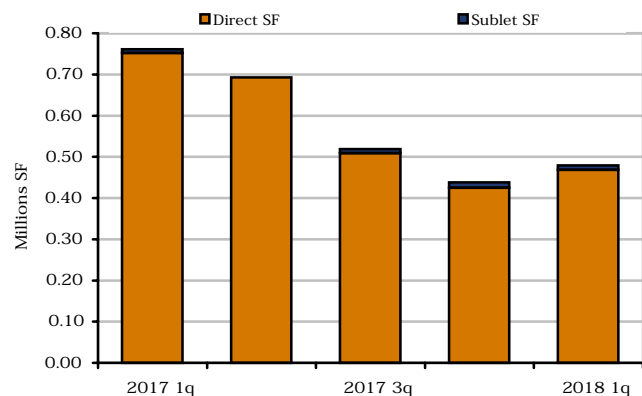
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Vacant Space

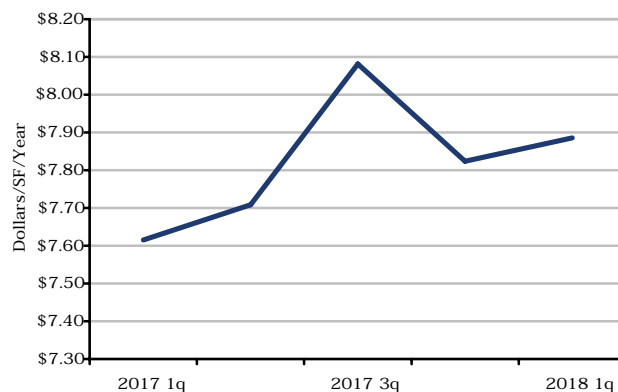
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, Flex and Warehouse



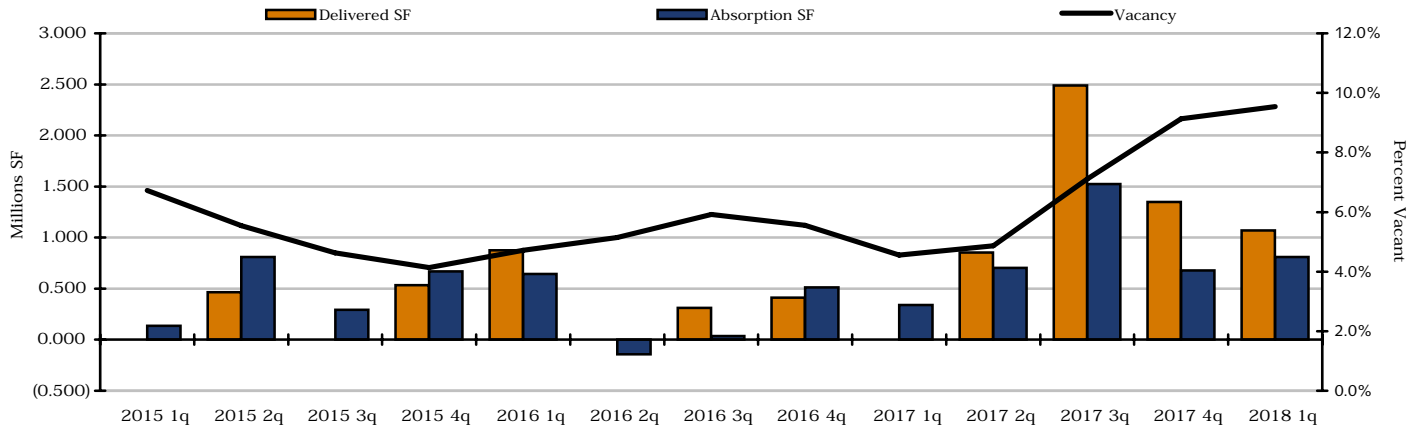
Source: CoStar Property®

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2018 1q	489	13,476,812	478,920	3.6%	(40,599)	0	0	1	21,804	\$7.89
2017 4q	489	13,476,812	438,321	3.3%	80,343	0	0	1	21,804	\$7.82
2017 3q	489	13,476,812	518,664	3.8%	174,530	0	0	1	21,804	\$8.08
2017 2q	489	13,476,812	693,194	5.1%	68,040	0	0	1	21,804	\$7.71
2017 1q	489	13,476,812	761,234	5.6%	(155,680)	0	0	0	0	\$7.62
2016 4q	489	13,476,812	605,554	4.5%	(10,105)	0	0	0	0	\$7.15
2016 3q	489	13,476,812	595,449	4.4%	(14,094)	0	0	0	0	\$6.82
2016 2q	489	13,476,812	581,355	4.3%	61,973	0	0	0	0	\$6.58
2016 1q	489	13,476,812	643,328	4.8%	(87,930)	0	0	0	0	\$6.48
2015 4q	489	13,476,812	555,398	4.1%	48,296	0	0	0	0	\$6.55
2015 3q	489	13,476,812	603,694	4.5%	44,112	0	0	0	0	\$6.48
2015 2q	489	13,476,812	647,806	4.8%	31,085	0	0	0	0	\$6.50
2015 1q	489	13,476,812	678,891	5.0%	(8,420)	0	0	0	0	\$6.38
2014 4q	489	13,476,812	670,471	5.0%	(25,455)	0	0	0	0	\$6.17
2014 3q	489	13,476,812	645,016	4.8%	2,603	0	0	0	0	\$6.28
2014 2q	490	13,479,406	650,213	4.8%	218,771	0	0	0	0	\$6.47

Source: CoStar Property®

Deliveries, Absorption & Vacancy

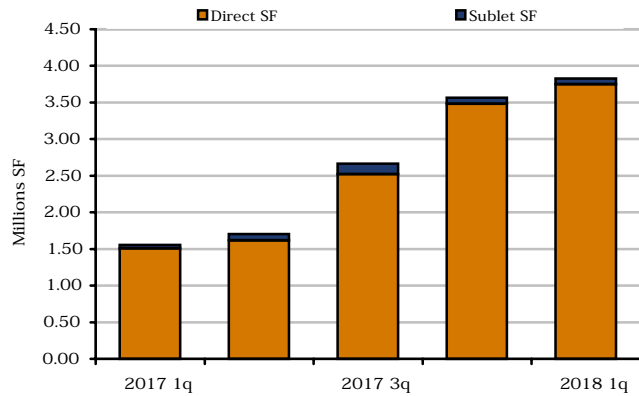
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Vacant Space

