











		Space Leased Rent/SqFt Eff. Rent Bldg SqFt	Office TI Allow Free Rent NNN Chgs	Trans. Date Expir. Date Term Occ Date	Prop. Type Subtype Bldg. Class Parking	On Mrkt Amps Mul-Ten Yr Built	DH GL POL HT	Sprk Rail Yrd Land	Lessee Lessor Space Type Options/Rent Adj
1.		PICO RIVERA COMMERCE CENTER 50,026 8825 MERCURY LN \$0.80 NNN PICO RIVERA, CA \$0.80 Mrkt: Central Los Angeles / Submrkt: Montebello/P Rivera 50,026 Proc. Brkr: Lee & Associates - Tim Cronin Comments: 36 Mos Lease Option to Extend; **TI's: Paint Offices/Clean up; Net Charges \$0.15; Warehouse is 100% climate controlled	10,425 ** 1 mo .15	06/12/17 06/30/20 36 mos 07/01/17	Indust Light B 1.81:1	3 mos 800 N 2004	6 1 N 30	Y N Y 119,354 / 3% annual increases	Hand Air Express Buick McKane Holdings Direct-New / 3% annual increases List. Brkr: Lee & Associates - Jeff Hubbard Source: TW Updt: 06/12/17 #762616
2.		VERNON DISTRIBUTION CENTER 49,250 4665 E 49TH ST \$0.84 NNN VERNON, CA \$0.96 Mrkt: Central Los Angeles / Submrkt: Vernon/Maywood/SG 49,250 Proc. Brkr: Illuminant Properties - Herbert Hwang Comments: **Tenant will install 40K SF of cooler space. Leased at asking rate. No downtime. Leased 2 months prior to current tenant's lease expiration. No options. Operating expenses= +/-\$.245psf/mo	2,122 ** 1 mo .245	04/11/18 08/30/28 121 mos 08/01/18	Indust Freezer/Cool B 1.81:1	2 mos 600 N 1991	8 2 N 24	Y N Y 81,008 / 3% annual increases	Formosa Fresh Connection & Global Prologis Direct-New / 3% annual increases List. Brkr: Newmark Knight Frank - John McMillan, Jeff Sanita Source: JS Updt: 05/16/18 #782757
3.		XEBEC BUSINESS CENTER 40,200 5233 ALCOA AVE \$0.75 NNN VERNON, CA \$0.75 Mrkt: Central Los Angeles / Submrkt: Vernon 118,667 Proc. Brkr: Lee and Associates - Andy Gage Comments: Sublessor is responsible for paying the Vernon Parcel Tax. Net Expenses: \$.185 psf	1,952 None 1 mo .185	03/27/18 04/30/20 37 mos 04/01/17	Indust Dist B 1.31:1	11 mos 1,200 N 1999	4 1 Y 30	Y N Y / 3% Annual Increases	Caravan Group LLC Cadogan Tate Sublease / 3% Annual Increases List. Brkr: Colliers International - Matt Erickson, Scott Heaton Source: TW Updt: 04/03/18 #780452
4.		FREEWAY DISTRIBUTION CENTER 40,045 7301-7379 TELEGRAPH ROAD #7301- \$0.67 NNN MONTEBELLO, CA \$0.69 Mrkt: Central Los Angeles / Submrkt: Montebello/P Rivera 192,622 Proc. Brkr: Hughes Marino - Tucker Hughes Comments: + \$.152 opex Lease Status: Executed	800 P&C 2 mos 0.152	12/01/17 03/14/23 62 mos 01/15/18	Indust Dist B 60sp/.31:1	4 mos 400 Y 1976	6 0 Y 24	Y N N 919,643 / 3% annual increases	GVH Distribution Comref So Ca Industrial Sub G Direct-New / 3% annual increases List. Brkr: Newmark Knight Frank - John McMillan Source: TA Updt: 04/17/18 #780997
5.		HARRIS BUSINESS PARK 35,638 4900-5350 ZAMBRANO ST. #4900 \$0.69 NNN CITY OF COMMERCE, CA \$0.72 Mrkt: Central Los Angeles / Submrkt: Commerce 128,692 Proc. Brkr: Wildmore Realty - Shan Morris Comments: ** TIs: new paint, carpet, and installed a metal ramp (estimated total cost of \$30,000). Net fees @ \$0.22 psf	3,400 \$0.84 psf 4 mos .22	01/01/17 05/31/23 76 mos 02/01/17	Indust Dist B 1.81:1	4 mos 200 Y 1984	8 0 Y 24	Y Y N / 3.5% annual increases	Pearlman Industries dba Gran Quartz RREEF Direct-New / 3.5% annual increases List. Brkr: CBRE - Cameron Merrill, Jeff Stephens Source: TA Updt: 03/23/17 #757950






