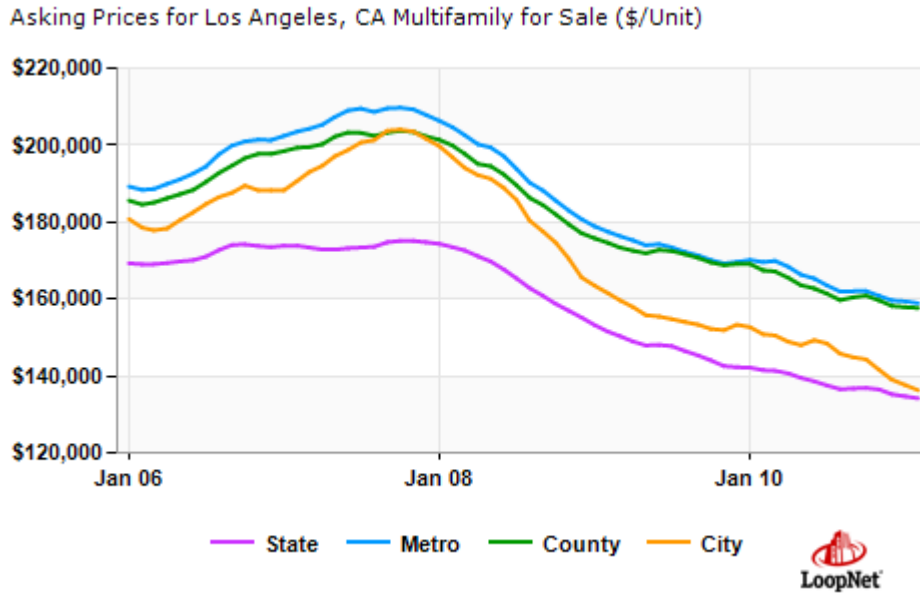


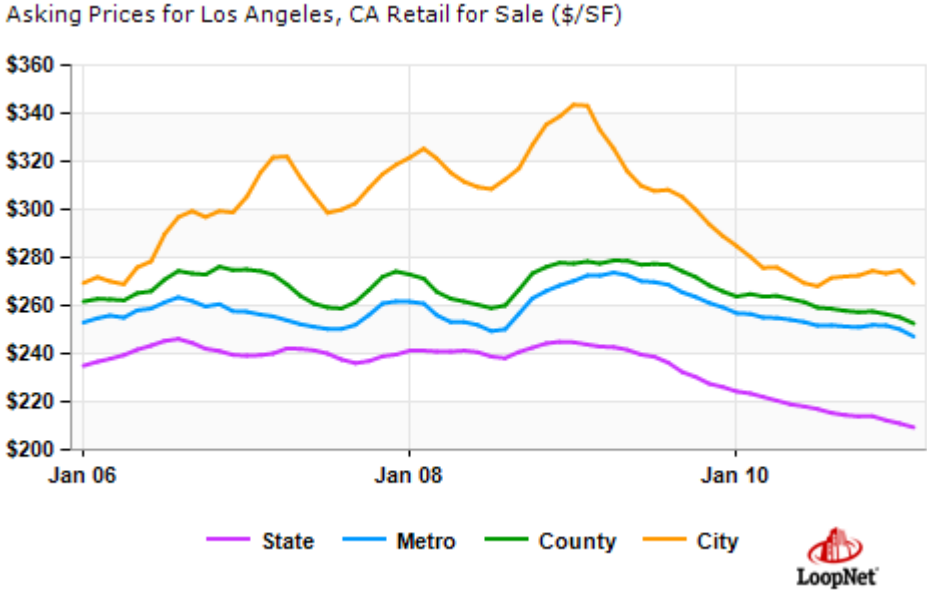
Multifamily Property For Sale Asking Price Index Trends



	Feb 11	vs. 3 mo. prior	Y-O-Y
State	\$134,167	-1.0%	-5.5%
Metro	\$158,866	-0.7%	-6.7%
County	\$157,655	-0.6%	-6.2%
City	\$136,264	-2.3%	-10.7%

Current Los Angeles market trends data indicates a decrease of -2.3% in the median asking price per unit for Multifamily properties compared to the prior 3 months, with a decrease of -10.7% compared to last year's prices. County-wide, asking prices for Multifamily properties are -0.6% lower at \$157,655 per unit compared to the current median price of \$136,264 per unit for Multifamily properties in Los Angeles, CA.