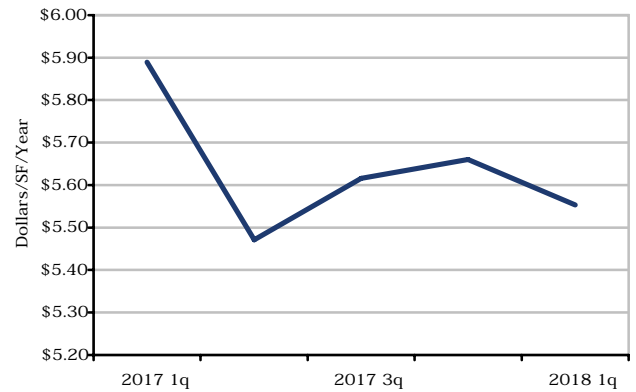
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2018 1q	1,072	40,118,533	3,825,818	9.5%	809,225	2	1,070,081	10	1,033,390	\$5.55
2017 4q	1,070	39,048,452	3,564,962	9.1%	679,320	3	1,347,939	8	1,982,021	\$5.66
2017 3q	1,065	37,471,087	2,666,917	7.1%	1,525,371	4	2,488,410	10	3,090,776	\$5.62
2017 2q	1,061	34,982,677	1,703,878	4.9%	703,525	3	852,200	13	5,423,396	\$5.47
2017 1q	1,058	34,130,477	1,555,203	4.6%	340,385	0	0	12	5,403,176	\$5.89
2016 4q	1,058	34,130,477	1,895,588	5.6%	511,214	2	410,975	9	4,241,895	\$5.75
2016 3q	1,056	33,719,502	1,995,827	5.9%	34,798	1	311,501	7	2,579,547	\$5.56
2016 2q	1,055	33,408,001	1,719,124	5.1%	(142,881)	0	0	7	2,289,438	\$5.33
2016 1q	1,055	33,408,001	1,576,243	4.7%	644,727	4	874,247	2	507,216	\$5.35
2015 4q	1,051	32,533,754	1,346,723	4.1%	669,489	2	535,260	6	1,381,463	\$5.11
2015 3q	1,049	31,998,494	1,480,952	4.6%	293,373	0	0	7	1,721,008	\$4.88
2015 2q	1,049	31,998,494	1,774,325	5.5%	809,904	1	464,203	4	947,176	\$4.76
2015 1q	1,048	31,534,291	2,120,026	6.7%	136,282	0	0	2	627,993	\$4.74
2014 4q	1,048	31,534,291	2,256,308	7.2%	536,255	1	400,000	1	464,203	\$4.67
2014 3q	1,047	31,134,291	2,392,563	7.7%	(13,142)	0	0	2	864,203	\$4.64
2014 2q	1,047	31,134,291	2,379,421	7.6%	(54,677)	0	0	1	400,000	\$4.52

Source: CoStar Property®

Las Vegas Industrial Market

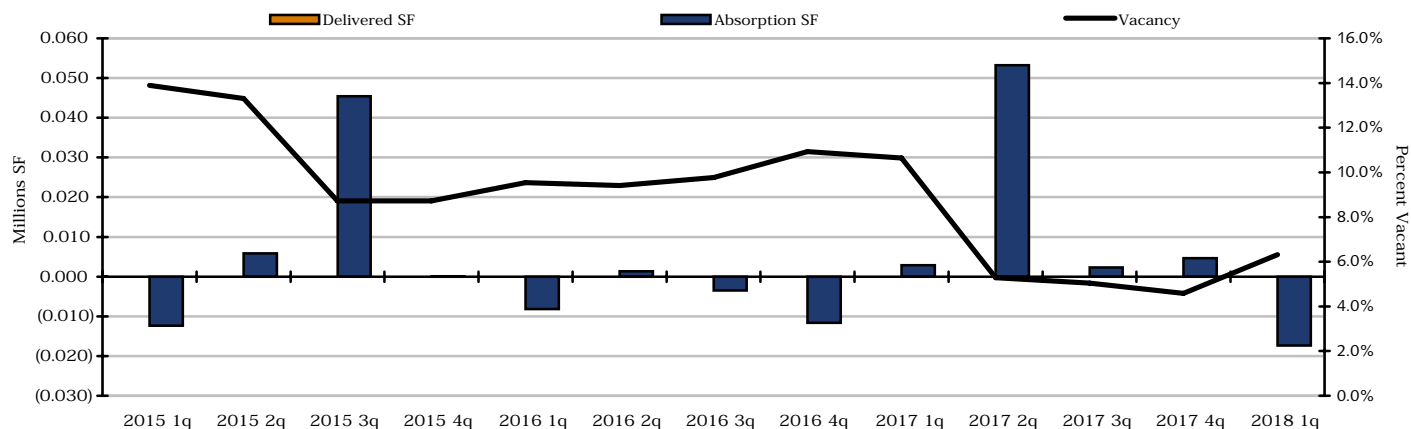


Northwest Las Vegas Market

MARKET HIGHLIGHTS - Flex & Warehouse

Deliveries, Absorption & Vacancy

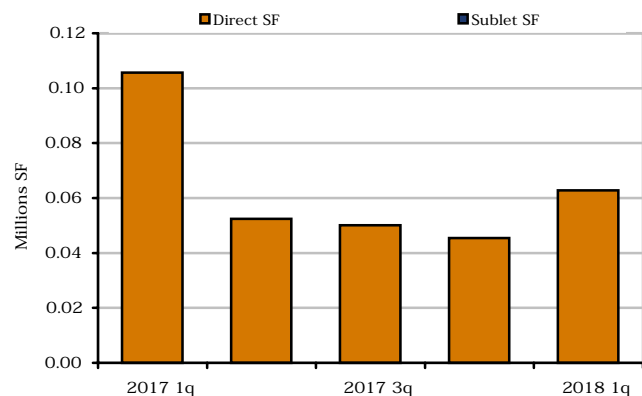
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Vacant Space

