

Greg St. Martin
702-677-8142

CoStar Industrial Statistics

Mid-Year 2018

Las Vegas Industrial Market



CoStarTM
The knowledge market

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.

For information on subscribing to CoStar's other products and services, please contact us at 1-877-7COSTAR, or visit our web site at www.costar.com

© Copyright 2018 CoStar Group, Inc. All Rights Reserved. Although CoStar makes efforts to ensure the accuracy and reliability of the information contained herein, CoStar makes no guarantee, representation or warranty regarding the quality, accuracy, timeliness or completeness of the information. The publication is provided 'as is' and CoStar expressly disclaims any guarantees, representations or warranties of any kind, including those of MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

CoStar Group, Inc.

1331 L ST NW • Washington, DC 20005 • (800) 204-5960 • www.costar.com • NASDAQ: CSGP

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 Industrial Market



Overview

Las Vegas's Vacancy Decreases to 5.1%

Net Absorption Positive 817,705 SF in the Quarter

The Las Vegas Industrial market ended the second quarter 2018 with a vacancy rate of 5.1%. The vacancy rate was down over the previous quarter, with net absorption totaling positive 817,705 square feet in the second quarter. Vacant sublease space increased in the quarter, ending the quarter at 282,438 square feet. Rental rates ended the second quarter at \$7.21, an increase over the previous quarter. A total of five buildings delivered to the market in the quarter totaling 550,385 square feet, with 2,813,831 square feet still under construction at the end of the quarter.

Absorption

Net absorption for the overall Las Vegas Industrial market was positive 817,705 square feet in the second quarter 2018. That compares to positive 1,879,127 square feet in the first quarter 2018, positive 2,325,486 square feet in the fourth quarter 2017, and positive 2,214,716 square feet in the third quarter 2017.

Tenants moving out of large blocks of space in 2018 include: Firestone Building Products moving out of 202,808 square feet at 4272 N Pecos Rd, UPS Customer Center moving out of 136,558 square feet at 335 E Arby Ave, and VM Innovations moving out of 89,729 square feet at 3101 N Marion Dr - Bldg 2.

Tenants moving into large blocks of space in 2018 include: LogistiCenter moving into 546,480 square feet at 3515 N Las Vegas Blvd. DHL Supply moving into 338,520 square feet at 3910 Alto Ave, and Impact-XM moving into 131,750 square feet at Prologis Corporate Center Dr - Bldg 14.

The Flex building market recorded net absorption of nega-

tive 107,139 square feet in the second quarter 2018, compared to positive 154,543 square feet in the first quarter 2018, positive 233,263 in the fourth quarter 2017, and positive 96,270 in the third quarter 2017.

The Warehouse building market recorded net absorption of positive 924,844 square feet in the second quarter 2018 compared to positive 1,724,584 square feet in the first quarter 2018, positive 2,092,223 in the fourth quarter 2017, and positive 2,118,446 in the third quarter 2017.

Vacancy

The Industrial vacancy rate in the Las Vegas market area decreased to 5.1% at the end of the second quarter 2018. The vacancy rate was 5.4% at the end of the first quarter 2018, 5.9% at the end of the fourth quarter 2017, and 6.6% at the end of the third quarter 2017.

Flex projects reported a vacancy rate of 6.1% at the end of the second quarter 2018, 5.6% at the end of the first quarter 2018, 6.3% at the end of the fourth quarter 2017, and 7.4% at the end of the third quarter 2017.

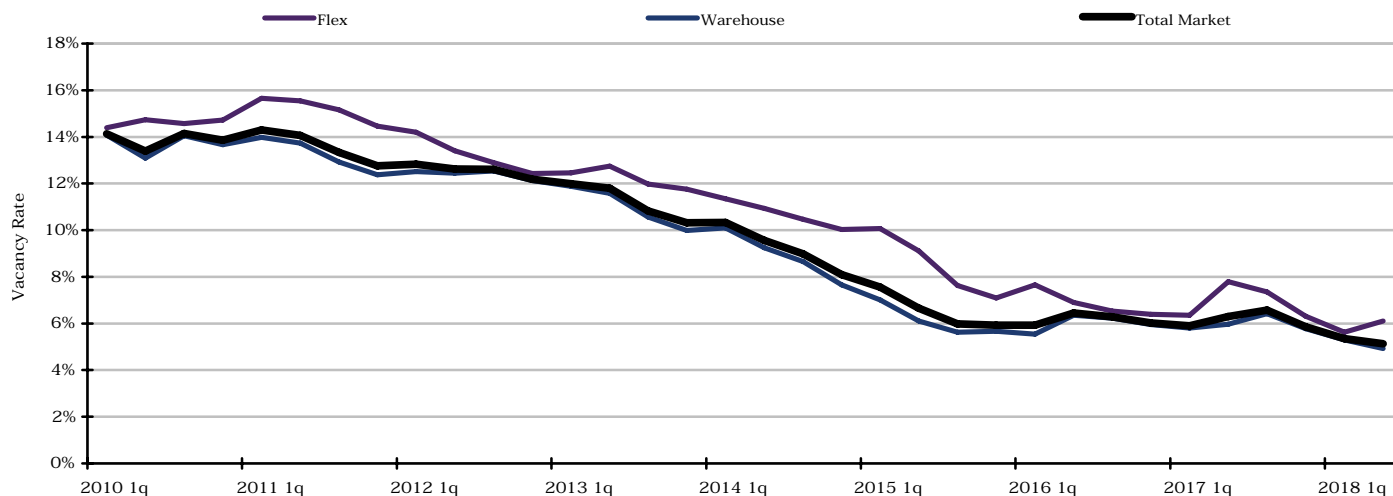
Warehouse projects reported a vacancy rate of 4.9% at the end of the second quarter 2018, 5.3% at the end of first quarter 2018, 5.8% at the end of the fourth quarter 2017, and 6.4% at the end of the third quarter 2017.

Largest Lease Signings

The largest lease signings occurring in 2018 included: the 131,750-square-foot lease signed by Impact-XM at Corporate Center Dr - Bldg 14 in the North Las Vegas market; the 102,017-square-foot deal signed by Prologis at 2821 Marion Dr - Bldg-6

Vacancy Rates by Building Type

2005-2018



Source: CoStar Property®



Las Vegas Industrial Market

Overview

in the North Las Vegas market; and the 52,000-square-foot lease signed by Las Vegas Circus Center at 6425 Karms Park Ct - Bldg B in the SW Las Vegas market.

Sublease Vacancy

The amount of vacant sublease space in the Las Vegas market increased to 282,438 square feet by the end of the second quarter 2018, from 274,782 square feet at the end of the first quarter 2018. There was 326,993 square feet vacant at the end of the fourth quarter 2017 and 379,044 square feet at the end of the third quarter 2017.

Las Vegas's Flex projects reported vacant sublease space of 19,718 square feet at the end of second quarter 2018, up from the 18,917 square feet reported at the end of the first quarter 2018. There was 31,228 square feet of sublease space vacant at the end of the fourth quarter 2017, and 25,299 square feet at the end of the third quarter 2017.

Warehouse projects reported increased vacant sublease space from the first quarter 2018 to the second quarter 2018. Sublease vacancy went from 255,865 square feet to 262,720 square feet during that time. There was 295,765 square feet at the end of the fourth quarter 2017, and 353,745 square feet at the end of the third quarter 2017.

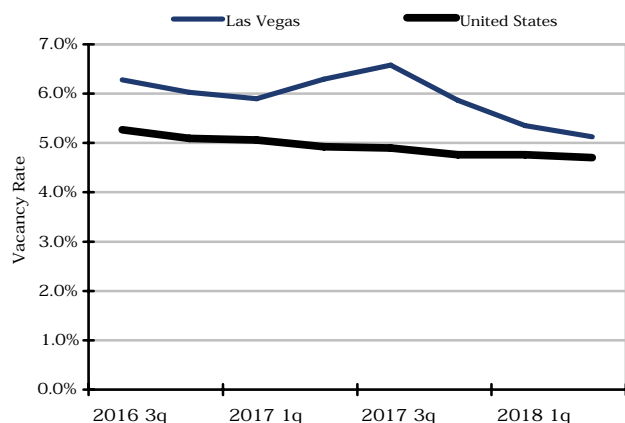
Rental Rates

The average quoted asking rental rate for available Industrial space was \$7.21 per square foot per year at the end of the second quarter 2018 in the Las Vegas market area. This represented a 0.8% increase in quoted rental rates from the end of the first quarter 2018, when rents were reported at \$7.15 per square foot.

The average quoted rate within the Flex sector was \$10.66 per square foot at the end of the second quarter 2018, while Warehouse rates stood at \$6.73. At the end of the first quarter 2018, Flex rates were \$10.29 per square foot, and Warehouse rates were \$6.72.

U.S. Vacancy Comparison

Past 8 Quarters



Source: CoStar Property®

Deliveries and Construction

During the second quarter 2018, five buildings totaling 550,385 square feet were completed in the Las Vegas market area. This compares to five buildings totaling 1,275,681 square feet that were completed in the first quarter 2018, seven buildings totaling 1,104,956 square feet completed in the fourth quarter 2017, and 2,755,510 square feet in eight buildings completed in the third quarter 2017.

There was 2,813,831 square feet of Industrial space under construction at the end of the second quarter 2018.

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

The largest projects underway at the end of second quarter 2018 were 5835 E Ann Rd, a 525,200-square-foot building with 100% of its space pre-leased by Bed Bath & Beyond, and 1775 E Executive Airport Dr - Bldg B, a 482,300-square-foot facility that is 0% pre-leased.

Inventory

Total Industrial inventory in the Las Vegas market area amounted to 132,809,890 square feet in 4,333 buildings as of the end of the second quarter 2018. The Flex sector consisted of 22,304,913 square feet in 977 projects. The Warehouse sector consisted of 110,504,977 square feet in 3,356 buildings. Within the Industrial market there were 320 owner-occupied buildings accounting for 14,615,597 square feet of Industrial space.

Sales Activity

Tallying industrial building sales of 15,000 square feet or larger, Las Vegas industrial sales figures rose during the first quarter 2018 in terms of dollar volume compared to the fourth quarter of 2017.

In the first quarter, 14 industrial transactions closed with a total volume of \$56,124,000. The 14 buildings totaled 526,078 square feet and the average price per square foot equated to \$106.68 per square foot. That compares to nine transactions totaling \$36,602,812 in the fourth quarter. The total square footage was 389,476 for an average price per square foot of \$93.98.

Total year-to-date industrial building sales activity in 2018 is up compared to the previous year. In the first three months of 2018, the market saw 14 industrial sales transactions with a total volume of \$56,124,000. The price per square foot has averaged \$106.68 this year. In the first three months of 2017, the market posted nine transactions with a total volume of \$41,215,229. The price per square foot averaged \$116.62.

Cap rates have been lower in 2018, averaging 5.63%, compared to the first three months of last year when they averaged 7.14%.

Las Vegas Industrial Market



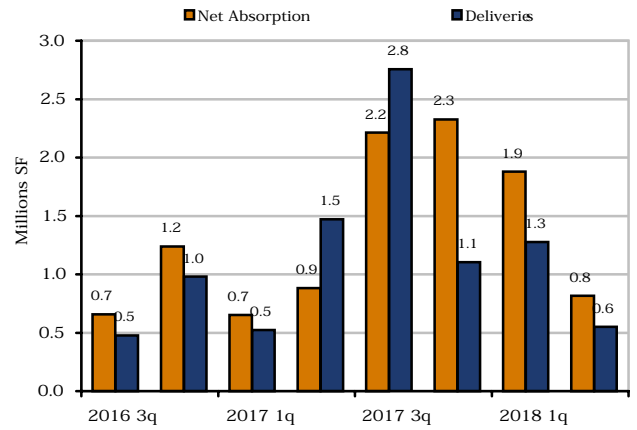
Overview

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. The property sold on 8/1/2017.

