

The CoStar Industrial Report

Mid-Year 2016

Chicago Industrial Market



CoStarTM
The knowledge market

Table of Contents

| | |
|------------------------------------------------------------|-----------|
| Table of Contents | A |
| Methodology | B |
| Terms & Definitions | C |
| Market Highlights & Overview | 1 |
| CoStar Markets & Submarkets | 4 |
| Inventory & Development Analysis | 5 |
| Inventory & Development Analysis | |
| Select Top Deliveries | |
| Select Top Under Construction Properties | |
| Figures at a Glance | 9 |
| Figures at a Glance by Building Type & Market | |
| Figures at a Glance by Building Type & Submarket | |
| Historical Figures at a Glance | |
| Leasing Activity Analysis | 13 |
| Select Top Lease Transactions | |
| Sales Activity Analysis | 15 |
| Sales Activity Analysis | |
| Select Top Sales Transactions | |
| Analysis of Individual CoStar Submarket Clusters | 17 |
| Indiana Market | |
| Kenosha County Market | |
| Lake County Market | |
| McHenry County Market | |
| North Chicago Market | |
| North Cook Market | |
| Northwest Market | |
| OHare Market | |
| South Chicago Market | |
| South Suburban Market | |
| SW/I-55 Corridor Market | |
| West Cook Market | |
| West Suburban Market | |

Methodology

The CoStar Industrial Report calculates Industrial statistics using CoStar Group's base of existing, under construction and under renovation Industrial buildings in each given metropolitan area. All Industrial building types are included, including warehouse, flex/research & development, distribution, manufacturing, industrial showroom, and service buildings, in both single-tenant and multi-tenant buildings, including owner-occupied buildings. CoStar Group's national database includes approximately 80.7 billion square feet of coverage in 3.5 million properties. All rental rates reported in the CoStar Industrial Report are calculated using the quoted rental rate for each property. The quoted rental rate is exclusive of the expense pass through associated with the rent.

For information on subscribing to CoStar's other products and services, please contact us at 1-877-7COSTAR, or visit our web site at www.costar.com

© Copyright 2016 CoStar Group, Inc. All Rights Reserved. Although CoStar makes efforts to ensure the accuracy and reliability of the information contained herein, CoStar makes no guarantee, representation or warranty regarding the quality, accuracy, timeliness or completeness of the information. The publication is provided 'as is' and CoStar expressly disclaims any guarantees, representations or warranties of any kind, including those of MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

CoStar Group, Inc.

1331 L ST NW • Washington, DC 20005 • (800) 204-5960 • www.costar.com • NASDAQ: CSGP

Terms & Definitions

Availability Rate: The ratio of available space to total rentable space, calculated by dividing the total available square feet by the total rentable square feet.

Available Space: The total amount of space that is currently being marketed as available for lease in a given time period. It includes any space that is available, regardless of whether the space is vacant, occupied, available for sublease, or available at a future date.

Build-to-Suit: A term describing a particular property, developed specifically for a certain tenant to occupy, with structural features, systems, or improvement work designed specifically for the needs of that tenant. A build-to-suit can be leased or owned by the tenant. In a leased build-to-suit, a tenant will usually have a long term lease on the space.

Buyer: The individual, group, company, or entity that has purchased a commercial real estate asset.

Cap Rate: Short for capitalization rate. The Cap Rate is a calculation that reflects the relationship between one year's net operating income and the current market value of a particular property. The Cap Rate is calculated by dividing the annual net operating income by the sales price (or asking sales price).

CBD: Abbreviation for Central Business District. (See also: Central Business District)

Central Business District: The designations of Central Business District (CBD) and Suburban refer to a particular geographic area within a metropolitan statistical area (MSA) describing the level of real estate development found there. The CBD is characterized by a high density, well organized core within the largest city of a given MSA.

Class A: A classification used to describe buildings that generally qualify as extremely desirable investment-grade properties and command the highest rents or sale prices compared to other buildings in the same market. Such buildings are well located and provide efficient tenant layouts as well as high quality, and in some buildings, one-of-a-kind floor plans. They can be an architectural or historical landmark designed by prominent architects. These buildings contain a modern mechanical system, and have above-average maintenance and management as well as the best quality materials and workmanship in their trim and interior fittings. They are generally the most attractive and eagerly sought by investors willing to pay a premium for quality.

Class B: A classification used to describe buildings that generally qualify as a more speculative investment, and as such, command lower rents or sale prices compared to Class A properties. Such buildings offer utilitarian space without special attractions, and have ordinary design, if new or fairly new; good to excellent design if an older non-landmark building. These buildings typically have average to good maintenance, management and tenants. They are less appealing to tenants than Class A properties, and may be deficient in a number of respects including floor plans, condition and facilities. They lack prestige and must depend chiefly on a lower price to attract tenants and investors.

Class C: A classification used to describe buildings that generally qualify as no-frills, older buildings that offer basic space and command lower rents or sale prices compared to other buildings in the same market. Such buildings typically have below-average maintenance and management, and could have mixed or low tenant prestige, inferior elevators, and/or mechanical/electrical systems. These buildings lack prestige and must depend chiefly on a lower price to attract tenants and investors.

Construction Starts: Buildings that began construction during a specific period of time. (See also: Deliveries)

Contiguous Blocks of Space: Space within a building that is, or is able to be joined together into a single contiguous space.

Deliveries: Buildings that complete construction during a specified period of time. In order for space to be considered delivered, a certi-

cate of occupancy must have been issued for the property.

Delivery Date: The date a building completes construction and receives a certificate of occupancy.

Developer: The company, entity or individual that transforms raw land to improved property by use of labor, capital and entrepreneurial efforts.

Direct Space: Space that is being offered for lease directly from the landlord or owner of a building, as opposed to space being offered in a building by another tenant (or broker of a tenant) trying to sublet a space that has already been leased.

Existing Inventory: The square footage of buildings that have received a certificate of occupancy and are able to be occupied by tenants. It does not include space in buildings that are either planned, under construction or under renovation.

Flex Building: A type of building designed to be versatile, which may be used in combination with office (corporate headquarters), research and development, quasi-retail sales, and including but not limited to industrial, warehouse, and distribution uses. A typical flex building will be one or two stories with at least half of the rentable area being used as office space, have ceiling heights of 16 feet or less, and have some type of drive-in door, even though the door may be glassed in or sealed off.

Full Service Rental Rate: Rental rates that include all operating expenses such as utilities, electricity, janitorial services, taxes and insurance.

