

Inland Empire Investment Market Overview Year End 2010

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Executive Vice President



ONTARIO MARKET STATISTICS

	2009 Total	2010 Total
# Properties Sold	20	53
Total Sales Volume	\$418,273,284	\$915,779,056
Average Deal Size	\$20,913,664	\$17,278,850
Total SF	8,020,529	19,075,341
PSF	\$52	\$48

INVESTMENT SALES

STATE-OF-THE-ART BUILDINGS

Property Name	Square Feet	Price PSF	Cap Rate	Seller Buyer
Airport Drive, Ontario	221,000	\$71.00	7.1%	Bendetti Panattoni
Ridge Distribution Center, Perris	1,309,754	\$61.00	6.4%	Ridge ITT
Cactus Commerce Center, Moreno Valley	613,714	\$60.00	6.7%	Black Rock TA Associates
Pioneer Distribution Center	390,780	\$45.00	N/A	JP Morgan KTR
CBREI Strategic Partners	3,192,955	\$59.19	6.25%	CBREI Alere
Mira Loma Distribution Center, Mira Loma	1,607,634	\$56.00	N/A	Patton LBA

INVESTMENT SALES

NON STATE-OF-THE-ART BUILDINGS

Property Name	Square Feet	Price PSF	Cap Rate	Seller/Buyer
Ontario Distribution Center Ontario	898,392	\$46.00	N/A	A&B James Campbell Co.
Etiwanda Distribution Center	302,000	\$46.00	10.0%	TBD

INVESTMENT SALES CURRENTLY ON THE MARKET

Property Name	Square Feet	Price PSF	Cap Rate	Seller Buyer
Empire Business Center	393,096			TA Associates

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