Reports compiled by: James Broaddus, CoStar Research Manager

Absorption & Deliveries

Past 8 Quarters



Source: CoStar Property®



Las Vegas Industrial Market

Markets

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

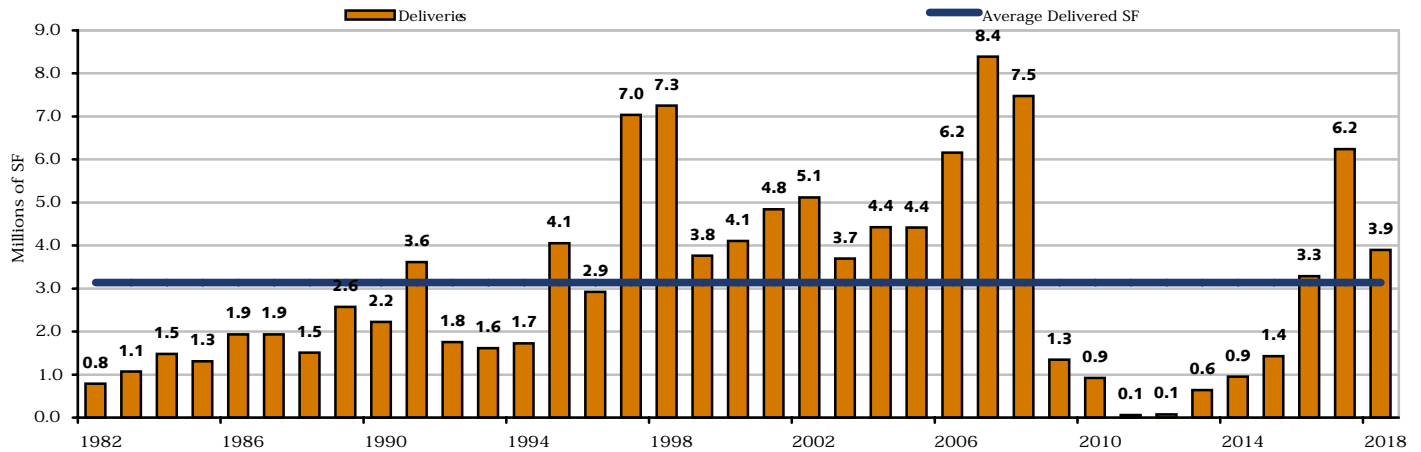
Las Vegas Industrial Market



Inventory & development

Historical Deliveries

1982 - 2018



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

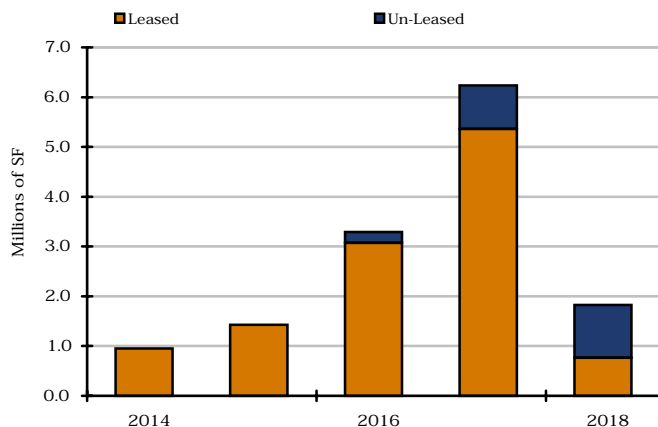
CONSTRUCTION ACTIVITY Markets Ranked by Under Construction RBA

Market	Under Construction Inventory				Average Bldg Size	
	# Bldgs	Total RBA	Preleased SF	Preleased %	All Existing	U/C
North Las Vegas Ind	10	1,048,183	578,711	55.2%	36,730	104,818
SE LV/Henderson Ind	13	856,000	81,318	9.5%	31,850	65,846
Speedway Ind	2	604,689	58,636	9.7%	58,853	302,344
Airport/E Las Vegas Ind	4	224,752	0	0.0%	30,334	56,188
SW Las Vegas Ind	5	80,207	0	0.0%	29,579	16,041
West Las Vegas Ind	0	0	0	0.0%	23,828	0
Outlying S Clark Cnty Ind	0	0	0	0.0%	6,606	0
Central Las Vegas Ind	0	0	0	0.0%	27,409	0
Northwest Las Vegas Ind	0	0	0	0.0%	22,883	0
Outlying NE Clark Cty Ind	0	0	0	0.0%	16,346	0
Totals	34	2,813,831	718,665	25.5%	30,651	82,760

Source: CoStar Property®

Recent Deliveries

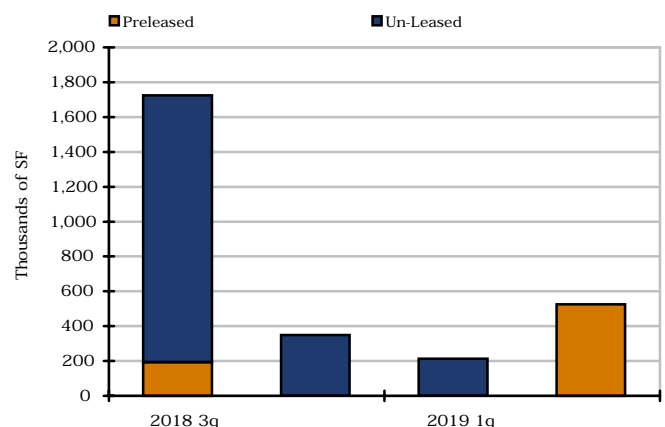
Leased & Un-Leased SF in Deliveries Since 2014



Source: CoStar Property®

Future Deliveries

Preleased & Un-Leased SF in Properties Scheduled to Deliver



Source: CoStar Property®

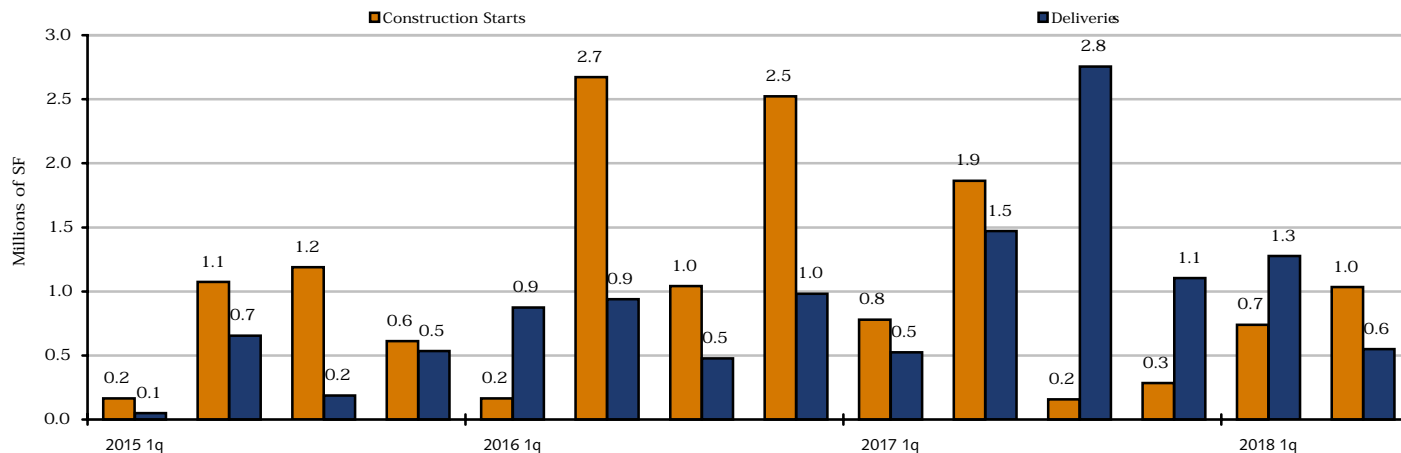


Las Vegas Industrial Market

Inventory & development

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	1	21,804	5,451	25.0%	\$7.50	0	21,804
50,000 SF - 99,999 SF	3	205,600	132,792	64.6%	\$9.11	0	205,600
100,000 SF - 249,999 SF	4	528,581	290,856	55.0%	\$6.36	0	528,581
250,000 SF - 499,999 SF	1	338,520	338,520	100.0%	\$4.62	338,520	0
>= 500,000 SF	1	731,561	0	0.0%	\$0.00	0	731,561

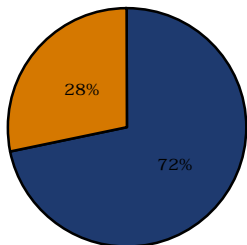
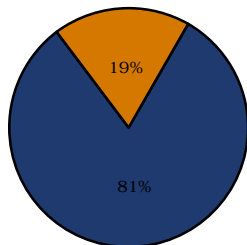
Source: CoStar Property®

Recent Development by Tenancy

Based on RBA Developed for Single & Multi-Tenant Use

2018 Deliveries

Currently Under Construction



■ Multi ■ Single

■ Multi ■ Single

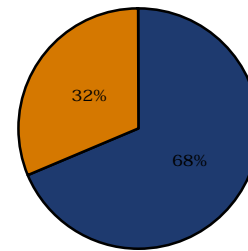
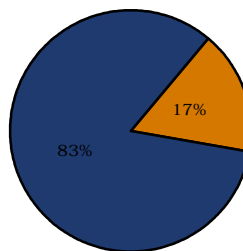
Source: CoStar Property®

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

Mid-Year 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	141	2,986,219	243,845	249,345	8.3%	84,414	0	0	\$11.58
Central Las Vegas Ind	124	6,469,741	50,481	60,781	0.9%	8,898	0	0	\$7.08
North Las Vegas Ind	164	2,142,459	175,367	177,785	8.3%	(82,705)	0	0	\$7.96
Northwest Las Vegas Ind	20	442,974	30,308	31,808	7.2%	(1,178)	0	0	\$12.10
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	1,195,873	47,760	47,760	4.0%	8,585	0	0	\$7.59
Speedway Ind	13	349,949	25,267	25,267	7.2%	5,067	0	0	\$5.71
SW Las Vegas Ind	253	4,976,973	520,031	520,031	10.4%	25,971	0	0	\$11.75
West Las Vegas Ind	154	3,623,448	248,001	248,001	6.8%	(3,648)	0	0	\$10.80
Totals	977	22,304,913	1,341,060	1,360,778	6.1%	47,404	0	0	\$10.66

Source: CoStar Property®

Warehouse Market Statistics

Mid-Year 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	364	12,332,300	387,488	387,488	3.1%	328,945	0	224,752	\$8.29
Central Las Vegas Ind	369	7,043,125	241,500	241,500	3.4%	48,946	21,804	0	\$8.20
North Las Vegas Ind	913	37,415,468	2,428,729	2,490,409	6.7%	1,268,669	1,479,912	1,048,183	\$5.57
Northwest Las Vegas Ind	20	472,342	1,772	1,772	0.4%	740	0	0	\$11.39
Outlying NE Clark Cty Ind	28	468,325	14,000	14,000	3.0%	(12,400)	0	0	\$0.00
Outlying S Clark Cnty Ind	84	551,810	21,101	21,101	3.8%	(11,531)	0	0	\$9.46
SE LV/Henderson Ind	447	16,067,018	977,212	1,119,027	7.0%	505,470	324,350	856,000	\$6.80
Speedway Ind	51	3,416,664	205,512	239,112	7.0%	12,594	0	604,689	\$5.75
SW Las Vegas Ind	774	25,400,333	470,812	496,437	2.0%	327,961	0	80,207	\$8.12
West Las Vegas Ind	306	7,337,592	437,738	437,738	6.0%	180,034	0	0	\$8.35
Totals	3,356	110,504,977	5,185,864	5,448,584	4.9%	2,649,428	1,826,066	2,813,831	\$6.73

Source: CoStar Property®

Total Industrial Market Statistics

Mid-Year 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	505	15,318,519	631,333	636,833	4.2%	413,359	0	224,752	\$9.34
Central Las Vegas Ind	493	13,512,866	291,981	302,281	2.2%	57,844	21,804	0	\$8.03
North Las Vegas Ind	1,077	39,557,927	2,604,096	2,668,194	6.7%	1,185,964	1,479,912	1,048,183	\$5.65
Northwest Las Vegas Ind	40	915,316	32,080	33,580	3.7%	(438)	0	0	\$11.98
Outlying NE Clark Cty Ind	32	523,060	14,000	14,000	2.7%	(12,400)	0	0	\$0.00
Outlying S Clark Cnty Ind	93	614,352	21,101	21,101	3.4%	(9,531)	0	0	\$9.46
SE LV/Henderson Ind	542	17,262,891	1,024,972	1,166,787	6.8%	514,055	324,350	856,000	\$6.82
Speedway Ind	64	3,766,613	230,779	264,379	7.0%	17,661	0	604,689	\$5.75
SW Las Vegas Ind	1,027	30,377,306	990,843	1,016,468	3.3%	353,932	0	80,207	\$9.04
West Las Vegas Ind	460	10,961,040	685,739	685,739	6.3%	176,386	0	0	\$9.09
Totals	4,333	132,809,890	6,526,924	6,809,362	5.1%	2,696,832	1,826,066	2,813,831	\$7.21