Gross Absorption: The total change in occupied space over a given period of time, counting space that is occupied but not space that is vacated by tenants. Gross absorption differs from leasing activity, which is the sum of all space leased over a certain period of time. Unless otherwise noted Gross Absorption includes direct and sublease space.

Growth in Inventory: The change in size of the existing square footage in a given area over a given period of time, generally due to the construction of new buildings.

Industrial Building: A type of building adapted for such uses as the assemblage, processing, and/or manufacturing of products from raw materials or fabricated parts. Additional uses include warehousing, distribution, and maintenance facilities. The primary purpose of the space is for storing, producing, assembling, or distributing product.

Landlord Rep: (Landlord Representative) In a typical lease transaction between an owner/landlord and tenant, the broker that represents the interests of the owner/landlord is referred to as the Landlord Rep.

Leased Space: All the space that has a financial lease obligation. It includes all leased space, regardless of whether the space is currently occupied by a tenant. Leased space also includes space being offered for sublease.

Leasing Activity: The volume of square footage that is committed to and signed under a lease obligation for a specific building or market in a given period of time. It includes direct leases, subleases and renewals of existing leases. It also includes any pre-leasing activity in planned, under construction, or under renovation buildings.

Market: Geographic boundaries that serve to delineate core areas that are competitive with each other and constitute a generally accepted primary competitive set of areas. Markets are building-type specific, and are non-overlapping contiguous geographic designations having a cumulative sum that matches the boundaries of the entire Region (See also: Region). Markets can be further subdivided into Submarkets. (See also: Submarkets)

Multi-Tenant: Buildings that house more than one tenant at a given time. Usually, multi-tenant buildings were designed and built to accommodate many different floor plans and designs for different

tenant needs. (See also: Tenancy).

Net Absorption: The net change in occupied space over a given period of time. Unless otherwise noted Net Absorption includes direct and sublease space.

Net Rental Rate: A rental rate that excludes certain expenses that a tenant could incur in occupying office space. Such expenses are expected to be paid directly by the tenant and may include janitorial costs, electricity, utilities, taxes, insurance and other related costs.

New Space: Sometimes called first generation space, refers to space that has never been occupied and/or leased by a tenant.

Occupied Space: Space that is physically occupied by a tenant. It does not include leased space that is not currently occupied by a tenant.

Office Building: A type of commercial building used exclusively or primarily for office use (business), as opposed to manufacturing, warehousing, or other uses. Office buildings may sometimes have other associated uses within part of the building, i.e., retail sales, financial, or restaurant, usually on the ground floor.

Owner: The company, entity, or individual that holds title on a given building or property.

Planned/Proposed: The status of a building that has been announced for future development but not yet started construction.

Preleased Space: The amount of space in a building that has been leased prior to its construction completion date, or certificate of occupancy date.

Price/SF: Calculated by dividing the price of a building (either sales price or asking sales price) by the Rentable Building Area (RBA).

Property Manager: The company and/or person responsible for the day-to-day operations of a building, such as cleaning, trash removal, etc. The property manager also makes sure that the various systems within the building, such as the elevators, HVAC, and electrical systems, are functioning properly.

Quoted Rental Rate: The asking rate per square foot for a particular building or unit of space by a broker or property owner. Quoted rental rates may differ from the actual rates paid by tenants following the negotiation of all terms and conditions in a specific lease.

RBA: Abbreviation for Rentable Building Area. (See also: Rentable Building Area)

Region: Core areas containing a large population nucleus, that together with adjacent communities have a high degree of economic and social integration. Regions are further divided into market areas, called Markets. (See also: Markets)

Relet Space: Sometimes called second generation or direct space, refers to existing space that has previously been occupied by another tenant.

Rentable Building Area: (RBA) The total square footage of a building that can be occupied by, or assigned to a tenant for the purpose of determining a tenant's rental obligation. Generally RBA includes a percentage of common areas including all hallways, main lobbies, bathrooms, and telephone closets.

Rental Rates: The annual costs of occupancy for a particular space quoted on a per square foot basis.

Sales Price: The total dollar amount paid for a particular property at a particular point in time.

Sales Volume: The sum of sales prices for a given group of buildings in a given time period.

Seller: The individual, group, company, or entity that sells a particular commercial real estate asset.

SF: Abbreviation for Square Feet.

Single-Tenant: Buildings that are occupied, or intended to be occupied by a single tenant. (See also: Build-to-suit and Tenancy)

Sublease Space: Space that has been leased by a tenant and is being offered for lease back to the market by the tenant with the lease obligation. Sublease space is sometimes referred to as sublet space.

Submarkets: Specific geographic boundaries that serve to delineate a core group of buildings that are competitive with each other and constitute a generally accepted primary competitive set, or peer group. Submarkets are building type specific (office, industrial, retail, etc.), with distinct boundaries dependent on different factors relevant to each building type. Submarkets are non-overlapping, contiguous geographic designations having a cumulative sum that matches the boundaries of the Market they are located within (See also: Market).

Suburban: The Suburban and Central Business District (CBD) designations refer to a particular geographic area within a metropolitan statistical area (MSA). Suburban is defined as including all office inventory not located in the CBD. (See also: CBD)

Tenancy: A term used to indicate whether or not a building is occupied by multiple tenants (See also: Multi-tenant) or a single tenant. (See also: Single-tenant)

Tenant Rep: Tenant Rep stands for Tenant Representative. In a typical lease transaction between an owner/landlord and tenant, the broker that represents the interests of the tenant is referred to as a Tenant Rep.

Time On Market: A measure of how long a currently available space has been marketed for lease, regardless of whether it is vacant or occupied.

Under Construction: Buildings in a state of construction, up until they receive their certificate of occupancy. In order for CoStar to consider a building under construction, the site must have a concrete foundation in place. Abbreviated UC.

Vacancy Rate: A measurement expressed as a percentage of the total amount of physically vacant space divided by the total amount of existing inventory. Under construction space generally is not included in vacancy calculations.

Vacant Space: Space that is not currently occupied by a tenant, regardless of any lease obligation that may be on the space. Vacant space could be space that is either available or not available. For example, sublease space that is currently being paid for by a tenant but not occupied by that tenant, would be considered vacant space. Likewise, space that has been leased but not yet occupied because of finish work being done, would also be considered vacant space.

Weighted Average Rental Rate: Rental rates that are calculated by factoring in, or weighting, the square footage associated with each particular rental rate. This has the effect of causing rental rates on larger spaces to affect the average more than that of smaller spaces. The weighted average rental rate is calculated by taking the ratio of the square footage associated with the rental rate on each individual available space to the square footage associated with rental rates on all available spaces, multiplying the rental rate by that ratio, and then adding together all the resulting numbers. Unless specifically specified otherwise, rental rate averages include both Direct and Sublet available spaces.