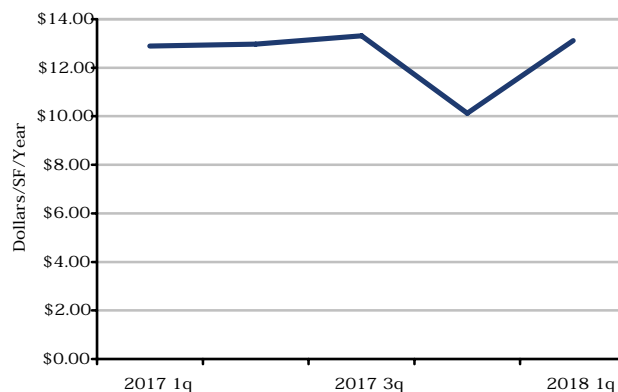
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2018 1q	41	993,220	62,798	6.3%	(17,334)	0	0	0	0	\$13.12
2017 4q	41	993,220	45,464	4.6%	4,625	0	0	0	0	\$10.12
2017 3q	41	993,220	50,089	5.0%	2,348	0	0	0	0	\$13.31
2017 2q	41	993,220	52,437	5.3%	53,225	0	0	0	0	\$12.97
2017 1q	41	993,220	105,662	10.6%	2,908	0	0	0	0	\$12.89
2016 4q	41	993,220	108,570	10.9%	(11,604)	0	0	0	0	\$12.55
2016 3q	41	993,220	96,966	9.8%	(3,524)	0	0	0	0	\$12.32
2016 2q	41	993,220	93,442	9.4%	1,372	0	0	0	0	\$12.05
2016 1q	41	993,220	94,814	9.5%	(8,194)	0	0	0	0	\$15.18
2015 4q	41	993,220	86,620	8.7%	27	0	0	0	0	\$15.06
2015 3q	41	993,220	86,647	8.7%	45,452	0	0	0	0	\$14.10
2015 2q	41	993,220	132,099	13.3%	5,872	0	0	0	0	\$13.22
2015 1q	41	993,220	137,971	13.9%	(12,319)	0	0	0	0	\$13.03
2014 4q	41	993,220	125,652	12.7%	63,269	0	0	0	0	\$14.17
2014 3q	41	993,220	188,921	19.0%	19,017	0	0	0	0	\$13.54
2014 2q	41	993,220	207,938	20.9%	21,114	0	0	0	0	\$13.37

Source: CoStar Property®



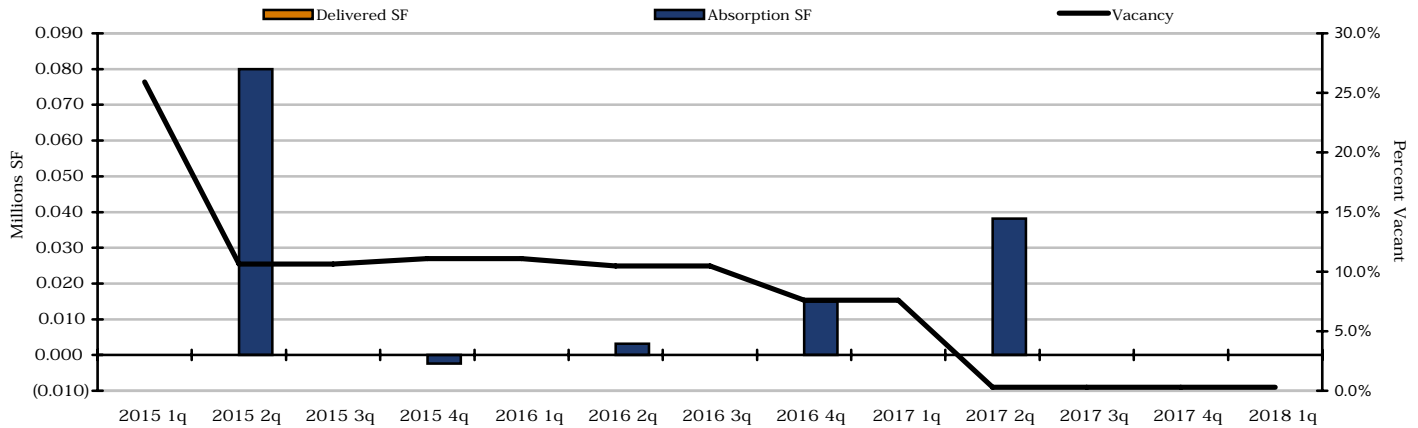
Las Vegas Industrial Market

Outlying NE Clark Cty Market

MARKET HIGHLIGHTS - Flex & Warehouse

Deliveries, Absorption & Vacancy

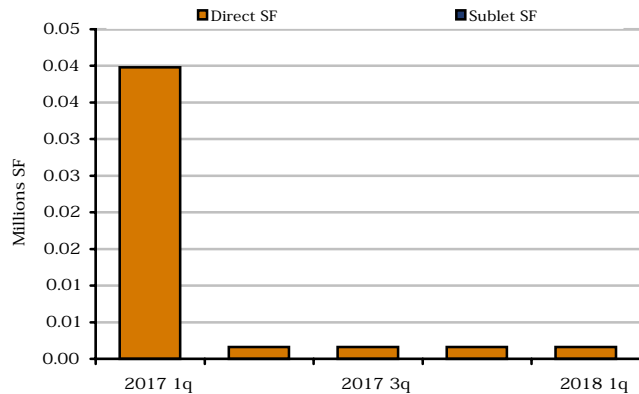
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Vacant Space