Source: CoStar Property®



Las Vegas Industrial Market

Figures at a Glance

Flex Market Statistics

Mid-Year 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 2q	977	22,304,913	1,341,060	1,360,778	6.1%	(107,139)	0	0	0	0	\$10.66
2018 1q	977	22,304,913	1,234,722	1,253,639	5.6%	154,543	0	0	0	0	\$10.29
2017 4q	977	22,304,913	1,376,954	1,408,182	6.3%	233,263	0	0	0	0	\$9.83
2017 3q	977	22,304,913	1,616,146	1,641,445	7.4%	96,270	0	0	0	0	\$10.25
2017 2q	977	22,304,913	1,729,143	1,737,715	7.8%	(44,930)	1	295,500	0	0	\$9.99
2017 1q	976	22,009,413	1,368,938	1,397,285	6.3%	76,153	1	70,000	1	295,500	\$9.75
2016	975	21,939,413	1,375,283	1,403,438	6.4%	152,468	0	0	2	365,500	\$9.93
2015	975	21,939,413	1,555,906	1,555,906	7.1%	644,497	0	0	0	0	\$9.66
2014	975	21,939,413	2,189,770	2,200,403	10.0%	380,527	0	0	0	0	\$9.67
2013	975	21,939,413	2,562,206	2,580,930	11.8%	258,222	1	129,122	0	0	\$8.91
2012	974	21,810,291	2,675,915	2,710,030	12.4%	443,074	0	0	0	0	\$8.52
2011	974	21,810,291	3,104,206	3,153,104	14.5%	56,985	0	0	0	0	\$9.12
2010	974	21,810,291	3,177,964	3,210,089	14.7%	(233,476)	1	8,349	0	0	\$9.99
2009	973	21,801,942	2,936,922	2,968,264	13.6%	(535,806)	2	32,868	1	8,349	\$11.32
2008	970	21,762,274	2,354,549	2,392,790	11.0%	1,804,280	34	2,668,591	1	19,968	\$13.09
2007	930	18,934,635	1,333,203	1,369,431	7.2%	1,729,156	51	2,040,968	24	2,668,767	\$12.91

Source: CoStar Property®

Warehouse Market Statistics

Mid-Year 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 2q	3,356	110,504,977	5,185,864	5,448,584	4.9%	924,844	5	550,385	34	2,813,831	\$6.73
2018 1q	3,351	109,954,592	5,567,178	5,823,043	5.3%	1,724,584	5	1,275,681	29	2,329,047	\$6.72
2017 4q	3,346	108,678,911	5,976,181	6,271,946	5.8%	2,092,223	7	1,104,956	20	2,864,126	\$6.64
2017 3q	3,336	107,191,209	6,522,722	6,876,467	6.4%	2,118,446	8	2,755,510	23	3,685,202	\$6.67
2017 2q	3,328	104,435,699	5,936,518	6,239,403	6.0%	928,486	9	1,175,710	29	6,284,447	\$6.52
2017 1q	3,319	103,259,989	5,876,336	5,992,179	5.8%	576,661	2	453,438	26	5,596,667	\$6.89
2016	3,317	102,806,551	5,953,601	6,115,402	5.9%	2,807,871	18	3,271,969	24	5,269,945	\$6.84
2015	3,297	99,517,978	5,526,827	5,634,700	5.7%	3,305,963	7	1,428,558	13	2,505,203	\$6.29
2014	3,290	98,089,420	7,428,869	7,512,105	7.7%	3,131,502	4	949,080	5	893,298	\$5.78
2013	3,287	97,142,934	9,397,380	9,697,121	10.0%	2,528,867	9	500,923	5	1,137,080	\$5.61
2012	3,277	96,633,302	11,330,930	11,716,356	12.1%	312,141	3	50,854	10	509,632	\$5.44
2011	3,273	96,555,832	11,414,463	11,951,027	12.4%	1,275,445	2	44,312	8	85,537	\$5.66
2010	3,271	96,512,320	12,452,178	13,182,960	13.7%	611,950	10	915,207	7	67,361	\$5.82
2009	3,262	95,606,043	12,188,951	12,888,633	13.5%	(3,326,720)	30	1,032,606	16	960,130	\$6.60
2008	3,207	94,299,203	7,777,150	8,255,073	8.8%	2,343,257	146	3,692,047	39	1,073,088	\$8.35
2007	3,026	89,651,704	5,701,649	5,950,831	6.6%	4,562,060	178	4,506,543	134	3,336,627	\$8.48

Source: CoStar Property®

Total Industrial Market Statistics

Mid-Year 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 2q	4,333	132,809,890	6,526,924	6,809,362	5.1%	817,705	5	550,385	34	2,813,831	\$7.21
2018 1q	4,328	132,259,505	6,801,900	7,076,682	5.4%	1,879,127	5	1,275,681	29	2,329,047	\$7.15
2017 4q	4,323	130,983,824	7,353,135	7,680,128	5.9%	2,325,486	7	1,104,956	20	2,864,126	\$7.06
2017 3q	4,313	129,496,122	8,138,868	8,517,912	6.6%	2,214,716	8	2,755,510	23	3,685,202	\$7.10
2017 2q	4,305	126,740,612	7,665,661	7,977,118	6.3%	883,556	10	1,471,210	29	6,284,447	\$6.95
2017 1q	4,295	125,269,402	7,245,274	7,389,464	5.9%	652,814	3	523,438	27	5,892,167	\$7.28
2016	4,292	124,745,964	7,328,884	7,518,840	6.0%	2,960,339	18	3,271,969	26	5,635,445	\$7.28
2015	4,272	121,457,391	7,082,733	7,190,606	5.9%	3,950,460	7	1,428,558	13	2,505,203	\$6.77
2014	4,265	120,028,833	9,618,639	9,712,508	8.1%	3,512,029	4	949,080	5	893,298	\$6.30
2013	4,262	119,082,347	11,959,586	12,278,051	10.3%	2,787,089	10	630,045	5	1,137,080	\$6.09
2012	4,251	118,443,593	14,006,845	14,426,386	12.2%	755,215	3	50,854	10	509,632	\$5.85
2011	4,247	118,366,123	14,518,669	15,104,131	12.8%	1,332,430	2	44,312	8	85,537	\$6.13
2010	4,245	118,322,611	15,630,142	16,393,049	13.9%	378,474	11	923,556	7	67,361	\$6.33
2009	4,235	117,407,985	15,125,873	15,856,897	13.5%	(3,862,526)	32	1,065,474	17	968,479	\$7.19
2008	4,177	116,061,477	10,131,699	10,647,863	9.2%	4,147,537	180	6,360,638	40	1,093,056	\$9.05
2007	3,956	108,586,339	7,034,852	7,320,262	6.7%	6,291,216	229	6,547,511	158	6,005,394	\$9.29