Year Built: The year in which a building completed construction and was issued a certificate of occupancy.

YTD: Abbreviation for Year-to-Date. Describes statistics that are cumulative from the beginning of a calendar year through whatever time period is being studied.

Chicago's Vacancy Decreases to 6.9%

Net Absorption Positive 2,454,843 SF in the Quarter

The Chicago Industrial market ended the second quarter 2016 with a vacancy rate of 6.9%. The vacancy rate was down over the previous quarter, with net absorption totaling positive 2,454,843 square feet in the second quarter. Vacant sublease space increased in the quarter, ending the quarter at 2,093,816 square feet. Rental rates ended the second quarter at \$5.71, an increase over the previous quarter. A total of eight buildings delivered to the market in the quarter totaling 1,925,318 square feet, with 15,293,360 square feet still under construction at the end of the quarter.

Absorption

Net absorption for the overall Chicago Industrial market was positive 2,454,843 square feet in the second quarter 2016. That compares to positive 3,843,611 square feet in the first quarter 2016, positive 5,661,665 square feet in the fourth quarter 2015, and positive 7,709,596 square feet in the third quarter 2015.

Tenants moving out of large blocks of space in 2016 include: Saddle Creek Logistics Services moving out of (590,000) square feet at 21051 Walter Strawn Dr in the CenterPoint Intermodal Center, Sports Authority Distribution Center LLC moving out of (453,568) square feet at Windham Industrial Center VI, and Castle Cooke Cold Storage LLC moving out of (266,638) square feet at 1695 Crossroads Dr in Rock Run Business Park.

Tenants moving into large blocks of space in 2016 include: Saddle Creek Logistics Services moving into 1,114,575 square feet at 2550 Logistics Drive, Reviva Logistics moving into 718,761 square feet at 25850 S Ridgeland Ave, and Ozburn-

Hessey Logistics moving into 672,080 square feet at 790 Taylor Rd - Pinnacle XVI.

The Flex building market recorded net absorption of positive 254,521 square feet in the second quarter 2016, compared to negative (186,955) square feet in the first quarter 2016, positive 277,412 in the fourth quarter 2015, and positive 356,968 in the third quarter 2015.

The Warehouse building market recorded net absorption of positive 2,200,322 square feet in the second quarter 2016 compared to positive 4,030,566 square feet in the first quarter 2016, positive 5,384,253 in the fourth quarter 2015, and positive 7,352,628 in the third quarter 2015.

Vacancy

The Industrial vacancy rate in the Chicago market area decreased to 6.9% at the end of the second quarter 2016. The vacancy rate was 7.0% at the end of the first quarter 2016, and 7.1% at the end of the fourth and third quarters of 2015.

Flex projects reported a vacancy rate of 9.5% at the end of the second quarter 2016, 9.8% at the end of the first quarter 2016, 9.6% at the end of the fourth quarter 2015, and 10.0% at the end of the third quarter 2015.

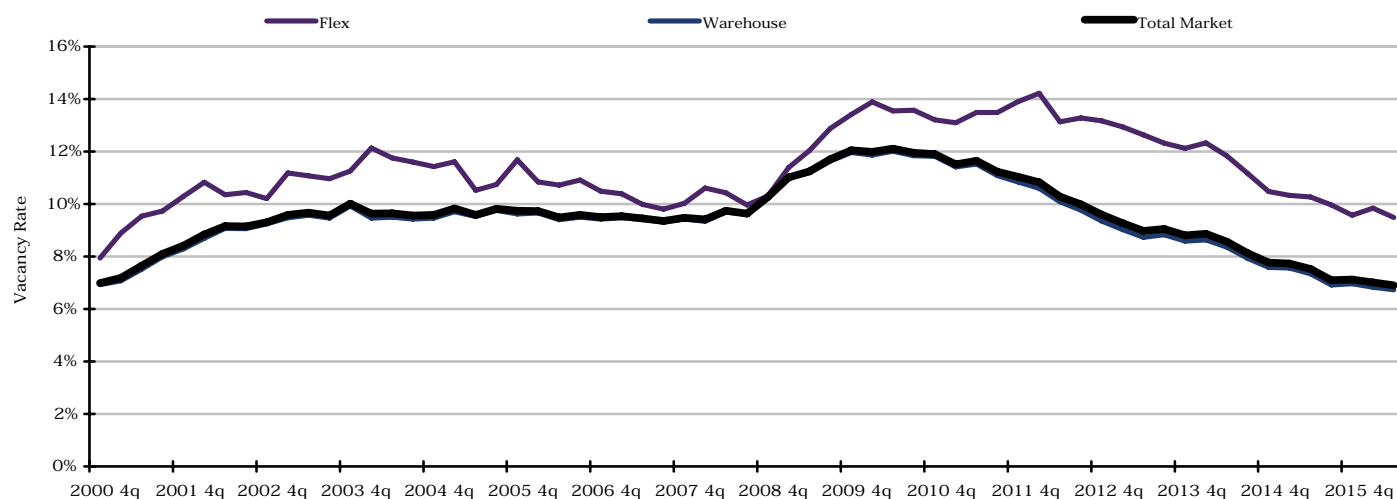
Warehouse projects reported a vacancy rate of 6.7% at the end of the second quarter 2016, 6.8% at the end of first quarter 2016, 7.0% at the end of the fourth quarter 2015, and 6.9% at the end of the third quarter 2015.

Largest Lease Signings

The largest lease signings occurring in 2016 include: the 767,161-square-foot lease signed by Amazon at 1125 Remington

Vacancy Rates by Building Type

1996-2016



Source: CoStar Property®

Blvd in the SW/I-55 Corridor market; the 746,772-square-foot deal signed by Amazon at 201 Emerald Rd in the Joliet Area Ind market; and the 718,761-square-foot lease signed by Reviva Logistics at 25850 S Ridgeland Ave in the Central Will Ind submarket.

Sublease Vacancy

The amount of vacant sublease space in the Chicago market increased to 2,093,816 square feet by the end of the second quarter 2016, from 1,949,648 square feet at the end of the first quarter 2016. There was 1,539,225 square feet vacant at the end of the fourth quarter 2015 and 1,608,361 square feet at the end of the third quarter 2015.

Chicago's Flex projects reported vacant sublease space of 160,642 square feet at the end of second quarter 2016, up from the 117,344 square feet reported at the end of the first quarter 2016. There were 122,564 square feet of sublease space vacant at the end of the fourth quarter 2015, and 108,087 square feet at the end of the third quarter 2015.