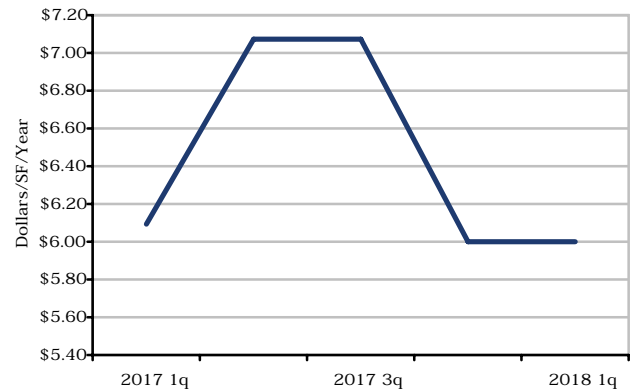
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2018 1q	32	523,060	1,600	0.3%	0	0	0	0	0	\$6.00
2017 4q	32	523,060	1,600	0.3%	0	0	0	0	0	\$6.00
2017 3q	32	523,060	1,600	0.3%	0	0	0	0	0	\$7.07
2017 2q	32	523,060	1,600	0.3%	38,200	0	0	0	0	\$7.07
2017 1q	32	523,060	39,800	7.6%	0	0	0	0	0	\$6.09
2016 4q	32	523,060	39,800	7.6%	14,973	0	0	0	0	\$6.09
2016 3q	32	523,060	54,773	10.5%	0	0	0	0	0	\$6.09
2016 2q	32	523,060	54,773	10.5%	3,200	0	0	0	0	\$6.09
2016 1q	32	523,060	57,973	11.1%	0	0	0	0	0	\$6.09
2015 4q	32	523,060	57,973	11.1%	(2,400)	0	0	0	0	\$6.09
2015 3q	32	523,060	55,573	10.6%	0	0	0	0	0	\$6.09
2015 2q	32	523,060	55,573	10.6%	80,000	0	0	0	0	\$6.58
2015 1q	32	523,060	135,573	25.9%	0	0	0	0	0	\$6.58
2014 4q	32	523,060	135,573	25.9%	12,000	0	0	0	0	\$6.56
2014 3q	32	523,060	147,573	28.2%	0	0	0	0	0	\$6.83
2014 2q	32	523,060	147,573	28.2%	800	0	0	0	0	\$6.83

Source: CoStar Property®

Las Vegas Industrial Market

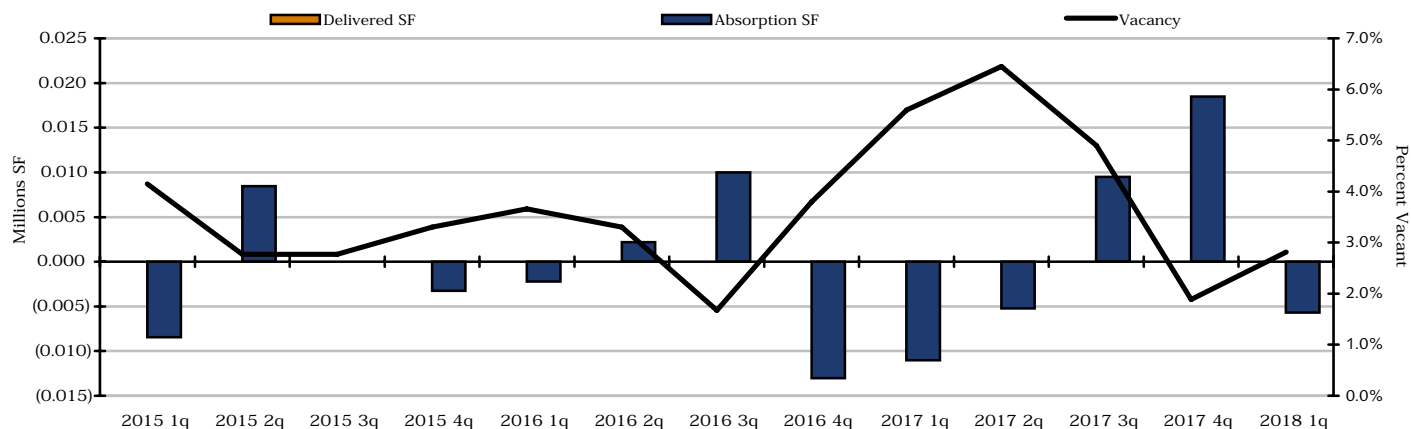


Outlying Clark Cnty Market

MARKET HIGHLIGHTS - Flex & Warehouse

Deliveries, Absorption & Vacancy

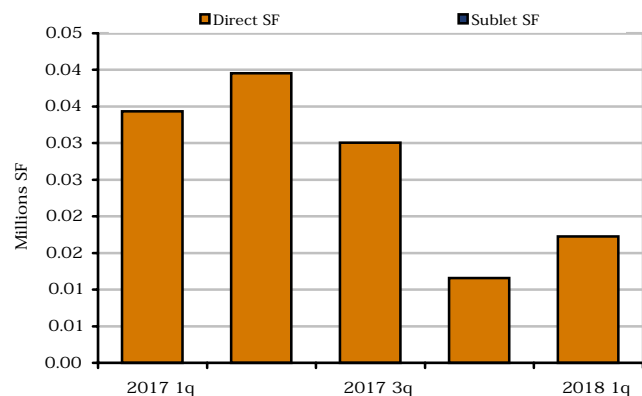
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Vacant Space

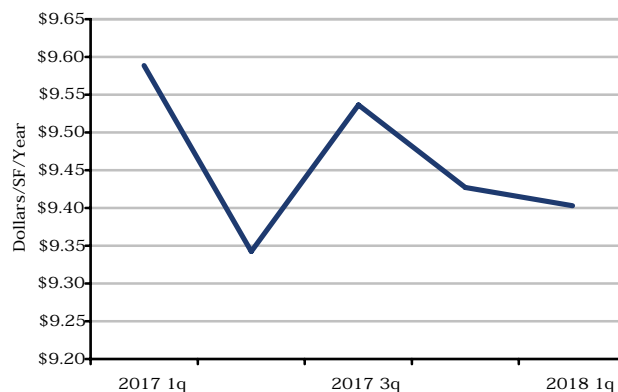
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, Flex and Warehouse