Source: CoStar Property®

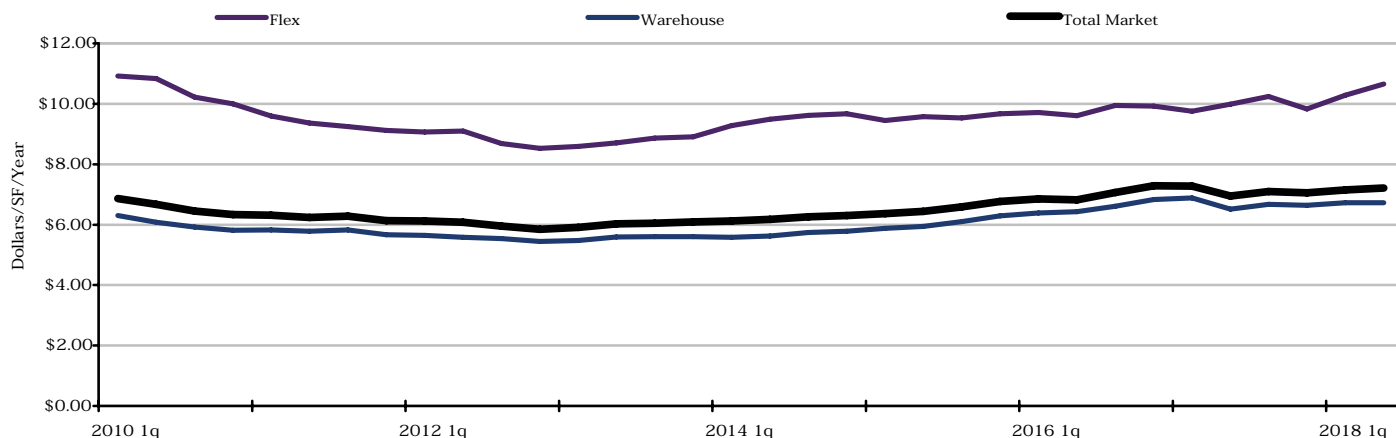
Las Vegas Industrial Market



Leasing Activity

Historical Rental Rates

Based on Quoted Rental Rates

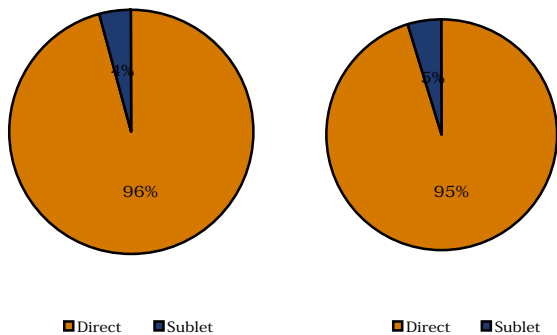


Source: CoStar Property®

Vacancy by Available Space Type

Percent of All Vacant Space in Direct vs. Sublet

Las Vegas United States

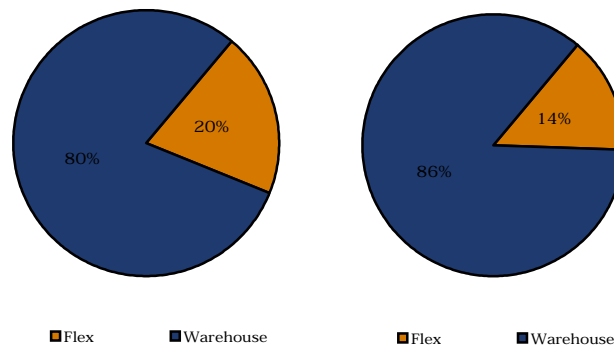


Source: CoStar Property®

Vacancy by Building Type

Percent of All Vacant Space by Building Type

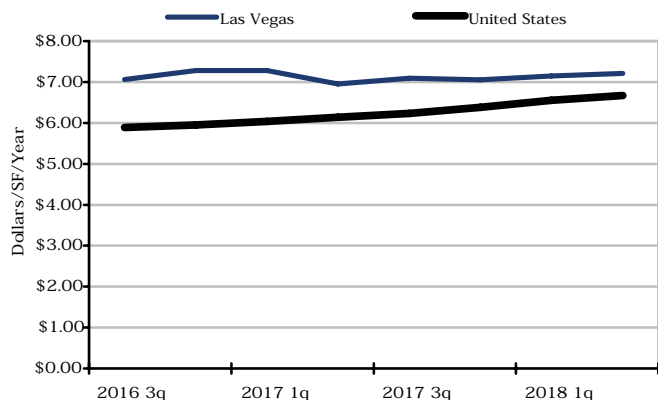
Las Vegas United States



Source: CoStar Property®

U.S. Rental Rate Comparison

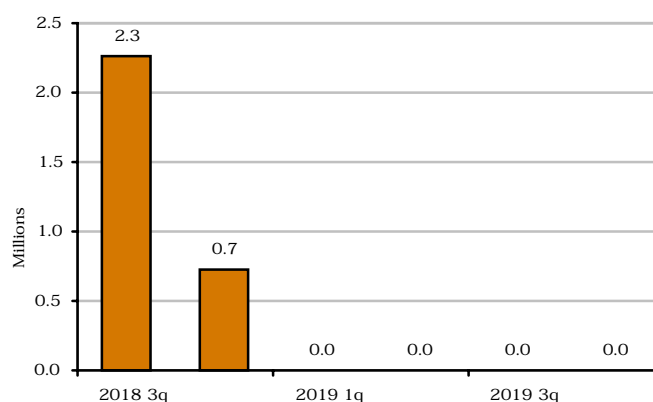
Based on Average Quoted Rental Rates



Source: CoStar Property®

Future Space Available

Space Scheduled to be Available for Occupancy*



Source: CoStar Property®

* Includes Under Construction Space

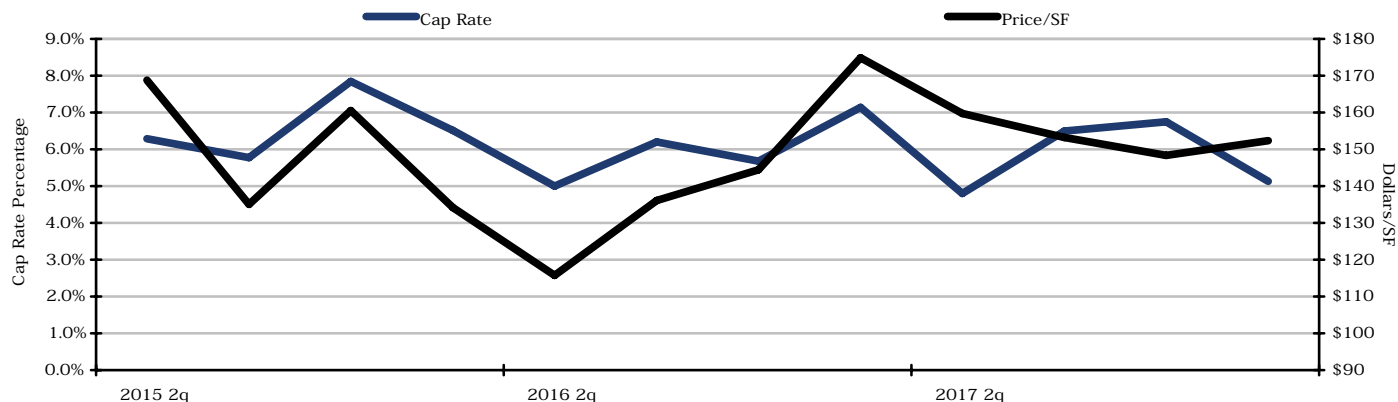
Las Vegas Industrial Market



Sales Activity

The Optimist Sales Index

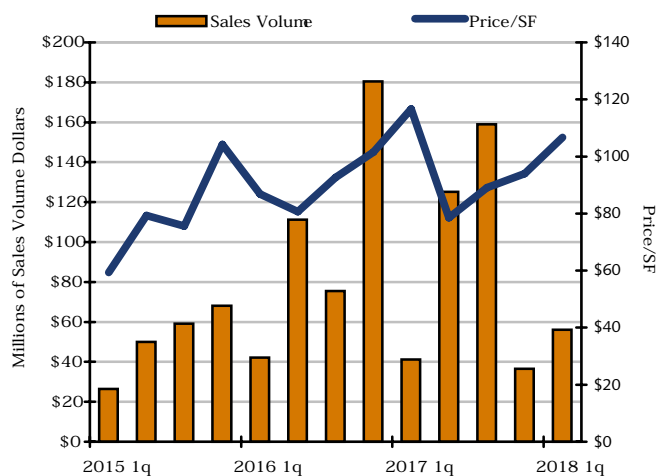
Average of Two Highest Price/SF's and Two Lowest Cap Rates Per Quarter



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

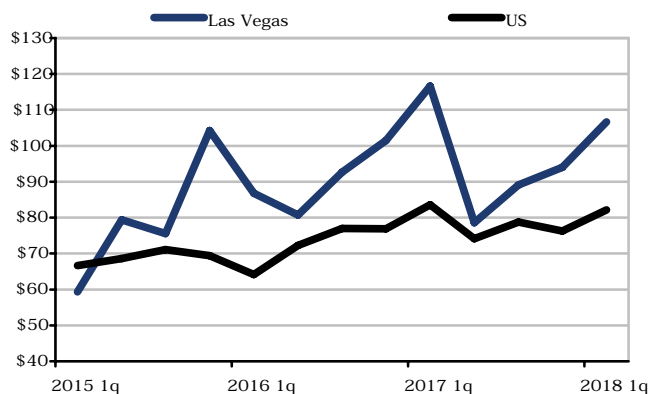
Based on Industrial Bldg Sales From April 2017 - March 2018

Bldg Size	#	RBA	\$ Volume	Price/SF	Cap Rate
< 25,000 SF	81	956,299	\$125,246,858	\$130.97	7.18%
25K-99K SF	30	1,416,600	\$143,174,451	\$101.07	6.47%
100K-249K SF	8	1,327,928	\$93,015,000	\$70.05	6.50%
>250K SF	2	1,145,288	\$92,685,000	\$80.93	4.60%

Source: CoStar COMPS®

U.S. Price/SF Comparison

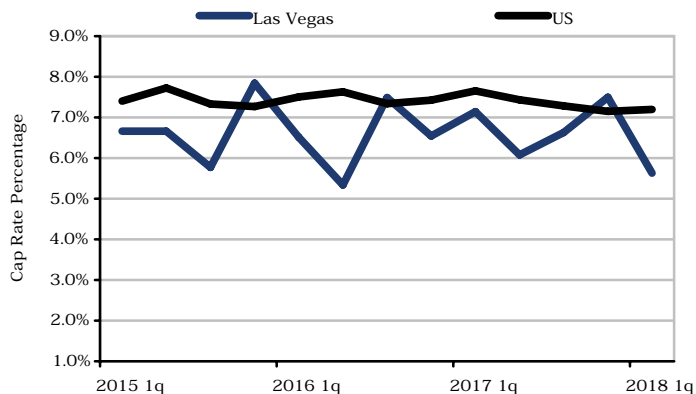
Based on Industrial Building Sales of 15,000 SF and Larger



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 April 2017 Through June 2018

1. 4151 Market Center Dr



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. 5840 Donovan Way



Las Vegas

Price: **\$55,411,599**
 Price/SF: **\$73.98**
 Cap Rate: **N/A**
 RBA: **749,026**
 Date: **4/5/2018**
 Year Built: **2017**
 Buyer: **Global Logistic Properties Ltd**
 Seller: **VanTrust Real Estate LLC**

3. 8390 Eastgate Rd



Henderson

Price: **\$37,400,000**
 Price/SF: **\$102.90**
 Cap Rate: **N/A**
 RBA: **363,450**
 Date: **4/24/2018**
 Year Built: **2016**
 Buyer: **Colony NorthStar, Inc.**
 Seller: **Panattoni Dev.**

4. 3910 Alto Ave



Las Vegas

Price: **\$35,760,000**
 Price/SF: **\$105.64**
 Cap Rate: **N/A**
 RBA: **338,520**
 Date: **5/1/2018**
 Year Built: **2018**
 Buyer: **Clarion Partners**
 Seller: **Scannell Properties**

5. 2695 N Lamb Blvd



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**

6. 4410 Nexus Way



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**

7. 2700 E Patrick Ln



Las Vegas

Price: **\$23,100,000**
 Price/SF: **\$120.03**
 Cap Rate: **N/A**
 RBA: **192,451**
 Date: **6/5/2018**
 Year Built: **1998**
 Buyer: **BKM Capital Partners**
 Seller: **Stockbridge Capital Group LLC**

8. 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**

Las Vegas Industrial Market

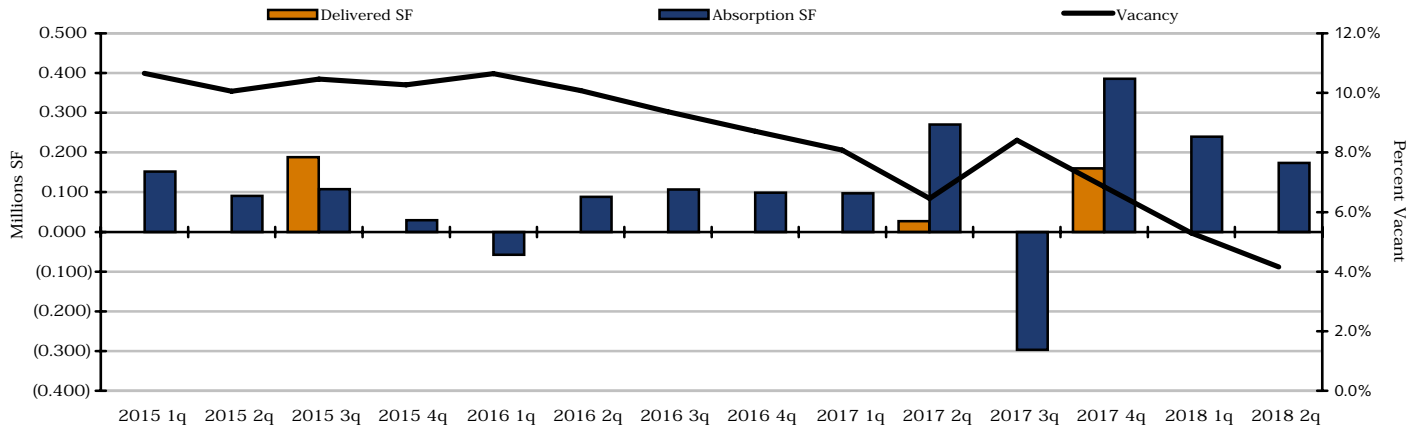


Airport/E Las Vegas Market

MARKET HIGHLIGHTS - Flex & Warehouse

Deliveries, Absorption & Vacancy

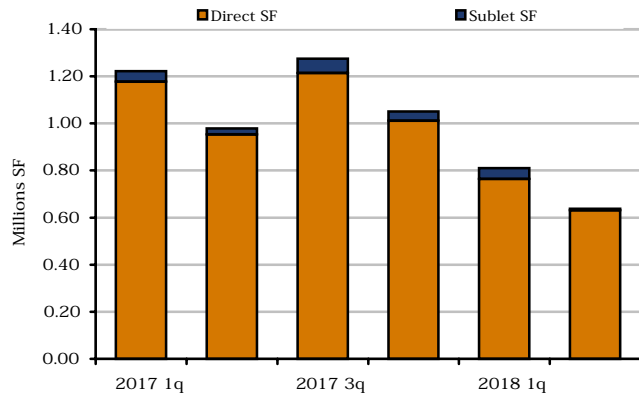
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Vacant Space

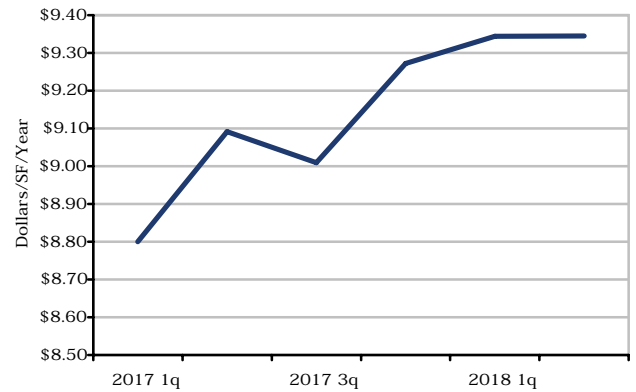
Historical Analysis, Flex and Warehouse



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 2q	505	15,318,519	636,833	4.2%	173,901	0	0	4	224,752	\$9.34
2018 1q	505	15,318,519	810,734	5.3%	239,458	0	0	0	0	\$9.34
2017 4q	505	15,318,519	1,050,192	6.9%	385,192	3	160,077	0	0	\$9.27
2017 3q	502	15,158,442	1,275,307	8.4%	(297,180)	0	0	3	160,077	\$9.01
2017 2q	502	15,158,442	978,127	6.5%	270,646	1	27,000	3	160,077	\$9.09
2017 1q	501	15,131,442	1,221,773	8.1%	97,157	0	0	3	128,882	\$8.80
2016 4q	501	15,131,442	1,318,930	8.7%	98,964	0	0	3	128,882	\$8.62
2016 3q	501	15,131,442	1,417,894	9.4%	106,927	0	0	2	54,000	\$8.39
2016 2q	501	15,131,442	1,524,821	10.1%	88,495	0	0	0	0	\$8.45
2016 1q	500	15,128,442	1,610,316	10.6%	(57,191)	0	0	1	3,000	\$8.19
2015 4q	500	15,128,442	1,553,125	10.3%	29,429	0	0	1	3,000	\$8.07
2015 3q	500	15,128,442	1,582,554	10.5%	107,397	1	188,000	0	0	\$8.16
2015 2q	499	14,940,442	1,501,951	10.1%	90,582	0	0	1	188,000	\$8.25
2015 1q	499	14,940,442	1,592,533	10.7%	151,981	0	0	1	188,000	\$7.99
2014 4q	499	14,940,442	1,744,514	11.7%	213,768	0	0	1	188,000	\$8.18
2014 3q	499	14,940,442	1,958,282	13.1%	59,982	0	0	1	188,000	\$7.96