Retail Property For Sale Asking Price Index Trends

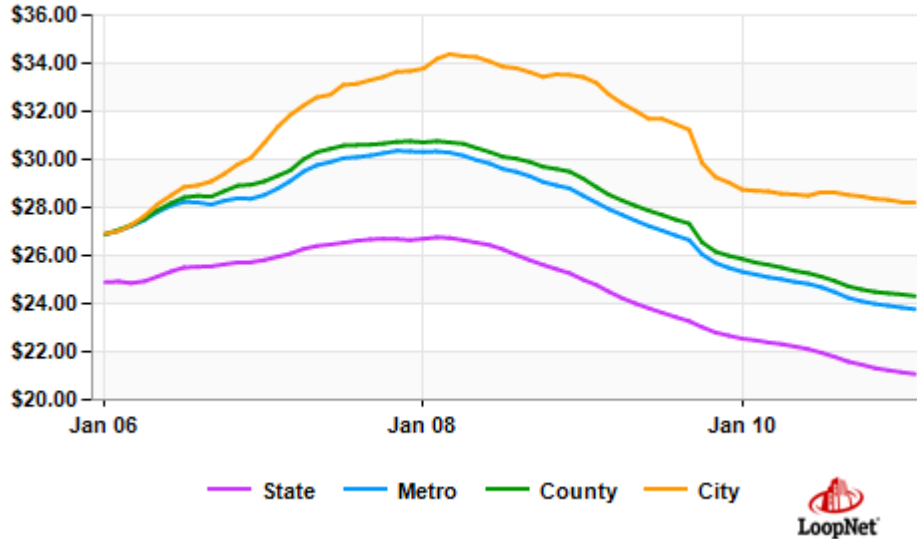


	Feb 11	vs. 3 mo. prior	Y-O-Y
State	\$209	-1.5%	-6.7%
Metro	\$247	-1.7%	-3.8%
County	\$253	-1.5%	-4.8%
City	\$269	-1.8%	-4.1%

Current Los Angeles market trends data indicates a decrease of -1.8% in the median asking price per sq ft for Retail Commercial properties compared to the prior 3 months, with a decrease of -4.1% compared to last year's prices. County-wide, asking prices for Retail Commercial properties are -1.5% lower at \$253 per sq ft compared to the current median price of \$269 per sq ft for Retail Commercial properties in Los Angeles, CA.

Retail Property **For Lease** Asking Price Index Trends

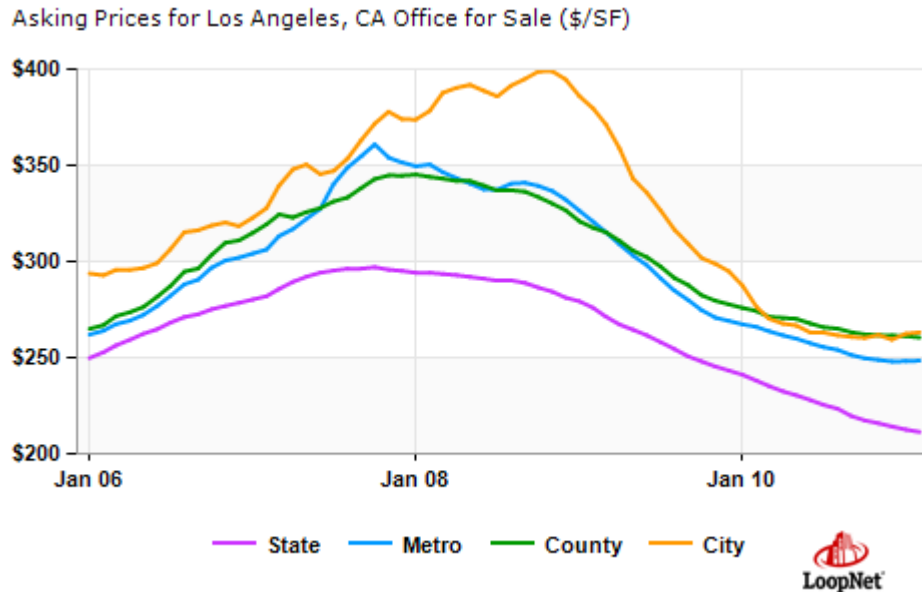
Asking Rent for Los Angeles, CA Retail for Lease (\$/SF/Year)



	Feb 11	vs. 3 mo. prior	Y-O-Y
State	\$21.08	-0.8%	-6.6%
Metro	\$23.77	-0.6%	-6.0%
County	\$24.31	-0.5%	-5.7%
City	\$28.20	-0.4%	-1.7%

The average asking rental rate per sq ft/year for Retail Commercial properties in Los Angeles, CA as of Feb 11 was \$28.20. This represents a decrease of -0.4% compared to the prior 3 months, with a decrease of -1.7% year-over-year. County-wide, average rental rates in Los Angeles are -0.5% lower at \$24.31 per sq ft/year for Retail Commercial properties currently for lease.

