

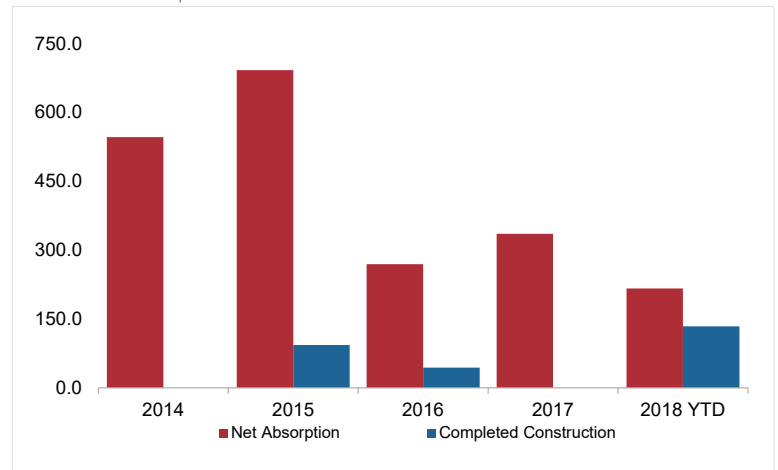


CAMINO CARRILLO

KEY STATISTICS MID-YEAR 2018

Market Size:	47,452,954 SF
Existing Available Space:	2,807,601 SF
Space Under Construction:	138,182 SF
Completed Construction in 2018 YTD:	134,050 SF
Largest Project Under Construction in 2018:	Camino Carrillo (Building 6) at Mission Oaks Business Park; Camarillo; 56,520 SF; scheduled to deliver 1Q 2019
Largest Project Completed in 2018:	1425 Mariner Dr in Channel Islands Business Center; Oxnard; 90,414 SF; developed by Triliad Development; fully leased at a \$0.75/NNN asking rate

Net Absorption and Completed Construction
Thousands of Square Feet

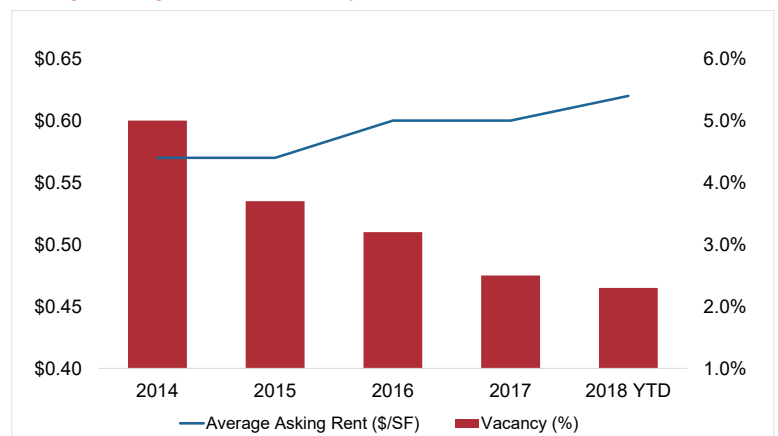


Source: NAI Capital Research, CoStar

MARKET TRENDS

- The average asking rent increased 8.8% from 2014
- The 2.3% vacancy rate is a new record low and declined 270 basis points over 2014
- Net absorption totaled more than 1.5M SF since 2014
- Completed construction totaled a mere 271,448 SF since 2014

Average Asking Rent* and Vacancy Rate

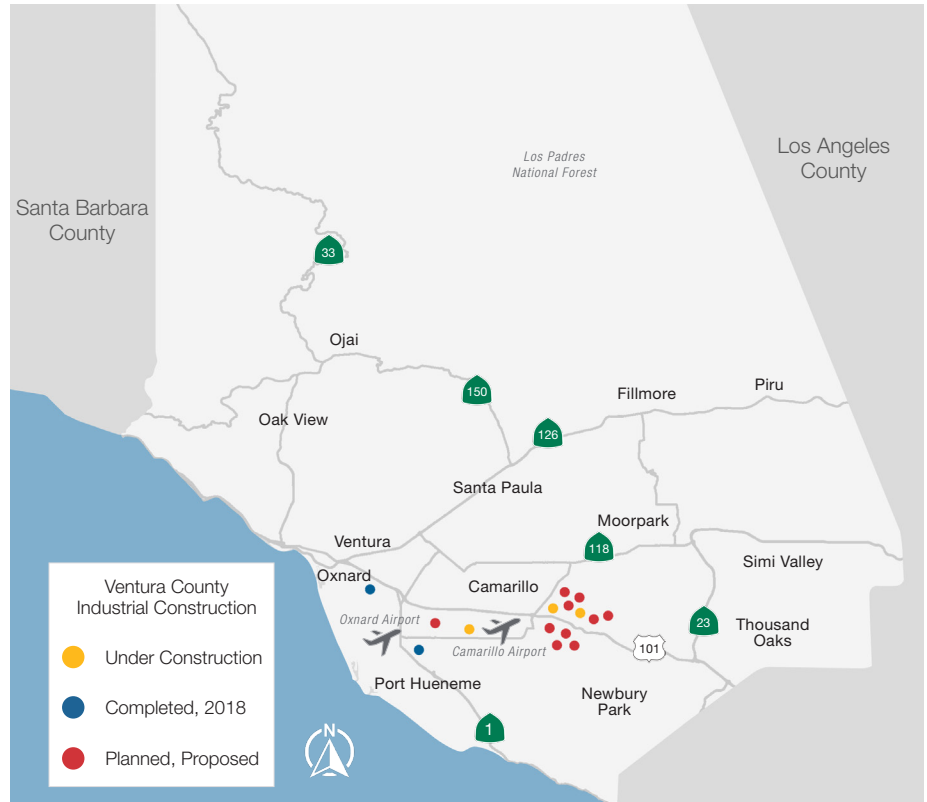


*Rents reflect buildings of 10,000 SF or greater; quoted in \$/SF NNN on a monthly basis.
Source: NAI Capital Research, CoStar

Projects To Watch In 2018



- **846 Verdulera St** is a 54,253 SF class B industrial warehouse building in Camarillo developed by Zephyr Development in partnership with Decker & Co. The project is available for sale or lease and will deliver 4Q 2018.
- **3823 Mission Oaks Blvd** is a 27,409 SF class B industrial distribution building in Camarillo. The project is fully leased to two tenants at \$0.90/SF net and will deliver 4Q 2018.
- **Mission Oaks Business Park** is a proposed industrial park in Camarillo developed by Triliad Development. The 56,520 SF Building 6 already broke ground and Building 7 is expected to begin construction 3Q 2018. Buildings 4A, 4B, 5A, 5B, 8, 9, 10, 11A, and 11B remain in proposed status with no timeline for completion.
- **500 N Elevar St** is a planned 67,092 SF class B industrial warehouse building located at McInnes Ranch Business Park in Oxnard. The project is being developed by Erwin Essie Appel Family Trust and begins construction 3Q 2018.



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