Source: CoStar Property®



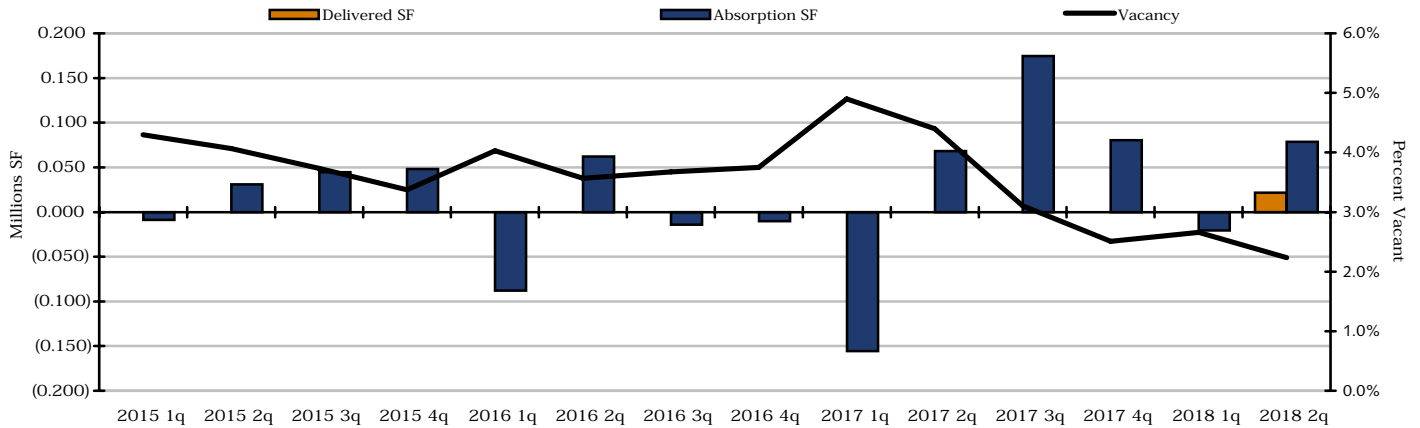
Las Vegas Industrial Market

Central Las Vegas Market

MARKET HIGHLIGHTS - Flex & Warehouse

Deliveries, Absorption & Vacancy

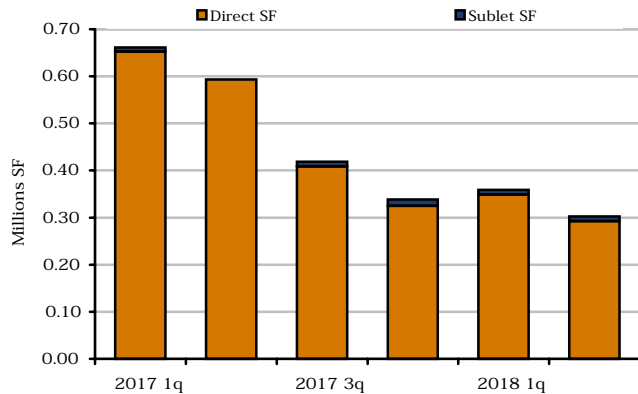
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Vacant Space

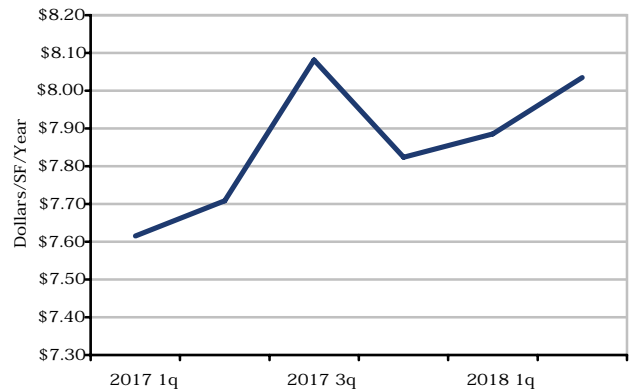
Historical Analysis, Flex and Warehouse



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 2q	493	13,512,866	302,281	2.2%	78,443	1	21,804	0	0	\$8.03
2018 1q	492	13,491,062	358,920	2.7%	(20,599)	0	0	1	21,804	\$7.89
2017 4q	492	13,491,062	338,321	2.5%	80,343	0	0	1	21,804	\$7.82
2017 3q	492	13,491,062	418,664	3.1%	174,530	0	0	1	21,804	\$8.08
2017 2q	492	13,491,062	593,194	4.4%	68,040	0	0	1	21,804	\$7.71
2017 1q	492	13,491,062	661,234	4.9%	(155,680)	0	0	0	0	\$7.62
2016 4q	492	13,491,062	505,554	3.7%	(10,105)	0	0	0	0	\$7.15
2016 3q	492	13,491,062	495,449	3.7%	(14,094)	0	0	0	0	\$6.82
2016 2q	492	13,491,062	481,355	3.6%	61,973	0	0	0	0	\$6.58
2016 1q	492	13,491,062	543,328	4.0%	(87,930)	0	0	0	0	\$6.48
2015 4q	492	13,491,062	455,398	3.4%	48,296	0	0	0	0	\$6.55
2015 3q	492	13,491,062	503,694	3.7%	44,612	0	0	0	0	\$6.48
2015 2q	492	13,491,062	548,306	4.1%	31,085	0	0	0	0	\$6.50
2015 1q	492	13,491,062	579,391	4.3%	(8,920)	0	0	0	0	\$6.38
2014 4q	492	13,491,062	570,471	4.2%	(25,455)	0	0	0	0	\$6.17
2014 3q	492	13,491,062	545,016	4.0%	2,603	0	0	0	0	\$6.28

Source: CoStar Property®

Las Vegas Industrial Market

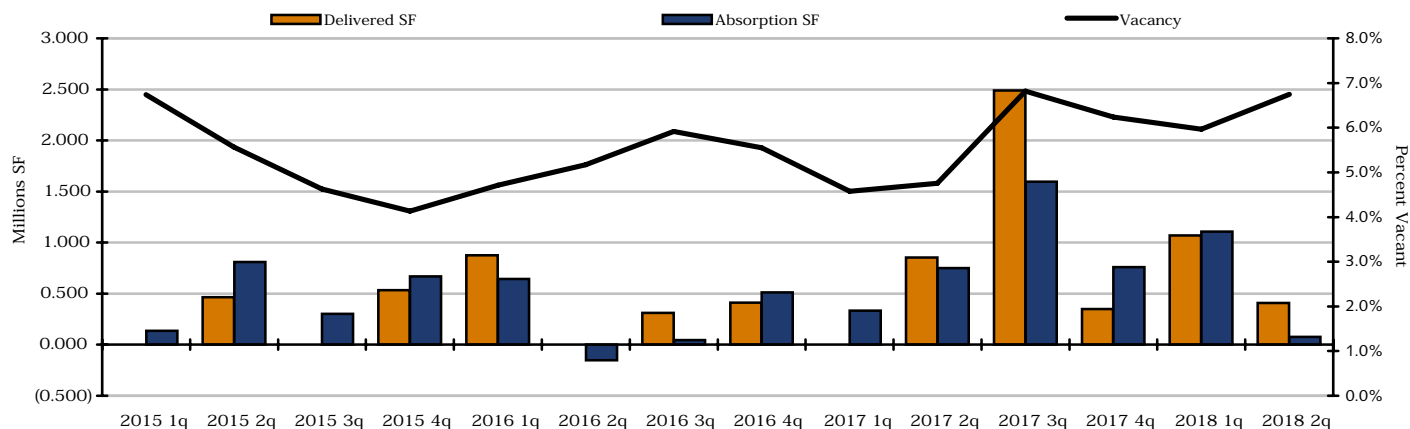


North Las Vegas Market

MARKET HIGHLIGHTS - Flex & Warehouse

Deliveries, Absorption & Vacancy

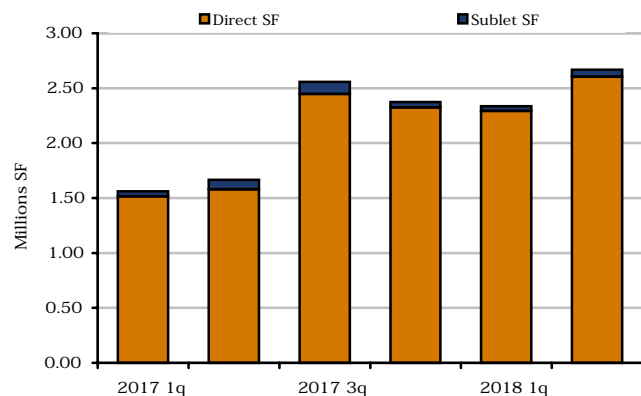
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Vacant Space

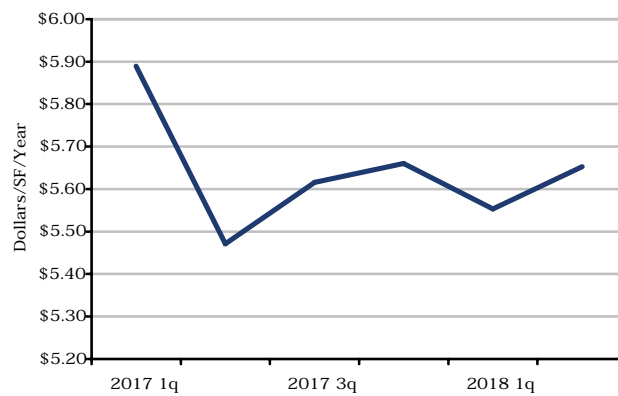
Historical Analysis, Flex and Warehouse



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 2q	1,077	39,557,927	2,668,194	6.7%	77,545	3	409,831	10	1,048,183	\$5.65
2018 1q	1,074	39,148,096	2,335,908	6.0%	1,108,419	2	1,070,081	9	877,600	\$5.55
2017 4q	1,072	38,078,015	2,374,246	6.2%	760,156	2	347,759	7	1,826,231	\$5.66
2017 3q	1,068	37,500,830	2,557,217	6.8%	1,596,341	4	2,488,410	8	1,934,806	\$5.62
2017 2q	1,064	35,012,420	1,665,148	4.8%	749,505	3	852,200	11	4,267,426	\$5.47
2017 1q	1,061	34,160,220	1,562,453	4.6%	333,735	0	0	10	3,671,435	\$5.89
2016 4q	1,061	34,160,220	1,896,188	5.6%	511,114	2	410,975	8	3,241,715	\$5.75
2016 3q	1,059	33,749,245	1,996,327	5.9%	45,198	1	311,501	7	2,579,547	\$5.56
2016 2q	1,058	33,437,744	1,730,024	5.2%	(153,281)	0	0	7	2,289,438	\$5.33
2016 1q	1,058	33,437,744	1,576,743	4.7%	644,227	4	874,247	2	507,216	\$5.35
2015 4q	1,054	32,563,497	1,346,723	4.1%	669,489	2	535,260	6	1,381,463	\$5.11
2015 3q	1,052	32,028,237	1,480,952	4.6%	300,623	0	0	7	1,721,008	\$4.88
2015 2q	1,052	32,028,237	1,781,575	5.6%	809,904	1	464,203	4	947,176	\$4.76
2015 1q	1,051	31,564,034	2,127,276	6.7%	136,282	0	0	2	627,993	\$4.74
2014 4q	1,051	31,564,034	2,263,558	7.2%	536,255	1	400,000	1	464,203	\$4.67
2014 3q	1,050	31,164,034	2,399,813	7.7%	(19,892)	0	0	2	864,203	\$4.64