Warehouse projects reported increased vacant sublease space from the first quarter 2016 to the second quarter 2016. Sublease vacancy went from 1,832,304 square feet to 1,933,174 square feet during that time. There were 1,416,661 square feet at the end of the fourth quarter 2015, and 1,500,274 square feet at the end of the third quarter 2015.

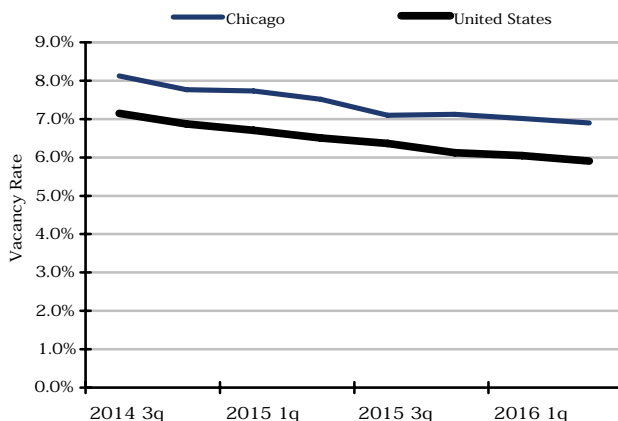
Rental Rates

The average quoted asking rental rate for available Industrial space was \$5.71 per square foot per year at the end of the second quarter 2016 in the Chicago market area. This represented a 0.4% increase in quoted rental rates from the end of the first quarter 2016, when rents were reported at \$5.69 per square foot.

The average quoted rate within the Flex sector was \$10.85 per square foot at the end of the second quarter 2016. At the end of the first quarter 2016, Flex rates were \$10.80 per square

U.S. Vacancy Comparison

Past 8 Quarters



Source: CoStar Property®

foot. Warehouse rates remained constant at \$5.35 per square foot across the first and second quarters of 2016.

Deliveries and Construction

During the second quarter 2016, eight buildings totaling 1,925,318 square feet were completed in the Chicago market area. This compares to 14 buildings totaling 3,811,866 square feet that were completed in the first quarter 2016, 29 buildings totaling 6,935,948 square feet completed in the fourth quarter 2015, and 4,183,107 square feet in 11 buildings completed in the third quarter 2015.

There were 15,293,360 square feet of Industrial space under construction at the end of the second quarter 2016.

Some of the notable 2016 deliveries include: 2550 Logistics Dr. - Saddle Creek Logistics, a 1,114,575-square-foot facility that delivered in first quarter 2016 and is now 100% occupied, and 1750 Bridge Dr. - Building I, a 626,848-square-foot building that delivered in the second quarter 2016 and is now 100% vacant.

The largest projects underway at the end of second quarter 2016 were 4005 Cedar Creek Dr. - Mars/Wrigley, a 1,388,000-square-foot building with 100% of its space pre-leased, and IKEA Distribution Center in Joliet, a 1,250,000-square-foot facility that is 100% pre-leased.

Inventory

Total Industrial inventory in the Chicago market area amounted to 1,172,257,839 square feet in 22,801 buildings as of the end of the second quarter 2016. The Flex sector consisted of 71,620,840 square feet in 2,218 buildings. The Warehouse sector consisted of 1,100,636,999 square feet in 20,583 buildings. Within the Industrial market there were 4,022 owner-occupied buildings accounting for 282,454,330 square feet of Industrial space.

Sales Activity

Tallying industrial building sales of 15,000 square feet or larger, Chicago industrial sales figures fell during the first quarter 2016 in terms of dollar volume compared to the fourth quarter of 2015.

In the first quarter, 105 industrial transactions closed with a total volume of \$424,830,423. The 105 buildings totaled 8,619,923 square feet and the average price per square foot equated to \$49.28 per square foot. That compares to 142 transactions totaling \$939,453,585 in the fourth quarter. The total square footage was 16,514,401 for an average price per square foot of \$56.89.

Total year-to-date industrial building sales activity in 2016 is up compared to the previous year. In the first three months of 2016, the market saw 105 industrial sales transactions with a total volume of \$424,830,423. The price per square foot has averaged \$49.28 this year. In the first three months of 2015, the market posted 108 transactions with a total volume of \$312,377,469. The price per square foot averaged \$42.08.

Chicago Industrial Market



Overview

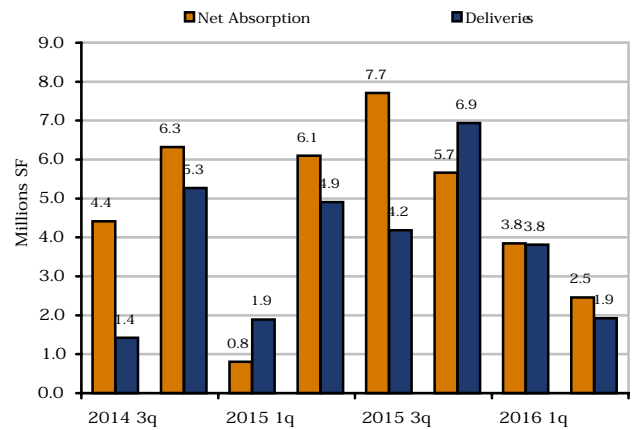
Cap rates have been higher in 2016, averaging 7.91%, compared to the first three months of last year when they averaged 7.61%.

One of the largest transactions that has occurred within the last four quarters in the Chicago market is the sale of eight Industrial buildings totaling 1,995,150 square feet throughout the Chicago Market. The buildings are located in Schaumburg, Hillside, Melrose Park, Franklin Park and Berkley. The portfolio sold for \$98,901,000, or \$49.57 per square foot, on 10/20/2015, at a 7.27% cap rate. At the time of the sale the portfolio was 99.14% leased to 12 tenants.

Reports compiled by: Charlotte Cloutier & Warren Zentz, CoStar Group Research Managers.

