

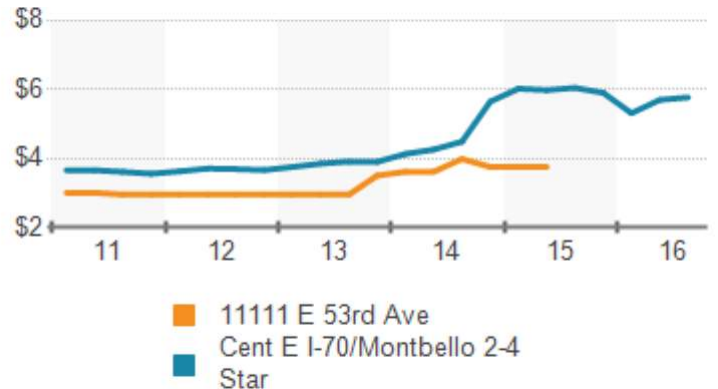
Montbello Ind Submarket Analytics

Industrial	11111 E 53rd Ave	Cent E I-70/Montbello 2-4	Cent E I-70/Montbello Star	Denver
Buildings	1	280	304	6,405
Existing SF	154,208	16,413,860	17,639,132	194,518,798
Average Building SF	154,208	58,620	58,023	30,369
Under Construction	-	-	-	3,613,234
Leasing				
Rent Per SF	-	\$5.76	\$5.72	\$6.84
Vacancy Rate	0.0%	2.2%	3.0%	3.5%
Available Spaces	0	33	34	534
Available SF	0	721,155	884,155	13,341,593
12 Mo. Absorption SF	0	78,353	121,767	854,098
12 Mo. Leasing SF	36,195	1,473,740	1,473,740	9,396,674
Sales Past Year				
Properties	-	15	15	346
Sales Volume (Mil.)	-	\$67	\$67	\$719
Avg Sale Price (Mil.)	-	\$5.1	\$5.1	\$2.5
Sale Price Per SF	-	\$84	\$84	\$87
Cap Rate	-	9.5%	9.5%	7.7%

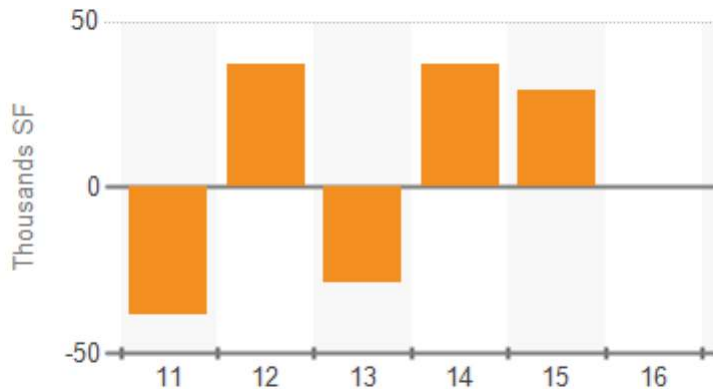
Vacancy Rate



Asking Rent Per SF



Net Absorption



Probability of Leasing in Months