Source: CoStar Property®



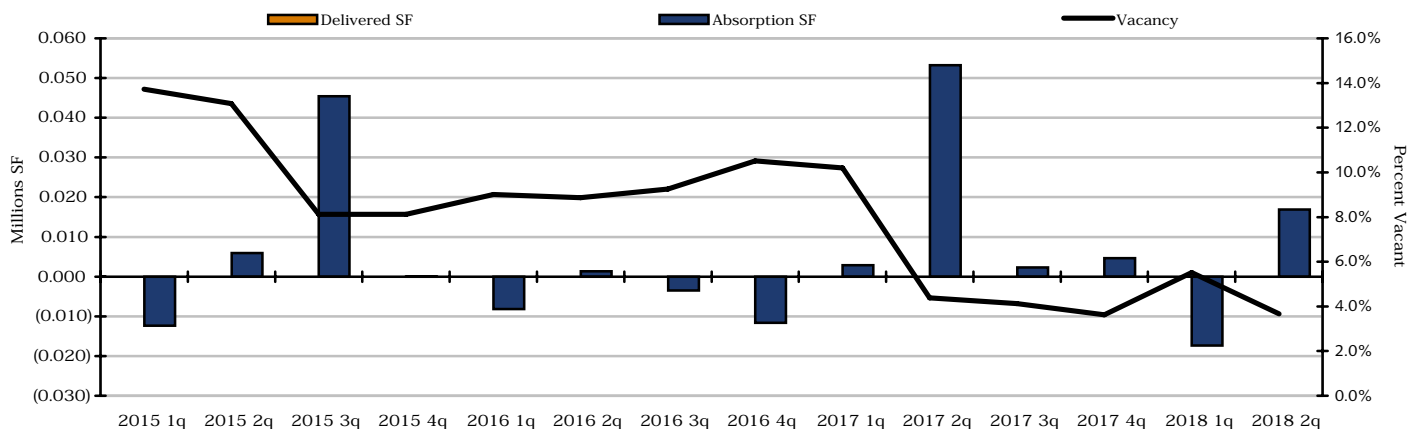
Las Vegas Industrial Market

Northwest Las Vegas Market

MARKET HIGHLIGHTS - Flex & Warehouse

Deliveries, Absorption & Vacancy

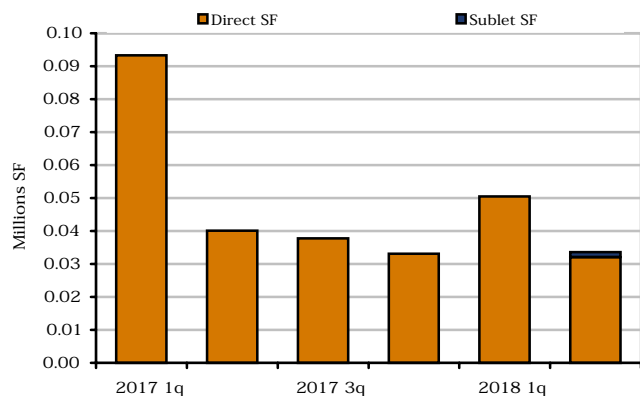
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Vacant Space

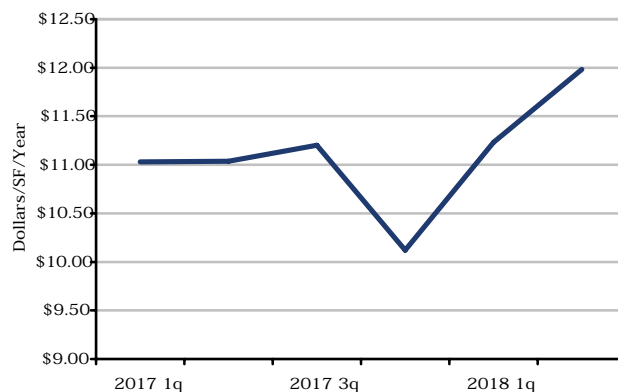
Historical Analysis, Flex and Warehouse



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 2q	40	915,316	33,580	3.7%	16,896	0	0	0	0	\$11.98
2018 1q	40	915,316	50,476	5.5%	(17,334)	0	0	0	0	\$11.23
2017 4q	40	915,316	33,142	3.6%	4,625	0	0	0	0	\$10.12
2017 3q	40	915,316	37,767	4.1%	2,348	0	0	0	0	\$11.20
2017 2q	40	915,316	40,115	4.4%	53,225	0	0	0	0	\$11.04
2017 1q	40	915,316	93,340	10.2%	2,908	0	0	0	0	\$11.03
2016 4q	40	915,316	96,248	10.5%	(11,604)	0	0	0	0	\$10.84
2016 3q	40	915,316	84,644	9.2%	(3,524)	0	0	0	0	\$10.64
2016 2q	40	915,316	81,120	8.9%	1,372	0	0	0	0	\$9.83
2016 1q	40	915,316	82,492	9.0%	(8,194)	0	0	0	0	\$13.41
2015 4q	40	915,316	74,298	8.1%	27	0	0	0	0	\$13.04
2015 3q	40	915,316	74,325	8.1%	45,410	0	0	0	0	\$12.21
2015 2q	40	915,316	119,735	13.1%	5,914	0	0	0	0	\$11.49
2015 1q	40	915,316	125,649	13.7%	(12,319)	0	0	0	0	\$11.46
2014 4q	40	915,316	113,330	12.4%	53,835	0	0	0	0	\$11.61
2014 3q	40	915,316	167,165	18.3%	19,017	0	0	0	0	\$11.09

Source: CoStar Property®

Las Vegas Industrial Market

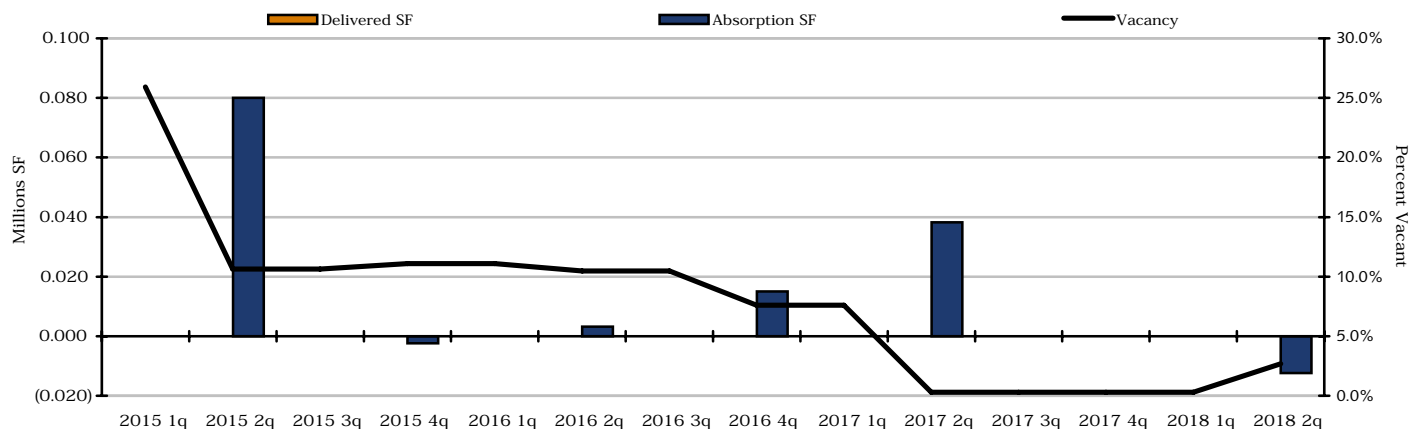


Outlying NE Clark Cty Market

MARKET HIGHLIGHTS - Flex & Warehouse

Deliveries, Absorption & Vacancy

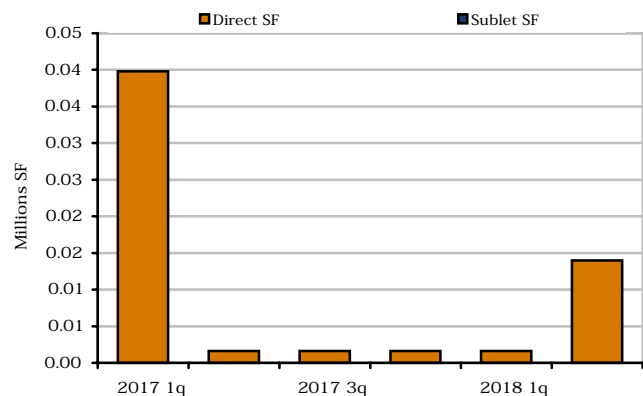
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Vacant Space

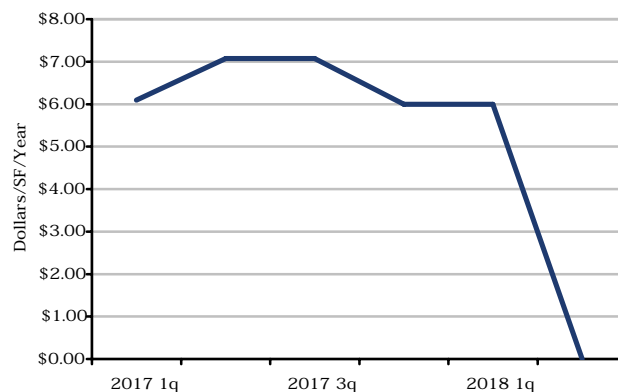
Historical Analysis, Flex and Warehouse



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 2q	32	523,060	14,000	2.7%	(12,400)	0	0	0	0	\$0.00
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

Source: CoStar Property®



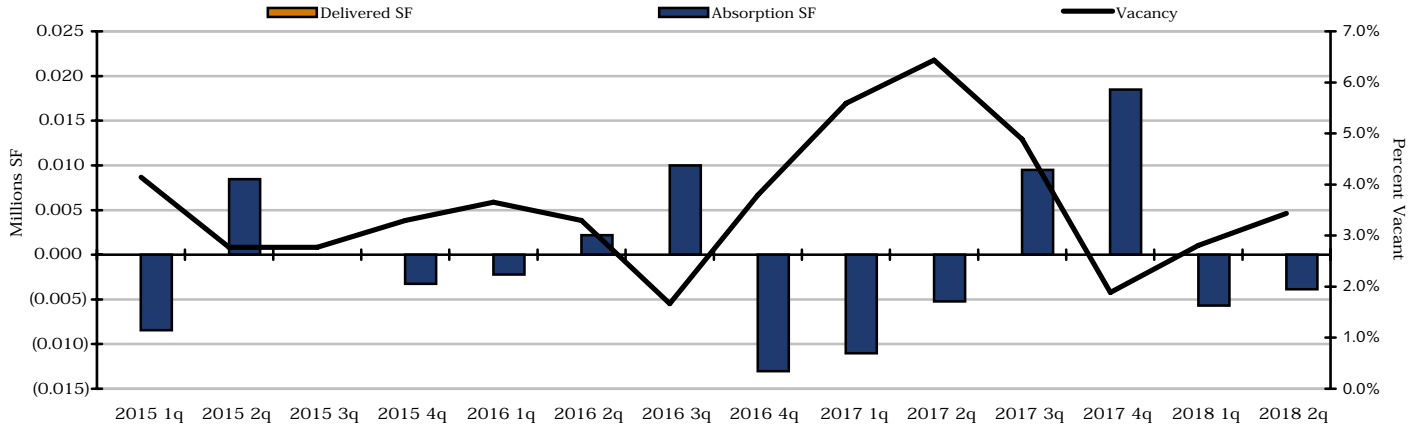
Las Vegas Industrial Market

Outlying S Clark Cnty Market

MARKET HIGHLIGHTS - Flex & Warehouse

Deliveries, Absorption & Vacancy

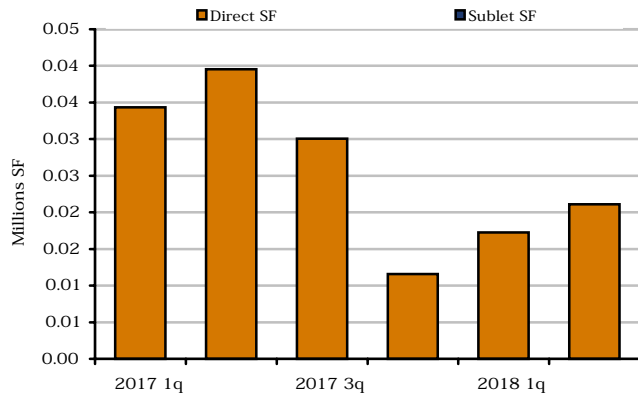
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Vacant Space