Absorption & Deliveries

Past 8 Quarters



Source: CoStar Property®

CoStar Submarket Clusters & Submarkets

In analyzing metropolitan areas, CoStar has developed geographic designations to help group properties together, called Markets, Submarket Clusters and Submarkets. Markets are the equivalent of metropolitan areas, or areas containing a large population nucleus, that together with adjacent communities have a high degree of economic and social integration. Markets are then divided into Submarket Clusters, which are core areas within a metropolitan area that are known to be competitive with each other in terms of attracting and keeping tenants. Markets are then further subdivided into smaller units called Submarkets, which serve to delineate a core group of buildings that are competitive with each other and constitute a generally accepted competitive set, or peer group.

| Submarket Clusters | Submarkets |
|----------------------|----------------------------------------------------------------------------------------------|
| Indiana Ind | Indiana Ind Porter County Ind |
| Kenosha County Ind | Kenosha East Ind Kenosha West Ind |
| Lake County Ind | North Lake County Ind South Lake County Ind |
| McHenry County Ind | McHenry County Ind |
| North Chicago Ind | North Chicago Ind |
| North Cook Ind | North Cook Ind |
| Northwest Ind | North Kane/I-90 Ind Northwest Cook Ind |
| O'Hare Ind | O'Hare Ind |
| South Chicago Ind | South Chicago Ind |
| South Suburban Ind | Central Will Ind Far South Cook Ind Near South Cook Ind |
| SW/I-55 Corridor Ind | Joliet Area Ind Near SW Suburbs Ind North I-55 Corridor Ind South I-55 Corridor Ind |
| West Cook Ind | West Cook North Ind West Cook South Ind |
| West Suburban Ind | Central Kane/DuPage Ind I-88 West Ind North DuPage Ind West Suburbs Ind |

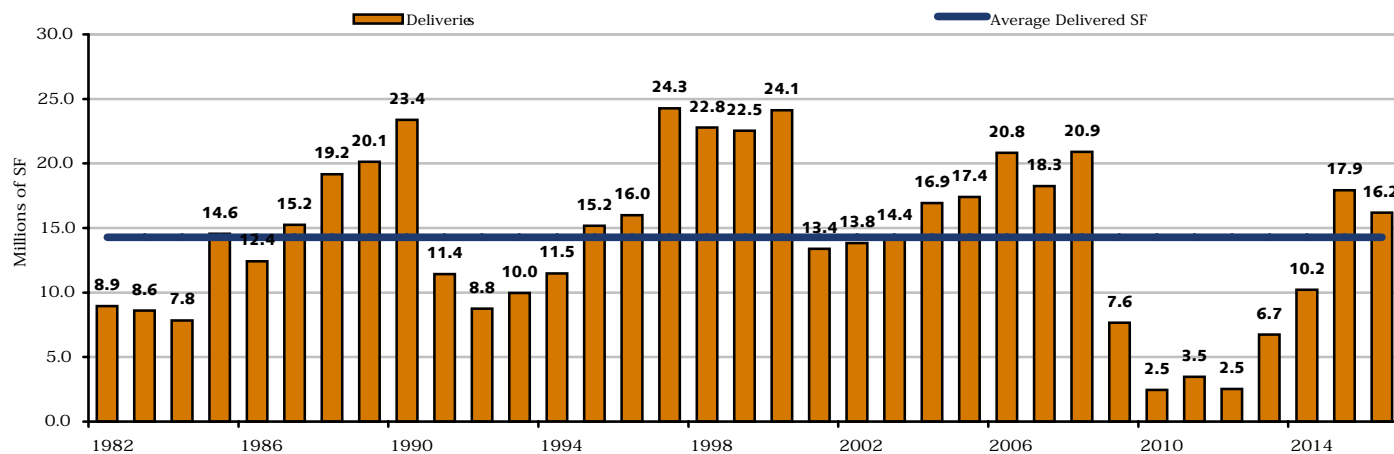
Chicago Industrial Market



Inventory & development

Historical Deliveries

1982 - 2016



Source: CoStar Property® * Future deliveries based on current under construction buildings.

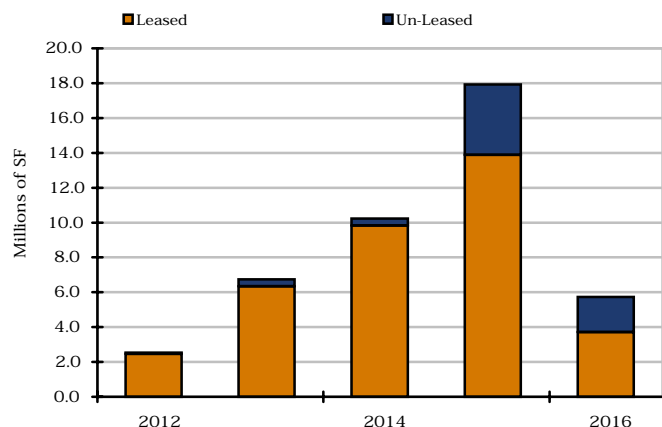
CONSTRUCTION ACTIVITY Markets Ranked by Under Construction RBA

| Market | Under Construction Inventory | | | | Average Bldg Size | |
|----------------------|------------------------------|-------------------|------------------|--------------|-------------------|----------------|
| | # Bldgs | Total RBA | Preleased SF | Preleased % | All Existing | U/C |
| SW/I-55 Corridor Ind | 19 | 7,534,329 | 4,596,427 | 61.0% | 76,550 | 396,544 |
| West Suburban Ind | 10 | 2,822,316 | 1,532,193 | 54.3% | 52,611 | 282,232 |
| Kenosha County Ind | 4 | 2,226,351 | 1,000,000 | 44.9% | 78,587 | 556,588 |
| Northwest Ind | 5 | 1,256,753 | 268,600 | 21.4% | 45,442 | 251,351 |
| OHare Ind | 2 | 714,982 | 714,982 | 100.0% | 45,632 | 357,491 |
| West Cook Ind | 3 | 466,183 | 89,000 | 19.1% | 47,696 | 155,394 |
| McHenry County Ind | 1 | 117,446 | 117,446 | 100.0% | 37,342 | 117,446 |
| North Chicago Ind | 2 | 95,000 | 95,000 | 100.0% | 33,264 | 47,500 |
| Indiana Ind | 2 | 60,000 | 60,000 | 100.0% | 43,230 | 30,000 |
| North Cook Ind | 0 | 0 | 0 | 0.0% | 44,996 | 0 |
| All Other | 0 | 0 | 0 | 0.0% | 55,121 | 0 |
| Totals | 48 | 15,293,360 | 8,473,648 | 55.4% | 51,413 | 318,612 |