Office Property **For Sale** Asking Price Index Trends

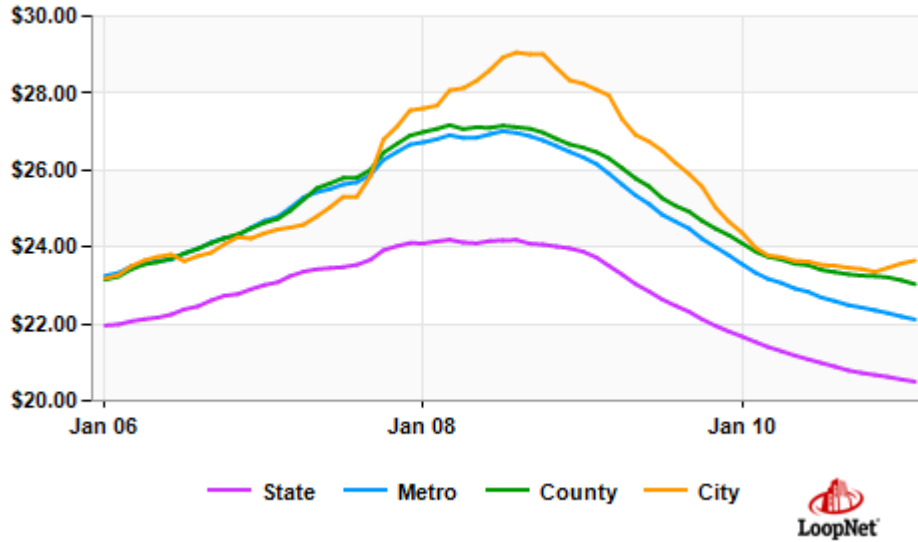


		vs. 3 mo.	
	Feb 11	prior	Y-O-Y
-	\$211	-1.4%	-12.6%
-	\$248	+0.0%	-7.0%
-	\$260	-0.4%	-5.3%
-	\$263	+0.7%	-5.0%

Current Los Angeles market trends data indicates an increase of +0.7% in the median asking price per sq ft for Office properties compared to the prior 3 months, with a decrease of -5.0% compared to last year's prices. County-wide, asking prices for Office properties are -0.4% lower at \$260 per sq ft compared to the current median price of \$263 per sq ft for Office properties in Los Angeles, CA.

Office Property **For Lease** Asking Price Index Trends

Asking Rent for Los Angeles, CA Office for Lease (\$/SF/Year)

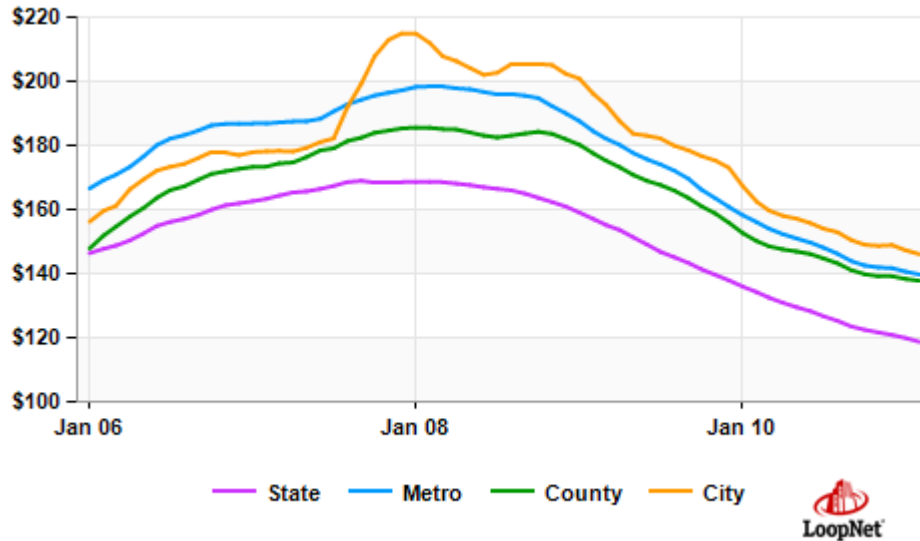


	Feb 11	vs. 3 mo. prior	Y-O-Y
State	\$20.50	-0.6%	-5.0%
Metro	\$22.11	-0.7%	-5.5%
County	\$23.03	-0.7%	-3.7%
City	\$23.65	+0.8%	-1.4%

The average asking rental rate per sq ft/year for Office properties in Los Angeles, CA as of Feb 11 was \$23.65. This represents an increase of 0.8% compared to the prior 3 months, with a decrease of -1.4% year-over-year. County-wide, average rental rates in Los Angeles are -0.7% lower at \$23.03 per sq ft/year for Office properties currently for lease.