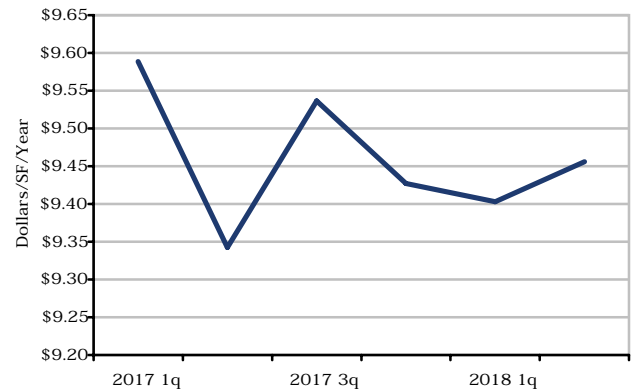
Historical Analysis, Flex and Warehouse



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 2q	93	614,352	21,101	3.4%	(3,852)	0	0	0	0	\$9.46
2018 1q	93	614,352	17,249	2.8%	(5,679)	0	0	0	0	\$9.40
2017 4q	93	614,352	11,570	1.9%	18,470	0	0	0	0	\$9.43
2017 3q	93	614,352	30,040	4.9%	9,498	0	0	0	0	\$9.54
2017 2q	93	614,352	39,538	6.4%	(5,211)	0	0	0	0	\$9.34
2017 1q	93	614,352	34,327	5.6%	(11,037)	0	0	0	0	\$9.59
2016 4q	93	614,352	23,290	3.8%	(13,040)	0	0	0	0	\$9.71
2016 3q	93	614,352	10,250	1.7%	10,000	0	0	0	0	\$5.76
2016 2q	93	614,352	20,250	3.3%	2,200	0	0	0	0	\$4.94
2016 1q	93	614,352	22,450	3.7%	(2,200)	0	0	0	0	\$5.08
2015 4q	93	614,352	20,250	3.3%	(3,250)	0	0	0	0	\$5.08
2015 3q	93	614,352	17,000	2.8%	0	0	0	0	0	\$5.08
2015 2q	93	614,352	17,000	2.8%	8,440	0	0	0	0	\$3.95
2015 1q	93	614,352	25,440	4.1%	(8,440)	0	0	0	0	\$4.43
2014 4q	93	614,352	17,000	2.8%	0	0	0	0	0	\$3.91
2014 3q	93	614,352	17,000	2.8%	0	0	0	0	0	\$3.91

Source: CoStar Property®

Las Vegas Industrial Market

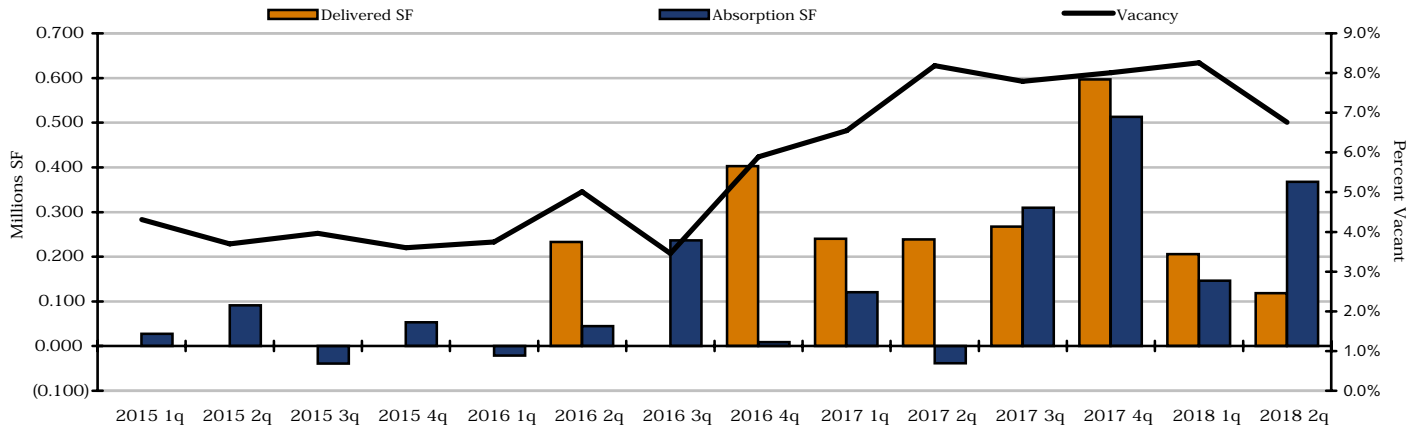


SE LV/Henderson Market

MARKET HIGHLIGHTS - Flex & Warehouse

Deliveries, Absorption & Vacancy

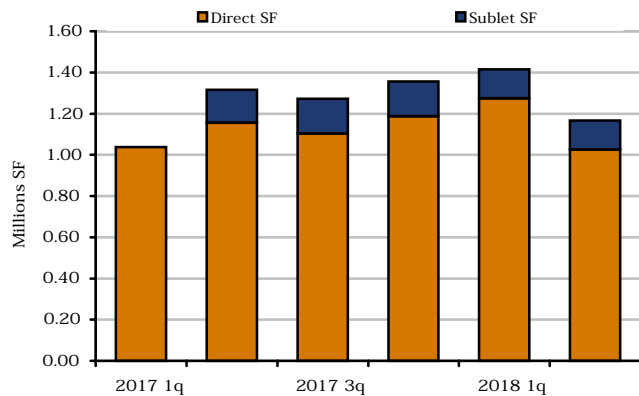
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Vacant Space

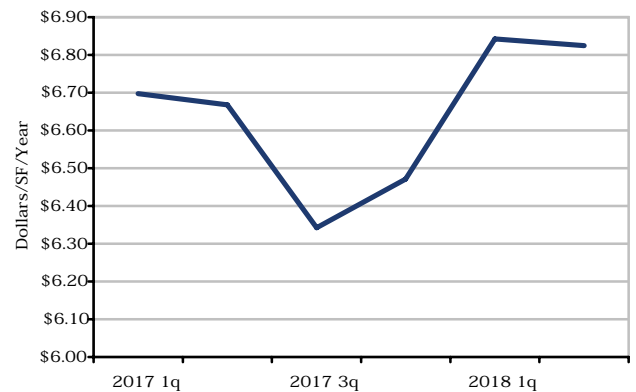
Historical Analysis, Flex and Warehouse



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 2q	542	17,262,891	1,166,787	6.8%	367,799	1	118,750	13	856,000	\$6.82
2018 1q	541	17,144,141	1,415,836	8.3%	146,256	3	205,600	14	974,750	\$6.84
2017 4q	538	16,938,541	1,356,492	8.0%	513,205	2	597,120	9	968,320	\$6.47
2017 3q	536	16,341,421	1,272,577	7.8%	309,818	4	267,100	9	1,404,720	\$6.34
2017 2q	532	16,074,321	1,315,295	8.2%	(38,402)	3	239,010	12	1,671,345	\$6.67
2017 1q	529	15,835,311	1,037,883	6.6%	120,920	1	240,000	10	1,585,530	\$6.70
2016 4q	528	15,595,311	918,803	5.9%	8,819	2	403,000	10	1,628,410	\$6.90
2016 3q	526	15,192,311	524,622	3.5%	236,862	0	0	9	951,990	\$6.84
2016 2q	526	15,192,311	761,484	5.0%	44,737	1	232,856	4	622,730	\$6.67
2016 1q	524	14,945,851	559,761	3.7%	(21,353)	0	0	2	246,460	\$6.62
2015 4q	524	14,945,851	538,408	3.6%	53,603	0	0	2	246,460	\$6.56
2015 3q	524	14,945,851	592,011	4.0%	(39,141)	0	0	0	0	\$6.38
2015 2q	524	14,945,851	552,870	3.7%	91,579	0	0	0	0	\$6.31
2015 1q	524	14,945,851	644,449	4.3%	27,176	0	0	0	0	\$6.26
2014 4q	524	14,945,851	671,625	4.5%	335,857	0	0	0	0	\$6.13
2014 3q	524	14,945,851	1,007,482	6.7%	150,858	0	0	0	0	\$6.06

Source: CoStar Property®



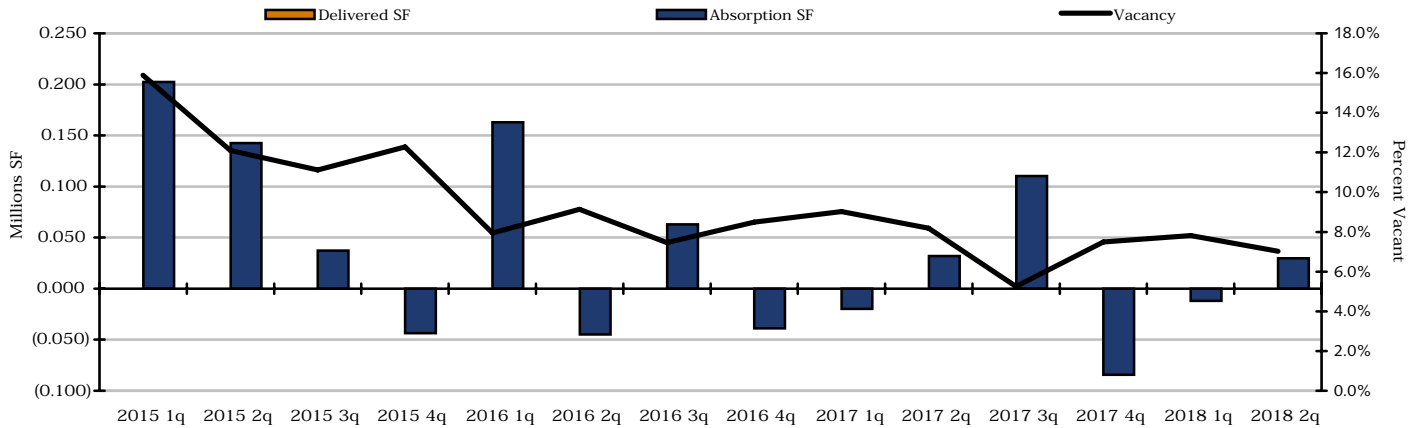
Las Vegas Industrial Market

Speedway Market

MARKET HIGHLIGHTS - Flex & Warehouse

Deliveries, Absorption & Vacancy

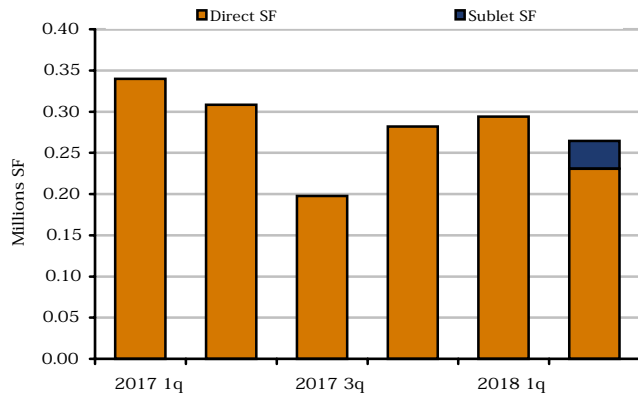
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Vacant Space