Source: CoStar Property®

Recent Deliveries

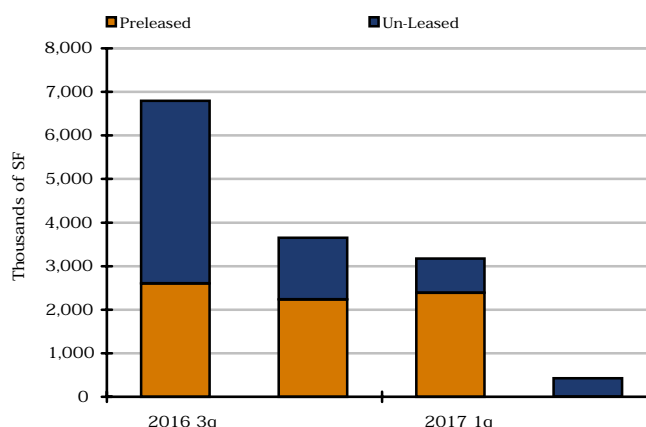
Leased & Un-Leased SF in Deliveries Since 2012



Source: CoStar Property®

Future Deliveries

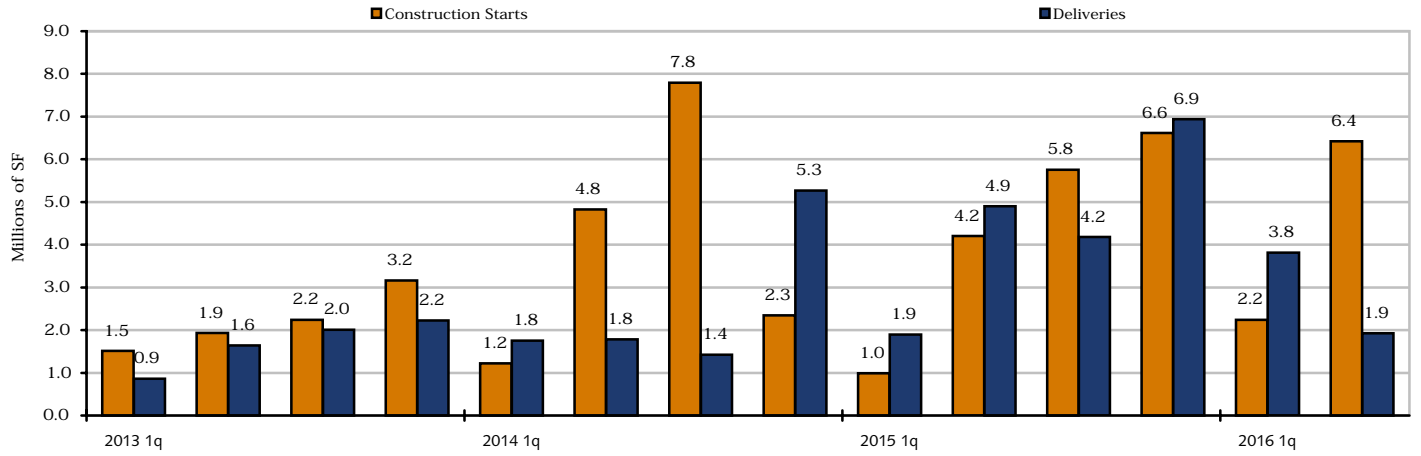
Preleased & Un-Leased SF in Properties Scheduled to Deliver



Source: CoStar Property®

Historical Construction Starts & Deliveries

Square Footage Per Quarter Starting and Completing Construction



Source: CoStar Property®

RECENT DELIVERIES BY PROJECT SIZE Breakdown of Year-to-Date Development Based on RBA of Project

| Building Size | # Bldgs | RBA | SF Leased | % Leased | Avg Rate | Single-Tenant | Multi-Tenant |
|-------------------------|---------|-----------|-----------|----------|----------|---------------|--------------|
| < 50,000 SF | 4 | 114,594 | 114,594 | 100.0% | \$0.00 | 59,165 | 55,429 |
| 50,000 SF - 99,999 SF | 2 | 171,922 | 171,922 | 100.0% | \$9.25 | 89,000 | 82,922 |
| 100,000 SF - 249,999 SF | 8 | 1,534,903 | 965,927 | 62.9% | \$7.17 | 188,000 | 1,346,903 |
| 250,000 SF - 499,999 SF | 6 | 2,174,342 | 1,347,756 | 62.0% | \$0.00 | 998,688 | 1,175,654 |
| >= 500,000 SF | 2 | 1,741,423 | 1,114,575 | 64.0% | \$0.00 | 0 | 1,741,423 |

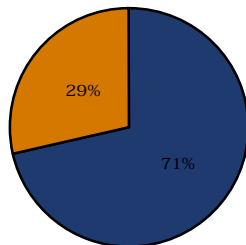
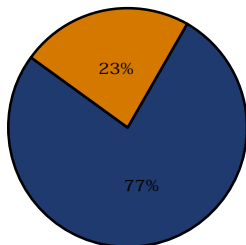
Source: CoStar Property®

Recent Development by Tenancy

Based on RBA Developed for Single & Multi-Tenant Use

2016 Deliveries

Currently Under Construction



■ Multi ■ Single

■ Multi ■ Single

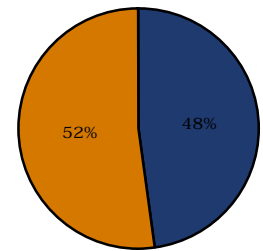
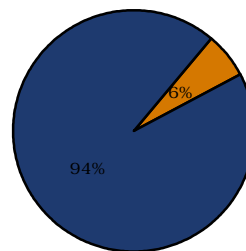
Source: CoStar Property®