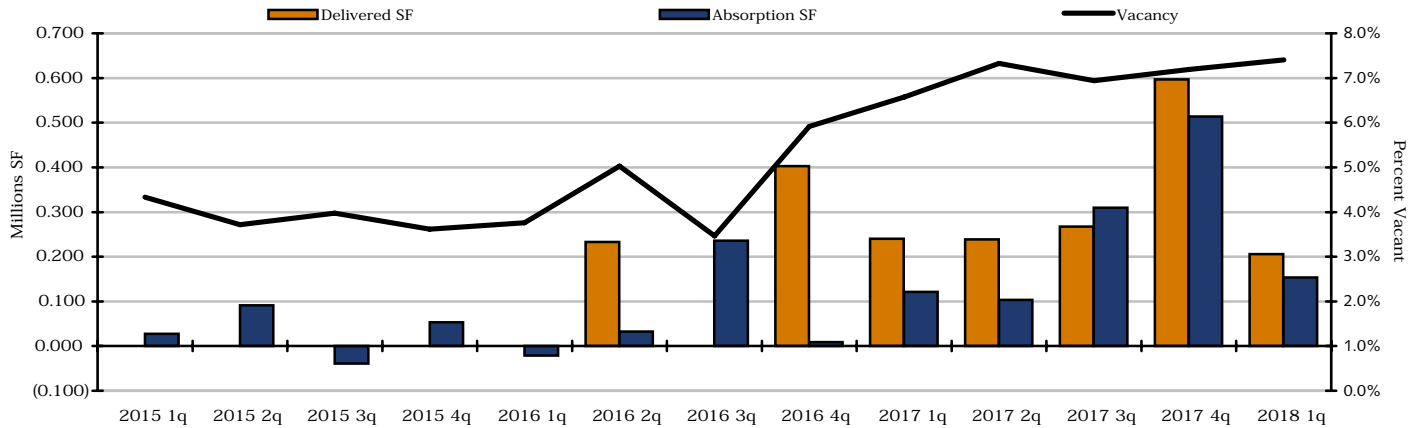
Source: CoStar Property®

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2018 1q	93	613,326	17,249	2.8%	(5,679)	0	0	0	0	\$9.40
2017 4q	93	613,326	11,570	1.9%	18,470	0	0	0	0	\$9.43
2017 3q	93	613,326	30,040	4.9%	9,498	0	0	0	0	\$9.54
2017 2q	93	613,326	39,538	6.4%	(5,211)	0	0	0	0	\$9.34
2017 1q	93	613,326	34,327	5.6%	(11,037)	0	0	0	0	\$9.59
2016 4q	93	613,326	23,290	3.8%	(13,040)	0	0	0	0	\$9.71
2016 3q	93	613,326	10,250	1.7%	10,000	0	0	0	0	\$5.76
2016 2q	93	613,326	20,250	3.3%	2,200	0	0	0	0	\$4.94
2016 1q	93	613,326	22,450	3.7%	(2,200)	0	0	0	0	\$5.08
2015 4q	93	613,326	20,250	3.3%	(3,250)	0	0	0	0	\$5.08
2015 3q	93	613,326	17,000	2.8%	0	0	0	0	0	\$5.08
2015 2q	93	613,326	17,000	2.8%	8,440	0	0	0	0	\$3.95
2015 1q	93	613,326	25,440	4.1%	(8,440)	0	0	0	0	\$4.43
2014 4q	93	613,326	17,000	2.8%	0	0	0	0	0	\$3.91
2014 3q	93	613,326	17,000	2.8%	0	0	0	0	0	\$3.91
2014 2q	93	613,326	17,000	2.8%	0	0	0	0	0	\$4.08

Source: CoStar Property®

Deliveries, Absorption & Vacancy

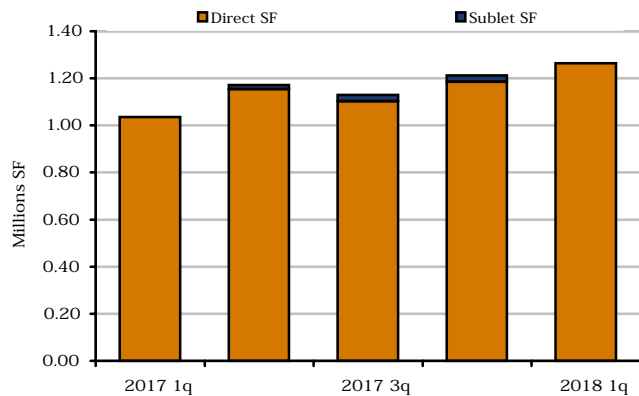
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Vacant Space

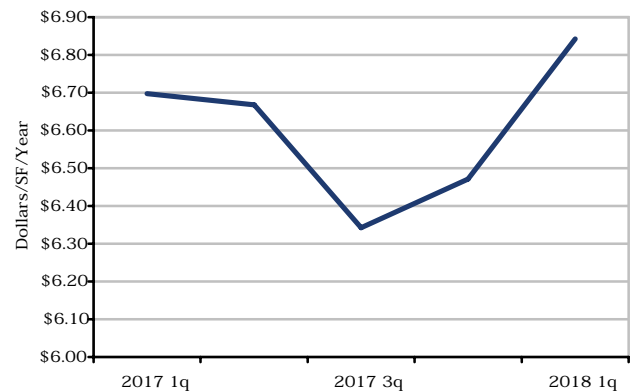
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2018 1q	540	17,069,319	1,264,644	7.4%	153,733	3	205,600	14	974,750	\$6.84
2017 4q	537	16,863,719	1,212,777	7.2%	513,605	2	597,120	9	968,320	\$6.47
2017 3q	535	16,266,599	1,129,262	6.9%	309,518	4	267,100	9	1,404,720	\$6.34
2017 2q	531	15,999,499	1,171,680	7.3%	103,613	3	239,010	12	1,671,345	\$6.67
2017 1q	528	15,760,489	1,036,283	6.6%	121,620	1	240,000	10	1,585,530	\$6.70
2016 4q	527	15,520,489	917,903	5.9%	9,019	2	403,000	10	1,628,410	\$6.85
2016 3q	525	15,117,489	523,922	3.5%	236,162	0	0	9	951,990	\$6.80
2016 2q	525	15,117,489	760,084	5.0%	32,533	1	232,856	4	622,730	\$6.67
2016 1q	524	14,884,633	559,761	3.8%	(21,353)	0	0	1	232,856	\$6.62
2015 4q	524	14,884,633	538,408	3.6%	53,603	0	0	1	232,856	\$6.56
2015 3q	524	14,884,633	592,011	4.0%	(39,141)	0	0	0	0	\$6.38
2015 2q	524	14,884,633	552,870	3.7%	91,579	0	0	0	0	\$6.31
2015 1q	524	14,884,633	644,449	4.3%	27,176	0	0	0	0	\$6.26
2014 4q	524	14,884,633	671,625	4.5%	335,857	0	0	0	0	\$6.13
2014 3q	524	14,884,633	1,007,482	6.8%	150,858	0	0	0	0	\$6.06
2014 2q	524	14,884,633	1,158,340	7.8%	160,440	0	0	0	0	\$5.83