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6.		CHELI DISTRIBUTION PARK 4811 S EASTERN AVE BELL, CA Mrkt: Central Los Angeles / Submrkt: Commerce Area	32,880 \$0.65 NNN \$0.69 32,880	3,945 ** 1 mo .22	02/15/17 04/30/22 61 mos 04/01/17	Indust Dist B 1.0:1	0 mos 800 N 1979	7 1 N 24	Y N Direct-New / 4%I annual increases
		Comments: Off-market lease ** T.I.'s= landlord's standard make-ready improvements. One (5) year option at FMV. Operating expenses= +/- \$0.22psf/mo.							
		Source: TA							
		Updt: 04/10/17 #758890							
7.		330 S ALAMEDA ST LOS ANGELES, CA Mrkt: Central Los Angeles / Submrkt: Arts District	31,456 \$1.90 NNN \$2.72 31,456	17,068 \$50,000 3 mos	04/28/17 06/30/23 72 mos 07/01/17	Indust Flex B	1,200 N 2000	4 0 N 26	Y N Y None / see comments
		List. Brkr: Lee & Associates							
		Comments: Rates:(\$1.90 for the first 18 months, \$2.90 months 19-24, and 3% escalations after. Free parking							
		Updt: 08/15/17 #762779							
8.		COMMERCE DISTRIBUTION CTR 5900-5996 E SLAUSON AVE #5900 CITY OF COMMERCE, CA Mrkt: Central Los Angeles / Submrkt: Commerce/Bell	29,225 \$0.72 NNN \$0.75 207,915	3,950 P & C 1 mo .123	06/20/17 08/30/22 61 mos 08/01/17	Indust Dist B	100 Y 1976	8 0 Y 24	Y N N / 3% annual increases
		Proc. Brkr: Penta Pacific							
		List. Brkr: Cushman & Wakefield - Dave Hess, Mike Foley							
		Comments: \$.123 net fees. paint / carpet, 1 free plus early occupancy							
		Source: Hess							
		Updt: 06/21/17 #763086							
9.		VERNON DISTRIBUTION CENTER 4575 LOMA VISTA AVE VERNON, CA Mrkt: Central Los Angeles / Submrkt: Vernon/Maywood/SG	28,875 \$0.82 NNN \$0.86 28,875	3,324 As is 1 mo .23	04/01/18 05/31/23 61 mos 05/01/18	Indust Dist B	2 mos 400 N 1987	6 0 N 24	Y N N 187,347 / 3% annual increases
		Proc. Brkr: CBRE - Jack Mergenthaler							
		List. Brkr: Newmark Knight - John McMillan, Jeff Sanita							
		Comments: Operating expenses @ \$0.23 psf. One (5) year option at FMV.							
		Source: DH							
		Updt: 05/16/18 #782399							
10.		EAVES DISTRIBUTION CENTER 6213-6247 RANDOLPH ST #6241 CITY OF COMMERCE, CA Mrkt: Central Los Angeles	28,374 \$0.78 NNN \$0.81 136,134	2,758 As is 2 mos .165	01/01/18 02/28/23 62 mos 01/01/18	Indust Dist B 1.72:1	4 400 Y 1979	4 0 Y 24	Y N N 869,828 / 3% annual increases
		Proc. Brkr: Lee and Associates							
		List. Brkr: Cushman & Wakefield - Dave Hess							
		Comments: Renewal. Net charges @ \$0.165 psf							
		Source: Hess							
		Updt: 01/23/18 #776804							

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 Metropolis
Industrial with Small Pictures