Existing Inventory Comparison

Based on Total RBA

By Building Type

By Tenancy Type



■ Flex ■ Warehouse

■ Multi ■ Single

Source: CoStar Property®

Chicago Industrial Market



Inventory & development

Select Year-to-Date Deliveries

Based on Project Square Footage

| | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1. Saddle Creek Logistics</p> <p>Submarket: SW/I-55 Corridor Industrial Market RBA: 1,114,575 Occupied: 100% Quoted Rate: N/A Grnd Brk Date: Third Quarter 2015 Deliv Date: First Quarter 2016 Leasing Co: N/A Developer: CenterPoint Properties</p> | <p>2. Spec Building I</p> <p>Submarket: Lake County Industrial Market RBA: 626,848 Occupied: 0% Quoted Rate: Negotiable Grnd Brk Date: Third Quarter 2015 Deliv Date: Second Quarter 2016 Leasing Co: Avison Young Developer: Bridge Development Partners, LLC</p> | <p>3. 2850 Duke Pky</p> <p>Submarket: West Suburban Industrial Market RBA: 499,154 Occupied: 100% Quoted Rate: N/A Grnd Brk Date: Fourth Quarter 2015 Deliv Date: Second Quarter 2016 Leasing Co: CBRE Developer: N/A</p> |
| <p>4. 10 Falcon Ct</p> <p>Submarket: Northwest Industrial Market RBA: 423,726 Occupied: 0% Quoted Rate: Negotiable Grnd Brk Date: Third Quarter 2015 Deliv Date: First Quarter 2016 Leasing Co: NAI Hiffman Developer: The Opus Group</p> | <p>5. Butterfield 4200</p> <p>Submarket: West Suburban Industrial Market RBA: 402,860 Occupied: 0% Quoted Rate: Negotiable Grnd Brk Date: Third Quarter 2015 Deliv Date: Second Quarter 2016 Leasing Co: CBRE Developer: Duke Realty Corporation</p> | <p>6. 2500 Enterprise Cir</p> <p>Submarket: West Suburban Industrial Market RBA: 299,520 Occupied: 100% Quoted Rate: N/A Grnd Brk Date: Third Quarter 2015 Deliv Date: First Quarter 2016 Leasing Co: JLL Developer: N/A</p> |
| <p>7. Victory Packaging</p> <p>Submarket: West Suburban Industrial Market RBA: 275,442 Occupied: 100% Quoted Rate: N/A Grnd Brk Date: Second Quarter 2015 Deliv Date: First Quarter 2016 Leasing Co: Seefried Properties, Inc. Developer: Seefried Properties, Inc.</p> | <p>8. 355 Corporate Center - Phase I</p> <p>Submarket: SW/I-55 Corridor Industrial Market RBA: 273,640 Occupied: 100% Quoted Rate: N/A Grnd Brk Date: Third Quarter 2015 Deliv Date: First Quarter 2016 Leasing Co: Nicolson Porter & List, Inc. Developer: Panattoni Development Company</p> | <p>9. Butterfield Corporate Park</p> <p>Submarket: West Suburban Industrial Market RBA: 242,372 Occupied: 100% Quoted Rate: N/A Grnd Brk Date: Third Quarter 2015 Deliv Date: First Quarter 2016 Leasing Co: CBRE Developer: N/A</p> |
| <p>10. 355 Corporate Center - Phase I</p> <p>Submarket: SW/I-55 Corridor Industrial Market RBA: 228,690 Occupied: 0% Quoted Rate: Negotiable Grnd Brk Date: Fourth Quarter 2015 Deliv Date: First Quarter 2016 Leasing Co: Nicolson Porter & List, Inc. Developer: Panattoni Development Company</p> | <p>11. 1881 W Normantown Rd</p> <p>Submarket: SW/I-55 Corridor Industrial Market RBA: 226,102 Occupied: 0% Quoted Rate: Negotiable Grnd Brk Date: Fourth Quarter 2015 Deliv Date: First Quarter 2016 Leasing Co: Colliers International Developer: Molto Capital, LLC</p> | <p>12. 5600 W Jarvis Ave</p> <p>Submarket: North Cook Industrial Market RBA: 217,064 Occupied: 82% Quoted Rate: \$7.17 Grnd Brk Date: Second Quarter 2015 Deliv Date: First Quarter 2016 Leasing Co: JLL Developer: Seefried Properties, Inc.</p> |
| <p>13. Great Kitchens - Aryzta Expansion</p> <p>Submarket: SW/I-55 Corridor Industrial Market RBA: 188,000 Occupied: 100% Quoted Rate: N/A Grnd Brk Date: Third Quarter 2015 Deliv Date: Second Quarter 2016 Leasing Co: Aryzta Developer: WBS Equities, LLC</p> | <p>14. 1310 Remington Blvd</p> <p>Submarket: SW/I-55 Corridor Industrial Market RBA: 160,000 Occupied: 100% Quoted Rate: N/A Grnd Brk Date: Second Quarter 2015 Deliv Date: First Quarter 2016 Leasing Co: United Insulated Structures Corp Developer: N/A</p> | <p>15. 6451 Northwind Pky</p> <p>Submarket: Indiana Industrial Market RBA: 159,813 Occupied: 53% Quoted Rate: Negotiable Grnd Brk Date: Third Quarter 2015 Deliv Date: First Quarter 2016 Leasing Co: JLL Developer: Becknell Industrial</p> |