Source: CoStar Property®

Las Vegas Industrial Market

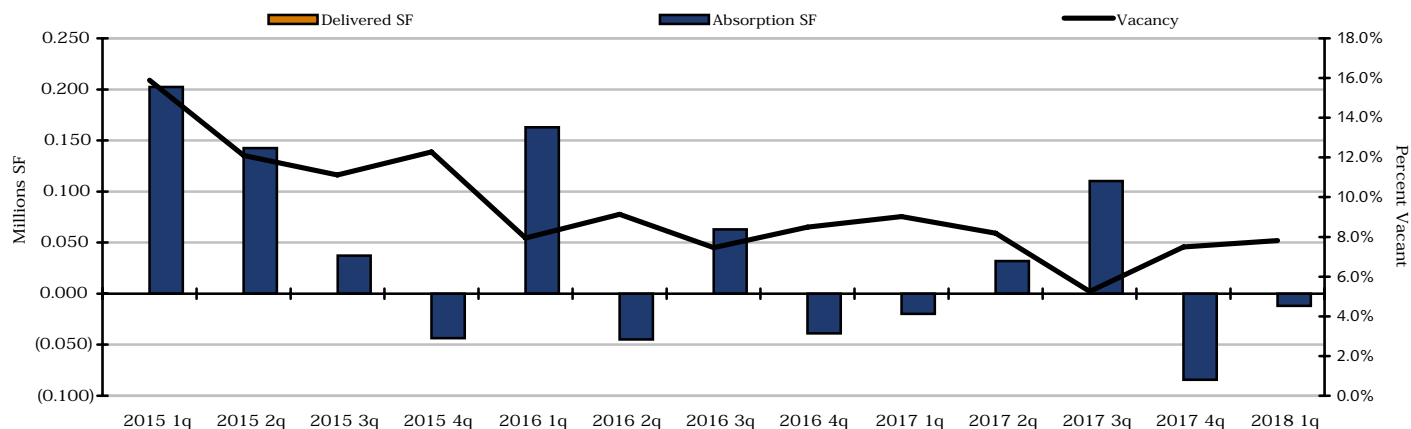


Speedway Market

MARKET HIGHLIGHTS - Flex & Warehouse

Deliveries, Absorption & Vacancy

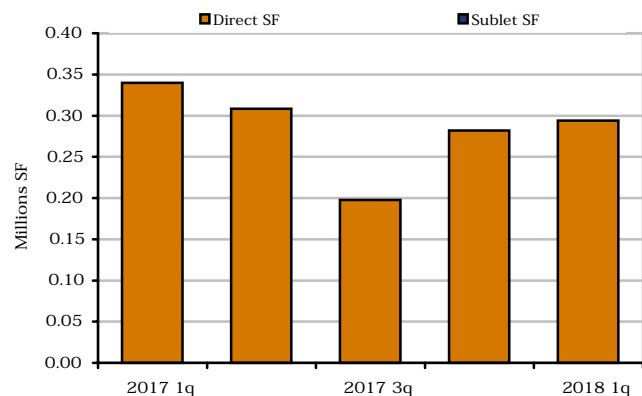
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Vacant Space

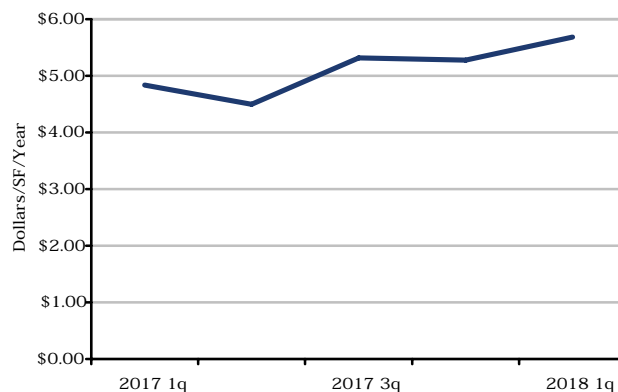
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, Flex and Warehouse