Industrial Property **For Sale** Asking Price Index Trends

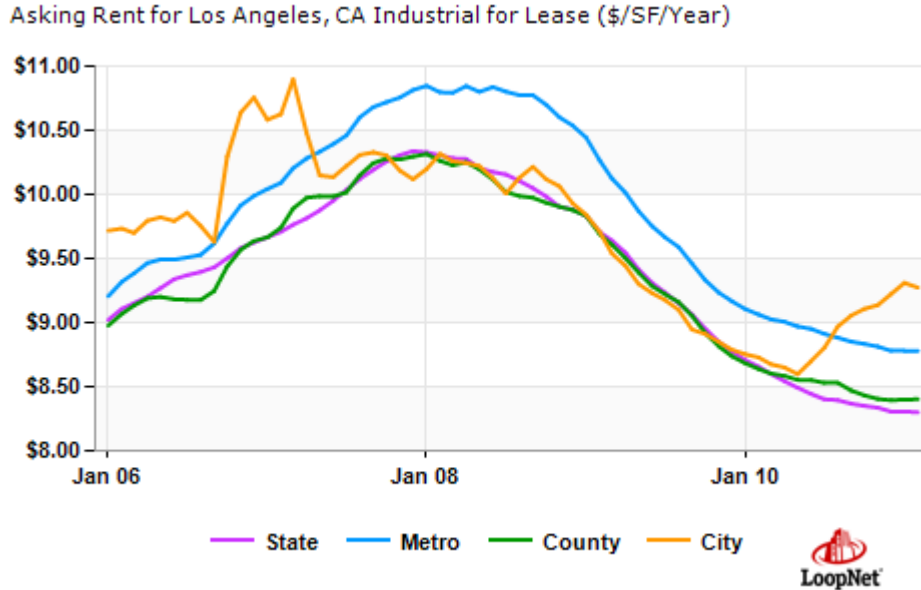
Asking Prices for Los Angeles, CA Industrial for Sale (\$/SF)



	Feb 11	vs. 3 mo. prior	Y-O-Y
- State	\$119	-1.8%	-13.1%
- Metro	\$140	-1.2%	-11.7%
- County	\$138	-0.8%	-9.0%
- City	\$146	-1.6%	-11.3%

Current Los Angeles market trends data indicates a decrease of -1.6% in the median asking price per sq ft for Industrial properties compared to the prior 3 months, with a decrease of -11.3% compared to last year's prices. County-wide, asking prices for Industrial properties are -0.8% lower at \$138 per sq ft compared to the current median price of \$146 per sq ft for Industrial properties in Los Angeles, CA.

Industrial Property For Lease Asking Price Index Trends



	Feb 11	vs. 3 mo. prior	Y-O-Y
State	\$8.30	-0.2%	-4.3%
Metro	\$8.78	-0.1%	-3.2%
County	\$8.40	+0.0%	-2.8%
City	\$9.27	+0.5%	+5.9%

The average asking rental rate per sq ft/year for Industrial properties in Los Angeles, CA as of Feb 11 was \$9.27. This represents an increase of 0.5% compared to the prior 3 months, with an increase of +5.9% year-over-year. County-wide, average rental rates in Los Angeles are +0.0% higher at \$8.40 per sq ft/year for Industrial properties currently for lease.

Asking Price / Asking Rent: "Asking" refers to the dollar amount listed on the LoopNet marketplace. Charts are based on an index of data from the LoopNet marketplace by a given property type in a given geography. Asking Rent Trends are obtained by weighting each rental rate by the space available and dividing it by the sum of the total space available.

County / Metro: County and Metro refer to the parent county and metro of the city. "Metro" is a term LoopNet utilizes and refers to the U.S. Census Bureau definitions of metropolitan and micropolitan statistical areas, collectively referred to as CBSAs. For example a chart representing the city of Los Angeles may contain data representing the county of Los Angeles and the Los Angeles-Long Beach-Santa Ana, CA metropolitan statistical area.

Y-O-Y: A comparison to the same period in the previous year.

vs. 3 mo prior: A comparison to the average of the 3 months before the current month.

The information above is based on LoopNet research and analysis of data that have been obtained from sources believed to be reliable. Kalachian Investment Group makes no warranty or representation, express or implied about this information.