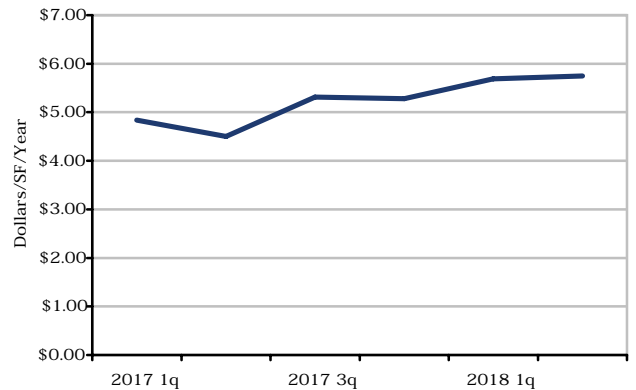
Historical Analysis, Flex and Warehouse



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 2q	64	3,766,613	264,379	7.0%	29,766	0	0	2	604,689	\$5.75
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

Source: CoStar Property®

Las Vegas Industrial Market

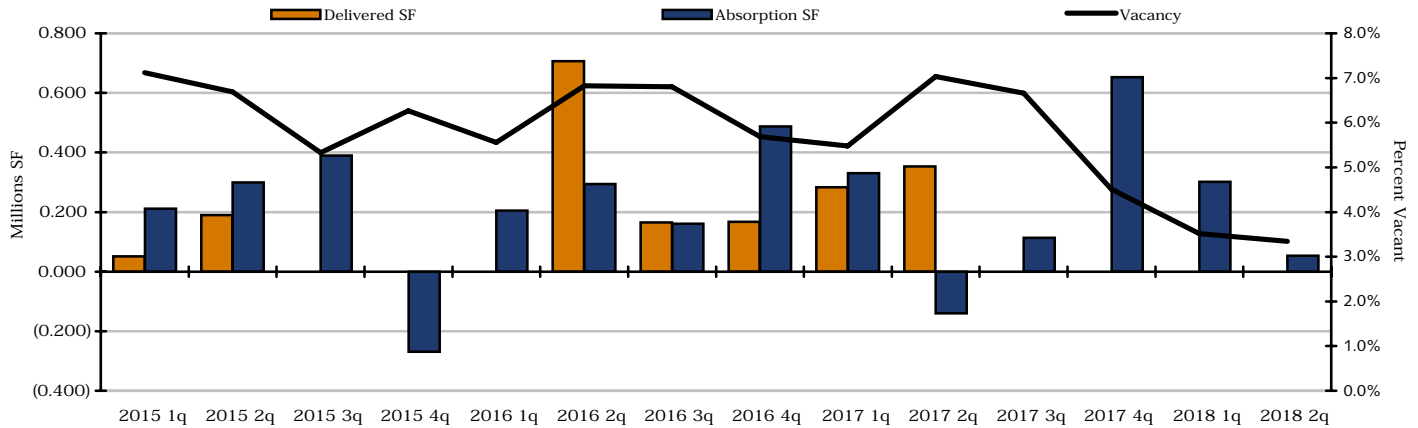


SW Las Vegas Market

MARKET HIGHLIGHTS - Flex & Warehouse

Deliveries, Absorption & Vacancy

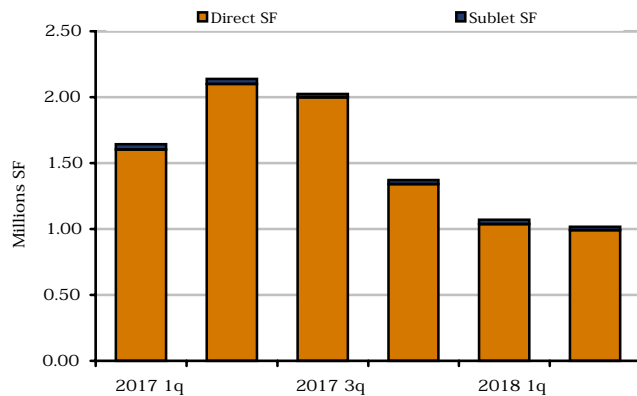
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Vacant Space

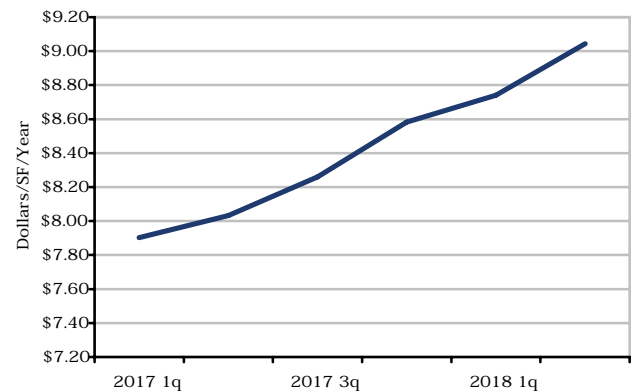
Historical Analysis, Flex and Warehouse



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 2q	1,027	30,377,306	1,016,468	3.3%	52,821	0	0	5	80,207	\$9.04
2018 1q	1,027	30,377,306	1,069,289	3.5%	301,111	0	0	4	63,989	\$8.74
2017 4q	1,027	30,377,306	1,370,400	4.5%	653,052	0	0	3	47,771	\$8.58
2017 3q	1,027	30,377,306	2,023,452	6.7%	113,932	0	0	1	10,475	\$8.26
2017 2q	1,027	30,377,306	2,137,384	7.0%	(140,396)	3	353,000	1	10,475	\$8.03
2017 1q	1,024	30,024,306	1,643,988	5.5%	330,948	2	283,438	3	353,000	\$7.90
2016 4q	1,022	29,740,868	1,691,498	5.7%	487,397	1	167,280	5	636,438	\$7.87
2016 3q	1,021	29,573,588	2,011,615	6.8%	160,650	4	165,110	5	508,218	\$7.68
2016 2q	1,017	29,408,478	2,007,155	6.8%	294,196	3	707,000	7	615,828	\$7.48
2016 1q	1,014	28,701,478	1,594,351	5.6%	204,781	0	0	8	1,039,390	\$7.49
2015 4q	1,014	28,701,478	1,799,132	6.3%	(268,802)	0	0	4	874,280	\$7.29
2015 3q	1,014	28,701,478	1,530,330	5.3%	389,740	0	0	3	707,000	\$7.34
2015 2q	1,014	28,701,478	1,920,070	6.7%	299,807	2	189,998	1	291,000	\$7.25
2015 1q	1,012	28,511,480	2,029,879	7.1%	211,437	1	51,097	2	189,998	\$7.12
2014 4q	1,011	28,460,383	2,190,219	7.7%	178,429	0	0	3	241,095	\$6.93
2014 3q	1,011	28,460,383	2,368,648	8.3%	268,117	0	0	2	131,095	\$6.87

Source: CoStar Property®



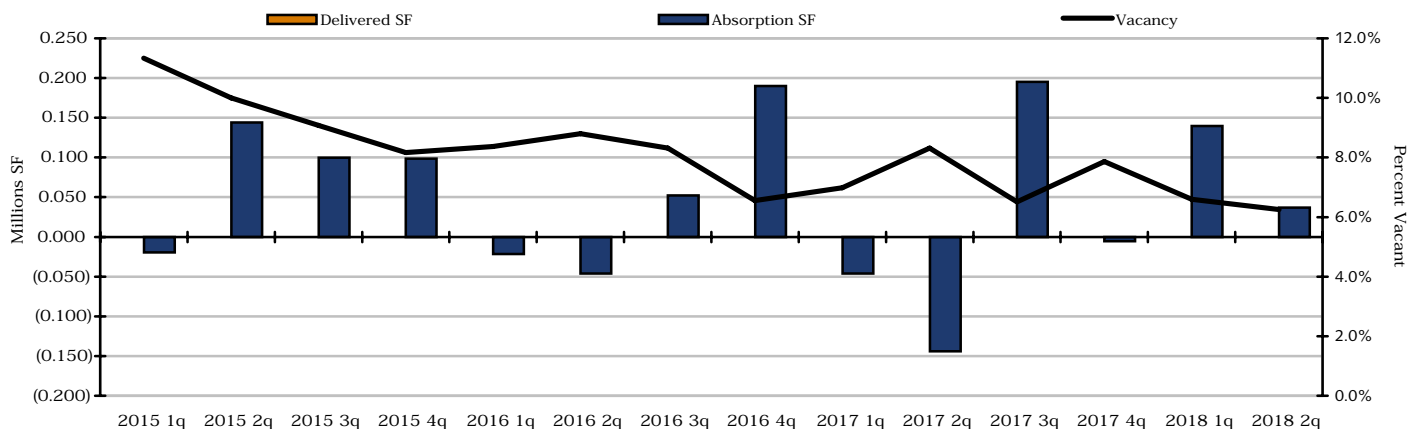
Las Vegas Industrial Market

West Las Vegas Market

MARKET HIGHLIGHTS - Flex & Warehouse

Deliveries, Absorption & Vacancy

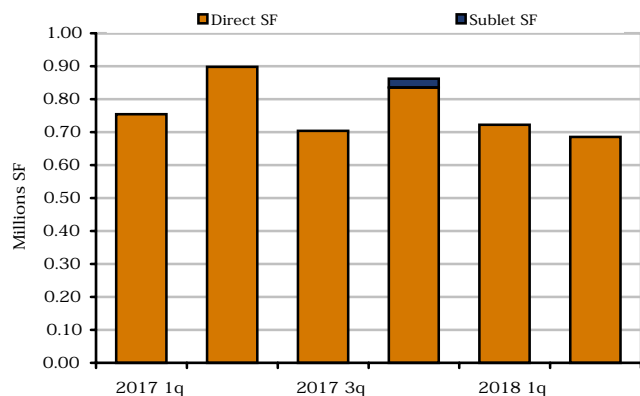
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Vacant Space

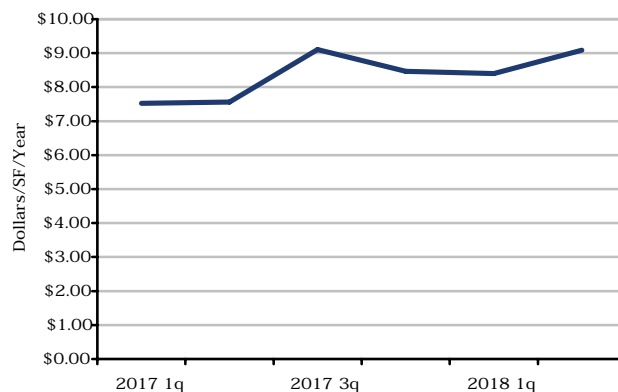
Historical Analysis, Flex and Warehouse



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 2q	460	10,961,040	685,739	6.3%	36,786	0	0	0	0	\$9.09
2018 1q	460	10,961,040	722,525	6.6%	139,600	0	0	0	0	\$8.40
2017 4q	460	10,961,040	862,125	7.9%	(5,341)	0	0	0	0	\$8.46
2017 3q	459	10,807,720	703,464	6.5%	195,068	0	0	1	153,320	\$9.10
2017 2q	459	10,807,720	898,532	8.3%	(143,825)	0	0	1	153,320	\$7.56
2017 1q	459	10,807,720	754,707	7.0%	(46,223)	0	0	1	153,320	\$7.52
2016 4q	459	10,807,720	708,484	6.6%	190,155	0	0	0	0	\$7.57
2016 3q	459	10,807,720	898,639	8.3%	52,039	0	0	0	0	\$7.29
2016 2q	459	10,807,720	950,678	8.8%	(46,190)	0	0	0	0	\$7.29
2016 1q	459	10,807,720	904,488	8.4%	(21,601)	0	0	0	0	\$7.39
2015 4q	459	10,807,720	882,887	8.2%	98,666	0	0	0	0	\$7.18
2015 3q	459	10,807,720	981,553	9.1%	99,819	0	0	0	0	\$7.14
2015 2q	459	10,807,720	1,081,372	10.0%	144,036	0	0	0	0	\$6.90
2015 1q	459	10,807,720	1,225,408	11.3%	(19,651)	0	0	0	0	\$6.59
2014 4q	459	10,807,720	1,205,757	11.2%	126,092	0	0	0	0	\$6.53
2014 3q	459	10,807,720	1,331,849	12.3%	111,675	0	0	0	0	\$6.58

Source: CoStar Property®