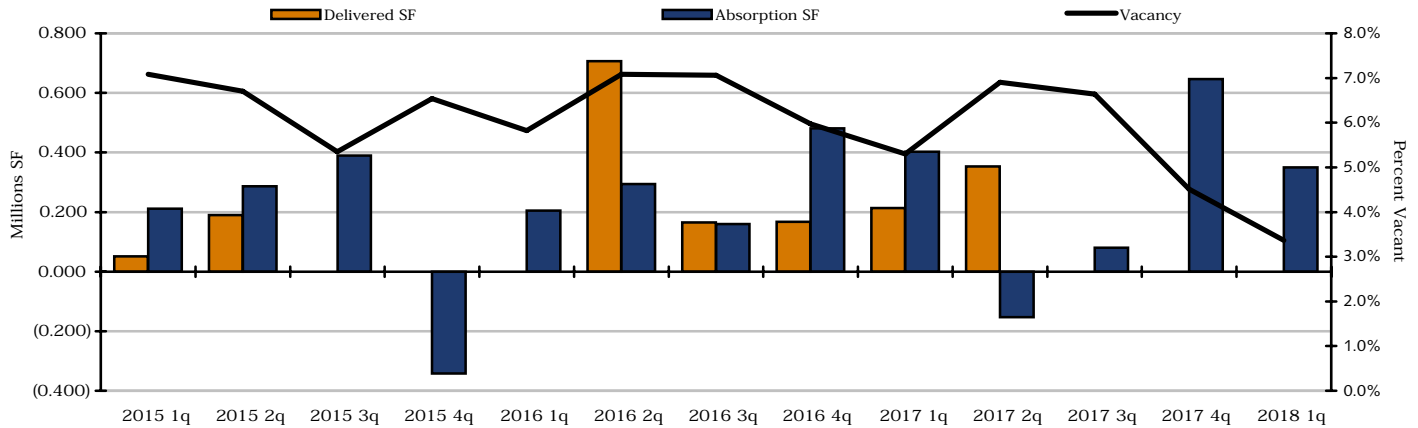
Source: CoStar Property®

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2018 1q	64	3,766,613	294,145	7.8%	(12,105)	0	0	1	390,904	\$5.69
2017 4q	64	3,766,613	282,040	7.5%	(84,216)	0	0	0	0	\$5.28
2017 3q	64	3,766,613	197,824	5.3%	110,361	0	0	0	0	\$5.32
2017 2q	64	3,766,613	308,185	8.2%	31,774	0	0	0	0	\$4.50
2017 1q	64	3,766,613	339,959	9.0%	(19,914)	0	0	0	0	\$4.84
2016 4q	64	3,766,613	320,045	8.5%	(38,806)	0	0	0	0	\$5.14
2016 3q	64	3,766,613	281,239	7.5%	63,031	0	0	0	0	\$5.04
2016 2q	64	3,766,613	344,270	9.1%	(44,787)	0	0	0	0	\$4.86
2016 1q	64	3,766,613	299,483	8.0%	162,929	0	0	0	0	\$4.74
2015 4q	64	3,766,613	462,412	12.3%	(43,705)	0	0	0	0	\$4.73
2015 3q	64	3,766,613	418,707	11.1%	37,103	0	0	0	0	\$4.49
2015 2q	64	3,766,613	455,810	12.1%	142,426	0	0	0	0	\$4.47
2015 1q	64	3,766,613	598,236	15.9%	202,225	0	0	0	0	\$4.27
2014 4q	64	3,766,613	800,461	21.3%	12,133	0	0	0	0	\$4.06
2014 3q	64	3,766,613	812,594	21.6%	81,937	0	0	0	0	\$3.99
2014 2q	64	3,766,613	894,531	23.7%	261,652	1	180,235	0	0	\$3.90

Source: CoStar Property®

Deliveries, Absorption & Vacancy

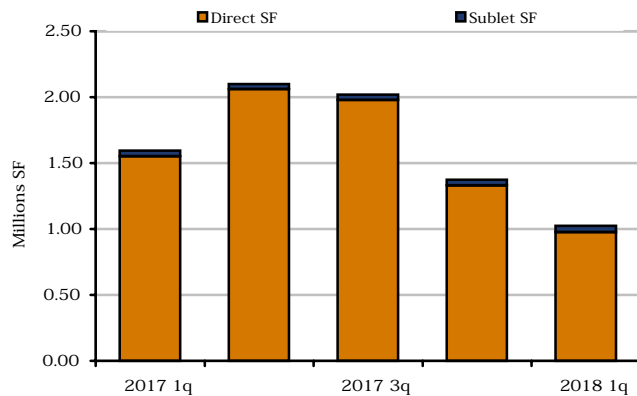
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Vacant Space

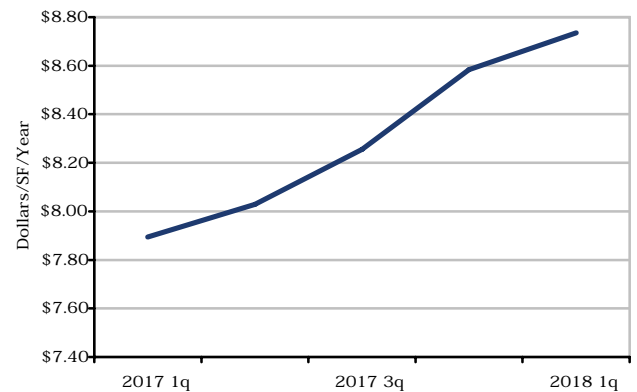
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2018 1q	1,028	30,421,506	1,023,157	3.4%	349,513	0	0	3	47,771	\$8.74
2017 4q	1,028	30,421,506	1,372,670	4.5%	646,580	0	0	3	47,771	\$8.58
2017 3q	1,028	30,421,506	2,019,250	6.6%	80,168	0	0	1	10,475	\$8.26
2017 2q	1,028	30,421,506	2,099,418	6.9%	(152,538)	3	353,000	1	10,475	\$8.03
2017 1q	1,025	30,068,506	1,593,880	5.3%	402,183	1	213,438	3	353,000	\$7.89
2016 4q	1,024	29,855,068	1,782,625	6.0%	480,914	1	167,280	4	566,438	\$7.86
2016 3q	1,023	29,687,788	2,096,259	7.1%	160,047	4	165,110	4	438,218	\$7.68
2016 2q	1,019	29,522,678	2,091,196	7.1%	294,336	3	707,000	6	545,828	\$7.48
2016 1q	1,016	28,815,678	1,678,532	5.8%	204,681	0	0	8	1,039,390	\$7.49
2015 4q	1,016	28,815,678	1,883,213	6.5%	(341,683)	0	0	4	874,280	\$7.29
2015 3q	1,016	28,815,678	1,541,530	5.3%	389,340	0	0	3	707,000	\$7.34
2015 2q	1,016	28,815,678	1,930,870	6.7%	286,807	2	189,998	1	291,000	\$7.25
2015 1q	1,014	28,625,680	2,027,679	7.1%	211,237	1	51,097	2	189,998	\$7.11
2014 4q	1,013	28,574,583	2,187,819	7.7%	178,429	0	0	3	241,095	\$6.93
2014 3q	1,013	28,574,583	2,366,248	8.3%	271,798	0	0	2	131,095	\$6.88
2014 2q	1,013	28,574,583	2,638,046	9.2%	326,518	0	0	1	51,097	\$6.68