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11.		HARRIS BUSINESS CENTER 27,710 6000-6098 RICKENBACKER RD \$0.71 NNN CITY OF COMMERCE, CA \$0.74 Mrkt: Central Los Angeles / Submrkt: Commerce Area 183,380	950 None 3 mos .20	01/10/17 04/30/22 63 mos 02/01/17	Indust M-Ten Ind B	1 mo 200 Y 1985	5 1 Y 24	Y Y Y 48,630	Alpine RREEF Expansion None / 4% annual increases
									Proc. Brkr: Hopkins - Ryan Ramage List. Brkr: CBRE - Cameron Merrill Comments: Expansion from next door. They also extended their lease on the 89,000sf next door which in January of 2020 re sets to the rate of the 27,000 sf.
									Source: DH Udpt: 01/31/17 #754446
12.		COMMERCE INDUSTRIAL CENTER 3 26,768 5650-5668 61ST ST #5650 \$0.90 GRS COMMERCE, CA \$0.91 Mrkt: Central Los Angeles / Submrkt: Commerce/Bell 53,484	4,000 1 mo	10/25/17 04/30/21 41 mos 12/01/17	Indust Light B	8 mos 800 N 1969	4 0 N 28	Y N N 75,359	Double Zero Inc. Cristal Materials Sublease / 3% annual increases
									Proc. Brkr: Colliers International - Ken Howard List. Brkr: CBRE - Jack Mergenthaler Comments: Operating expenses = \$0.19 psf. Sublease
									Source: JS Udpt: 10/26/17 #773354
13.		6140-6160 MALBURG #6140 25,935 VERNON, CA \$0.67 NNN Mrkt: Central Los Angeles / Submrkt: Vernon/Maywood/SG \$0.71 50,080	1,200 None 4 mos .262	07/20/17 11/30/24 88 mos 08/01/17	Indust Dist B	2 200 Y 1988	2 0 Y 24	Y Y Y 83,252	CPM Onesource Direct-New None / 3% annual incerases
									Proc. Brkr: Binswanger. - Danny Reaume List. Brkr: CBRE - Cameron Merrill Comments: Landlord is fixing the loading door which wasn't on the track properly. Office was brand new in the building. Net fees @ \$0.262 psf
									Source: Hess Udpt: 07/21/17 #764602
14.		COMMERCE CENTER SOUTH 24,150 6301-6319 CHALET DR #6301 \$0.70 NNN CITY OF COMMERCE, CA \$0.74 Mrkt: Central Los Angeles / Submrkt: Commerce 72,030	4,842 ** 1 mo .24	08/16/17 01/30/23 61 mos 01/01/18	Indust Dist B	8 400 Y 1978	8 1 Y 24	Y Y Y 469,185	Image Micro Systems Renewal / 3.5% annual increases
									Proc. Brkr: CBRE List. Brkr: Cushman & Wakefield - Mike Foley, Dave Hess Comments: Renewal, **TI's: landlord to replace HVAC units. Net fees @ \$0.24 psf.
									Source: Hess Udpt: 03/06/18 #770055
15.		THE BOX YARD 22,167 2445 E 12TH ST #SUITE C \$0.90 GRS LOS ANGELES, CA \$0.96 Mrkt: Central Los Angeles / Submrkt: Los Angeles 87,840	5,237 As is 0	01/20/17 01/30/22 60 mos 02/01/17	Indust Light B 65sp	2 400 Y 1988	2 1 Y 24	Y N N Y	Furniture Company Santa Fe Commerce Center, LLC Direct-New None / 3% annual increase
									Proc. Brkr: CIBA Real Estate List. Brkr: Lee & Associates Comments: Located 7 blocks from Arts District
									Source: ta Udpt: 08/15/17 #758118

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 Metropolis
Industrial with Small Pictures

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16.		MONTEBELLO COMMERCE CTR 1514-1524 GAGE RD #1514 MONTEBELLO, CA Mrkt: Central Los Angeles	20,975 \$0.68 NNN \$0.71 36,519	2,855 as is 1 mo .192	08/10/17 09/30/22 61 mos 09/01/17	Indust Light B 1.09:1	2 1 Y 1986	Y N N 115,016	Discount Trophy & Co., Inc. GLP US Mgmt Direct-New / 3% annual increases
									Proc. Brkr: CBRE - Dan Berkenfield, List. Brkr: JLL - Cameron Driscoll Comments: One 60-month term option. Net fees @ \$0.192 psf.

Source: TA

Updt: 09/06/17 #771001