Source: CoStar Property®

Las Vegas Industrial Market

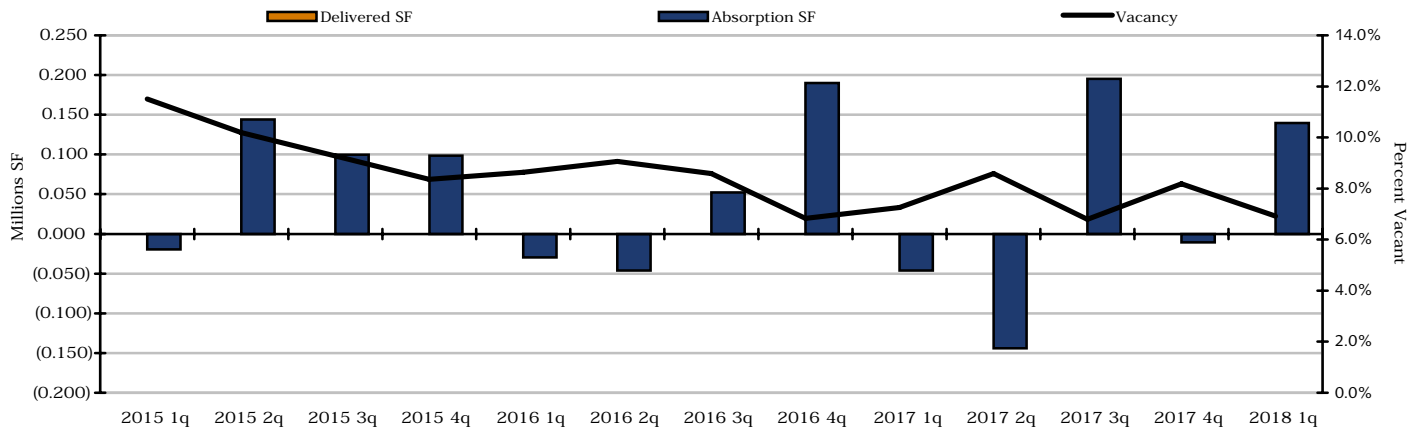


West Las Vegas Market

MARKET HIGHLIGHTS - Flex & Warehouse

Deliveries, Absorption & Vacancy

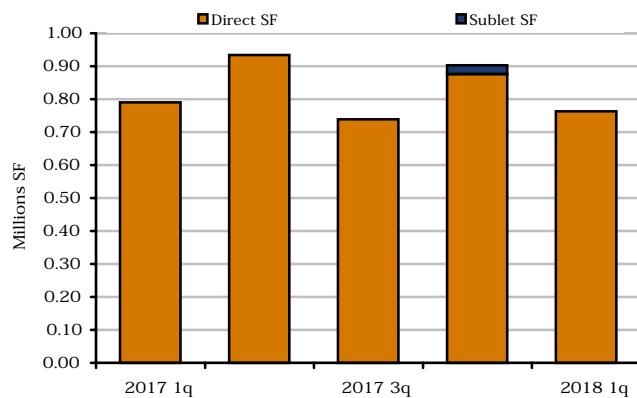
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Vacant Space

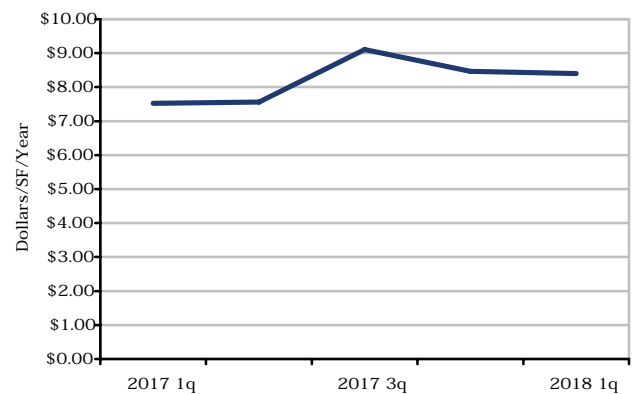
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2018 1q	461	11,035,675	763,069	6.9%	139,600	0	0	0	0	\$8.40
2017 4q	461	11,035,675	902,669	8.2%	(10,641)	0	0	0	0	\$8.46
2017 3q	460	10,882,355	738,708	6.8%	195,065	0	0	1	153,320	\$9.10
2017 2q	460	10,882,355	933,773	8.6%	(143,822)	0	0	1	153,320	\$7.56
2017 1q	460	10,882,355	789,951	7.3%	(46,223)	0	0	1	153,320	\$7.52
2016 4q	460	10,882,355	743,728	6.8%	190,155	0	0	0	0	\$7.57
2016 3q	460	10,882,355	933,883	8.6%	52,039	0	0	0	0	\$7.29
2016 2q	460	10,882,355	985,922	9.1%	(46,190)	0	0	0	0	\$7.29
2016 1q	460	10,882,355	939,732	8.6%	(29,476)	0	0	0	0	\$7.39
2015 4q	460	10,882,355	910,256	8.4%	98,666	0	0	0	0	\$7.18
2015 3q	460	10,882,355	1,008,922	9.3%	99,819	0	0	0	0	\$7.14
2015 2q	460	10,882,355	1,108,741	10.2%	144,036	0	0	0	0	\$6.90
2015 1q	460	10,882,355	1,252,777	11.5%	(19,651)	0	0	0	0	\$6.59
2014 4q	460	10,882,355	1,233,126	11.3%	126,092	0	0	0	0	\$6.53
2014 3q	460	10,882,355	1,359,218	12.5%	111,675	0	0	0	0	\$6.58
2014 2q	460	10,882,355	1,470,893	13.5%	87,137	0	0	0	0	\$6.60

Source: CoStar Property®