Select Top Under Construction Properties

Based on Project Square Footage

| | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1. Mars/Wrigley</p> <p>Submarket: SW/I-55 Corridor Industrial Market RBA: 1,388,000 Preleased: 100% Quoted Rate: N/A Grnd Brk Date: Fourth Quarter 2015 Deliv Date: First Quarter 2017 Leasing Co: CenterPoint Properties Developer: CenterPoint Properties</p> | <p>2. IKEA Distribution Center</p> <p>Submarket: SW/I-55 Corridor Industrial Market RBA: 1,250,000 Preleased: 100% Quoted Rate: N/A Grnd Brk Date: Second Quarter 2016 Deliv Date: Second Quarter 2018 Leasing Co: Hillwood Developer: N/A</p> | <p>3. ULINE</p> <p>Submarket: Kenosha County Industrial Market RBA: 1,000,000 Preleased: 100% Quoted Rate: N/A Grnd Brk Date: Second Quarter 2016 Deliv Date: First Quarter 2017 Leasing Co: Uline Developer: Uline</p> |
| <p>4. Park 88 - 3M</p> <p>Submarket: West Suburban Industrial Market RBA: 987,000 Preleased: 100% Quoted Rate: N/A Grnd Brk Date: Fourth Quarter 2015 Deliv Date: Third Quarter 2016 Leasing Co: Venture One Real Estate, LLC Developer: Venture One Real Estate, LLC</p> | <p>5. Amazon Distribution Center</p> <p>Submarket: SW/I-55 Corridor Industrial Market RBA: 746,772 Preleased: 100% Quoted Rate: N/A Grnd Brk Date: Third Quarter 2015 Deliv Date: Third Quarter 2016 Leasing Co: N/A Developer: Hillwood Development Company, LLC</p> | <p>6. 24827 Lorenzo Rd</p> <p>Submarket: SW/I-55 Corridor Industrial Market RBA: 678,000 Preleased: 100% Quoted Rate: N/A Grnd Brk Date: Second Quarter 2016 Deliv Date: Fourth Quarter 2016 Leasing Co: Newmark Grubb Knight Frank Developer: Ridge Development</p> |
| <p>7. First Park 94 Phase I</p> <p>Submarket: Kenosha County Industrial Market RBA: 601,491 Preleased: 0% Quoted Rate: Negotiable Grnd Brk Date: Fourth Quarter 2015 Deliv Date: Third Quarter 2016 Leasing Co: NAI Hiffman Developer: First Industrial Realty Trust, Inc.</p> | <p>8. Chicago O'Hare Int'l Cargo Center - Phase I</p> <p>Submarket: O'Hare Industrial Market RBA: 539,000 Preleased: 100% Quoted Rate: N/A Grnd Brk Date: Fourth Quarter 2015 Deliv Date: Fourth Quarter 2016 Leasing Co: Aeroterm US, Inc. Developer: Aeroterm US, Inc.</p> | <p>9. 1100 Orchard Gtwy - Phase II</p> <p>Submarket: West Suburban Industrial Market RBA: 452,153 Preleased: 0% Quoted Rate: Negotiable Grnd Brk Date: First Quarter 2016 Deliv Date: Third Quarter 2016 Leasing Co: Avison Young Developer: Opus Development Company, LLC</p> |
| <p>10. 16824 Enterprise Blvd</p> <p>Submarket: SW/I-55 Corridor Industrial Market RBA: 438,150 Preleased: 0% Quoted Rate: Negotiable Grnd Brk Date: First Quarter 2016 Deliv Date: Third Quarter 2016 Leasing Co: Colliers International Developer: N/A</p> | <p>11. Majestic Corporate Center- BTS</p> <p>Submarket: Kenosha County Industrial Market RBA: 424,164 Preleased: 0% Quoted Rate: Negotiable Grnd Brk Date: Second Quarter 2016 Deliv Date: Third Quarter 2017 Leasing Co: JLL Developer: Majestic Realty Co.</p> | <p>12. Pinnacle 22</p> <p>Submarket: SW/I-55 Corridor Industrial Market RBA: 416,504 Preleased: 0% Quoted Rate: Negotiable Grnd Brk Date: Second Quarter 2016 Deliv Date: Fourth Quarter 2016 Leasing Co: CBRE Developer: Pizzuti Companies</p> |
| <p>13. Northwest Pointe II</p> <p>Submarket: Northwest Industrial Market RBA: 385,000 Preleased: 0% Quoted Rate: Negotiable Grnd Brk Date: Second Quarter 2016 Deliv Date: Fourth Quarter 2016 Leasing Co: Lee & Associates Commercial Real Es Developer: McShane Development Co.</p> | <p>14. Spec Warehouse</p> <p>Submarket: West Suburban Industrial Market RBA: 375,040 Preleased: 0% Quoted Rate: \$4.25 Grnd Brk Date: Fourth Quarter 2015 Deliv Date: Third Quarter 2016 Leasing Co: Colliers International Developer: Seefried Properties, Inc.</p> | <p>15. Heritage Crossing - Building #7</p> <p>Submarket: SW/I-55 Corridor Industrial Market RBA: 363,224 Preleased: 100% Quoted Rate: N/A Grnd Brk Date: First Quarter 2016 Deliv Date: Third Quarter 2016 Leasing Co: N/A Developer: N/A</p> |

Chicago Industrial Market



Figures at a Glance

Flex Market Statistics

Mid-Year 2016

| Market | Existing Inventory | | Vacancy | | | YTD Net Absorption | YTD Deliveries | Under Const SF | Quoted Rates |
|----------------------|--------------------|-------------------|------------------|------------------|-------------|--------------------|----------------|----------------|----------------|
| | # Blds | Total RBA | Direct SF | Total SF | Vac % | | | | |
| Indiana Ind | 187 | 3,352,659 | 144,109 | 144,109 | 4.3% | 7,338 | 0 | 0 | \$8.09 |
| Kenosha County Ind | 25 | 907,930 | 64,227 | 78,227 | 8.6% | (1,029) | 0 | 0 | \$10.13 |
| Lake County Ind | 201 | 6,974,993 | 625,366 | 627,366 | 9.0% | 114,805 | 0 | 0 | \$9.69 |
| McHenry County Ind | 74 | 2,178,359 | 84,542 | 84,542 | 3.9% | 22,765 | 0 | 0 | \$7.21 |
| North Chicago Ind | 183 | 5,756,672 | 658,197 | 658,197 | 11.4% | (53,848) | 0 | 0 | \$15.66 |
| North Cook Ind | 198 | 6,366,147 | 668,061 | 689,540 | 10.8% | (14,853) | 0 | 0 | \$10.98 |
| Northwest Ind | 269 | 11,130,552 | 1,296,740 | 1,337,991 | 12.0% | 83,696 | 0 | 133,000 | \$9.78 |
| OHare Ind | 172 | 7,188,354 | 597,187 | 603,826 | 8.4% | 57,049 | 0 | 0 | \$8.74 |
| South Chicago Ind | 108 | 5,591,207 | 717,568 | 717,568 | 12.8% | (192,093) | 0 | 0 | \$14.59 |
| South Suburban Ind | 129 | 2,336,144 | 203,329 | 203,329 | 8.7% | 101,683 | 0 | 0 | \$9.58 |
| SW/I-55 Corridor Ind | 196 | 5,496,792 | 366,895 | 442,168 | 8.0% | (57,936) | 0 | 0 | \$14.83 |
| West Cook Ind | 107 | 2,776,256 | 207,780 | 207,780 | 7.5% | (123,986) | 0 | 89,000 | \$7.72 |
| West Suburban Ind | 369 | 11,564,775 | 998,227 | 998,227 | 8.6% | 123,975 | 0 | 0 | \$10.34 |
| Totals | 2,218 | 71,620,840 | 6,632,228 | 6,792,870 | 9.5% | 67,566 | 0 | 222,000 | \$10.85 |

Source: CoStar Property®

Warehouse Market Statistics

Mid-Year 2016

| Market | Existing Inventory | | Vacancy | | | YTD Net Absorption | YTD Deliveries | Under Const SF | Quoted Rates |
|----------------------|--------------------|----------------------|-------------------|-------------------|-------------|--------------------|------------------|-------------------|---------------|
| | # Blds | Total RBA | Direct SF | Total SF | Vac % | | | | |
| Indiana Ind | 1,005 | 48,177,788 | 2,706,100 | 2,716,100 | 5.6% | 98,124 | 159,813 | 60,000 | \$4.30 |
| Kenosha County Ind | 355 | 28,955,143 | 1,273,967 | 1,319,223 | 4.6% | 554,714 | 0 | 2,226,351 | \$4.31 |
| Lake County Ind | 1,449 | 75,336,380 | 5,443,861 | 5,544,889 | 7.4% | 1,207,763 | 706,013 | 0 | \$5.49 |
| McHenry County Ind | 786 | 29,935,972 | 3,136,358 | 3,167,983 | 10.6% | 179,095 | 0 | 117,446 | \$4.56 |
| North Chicago Ind | 2,101 | 70,218,535 | 5,514,339 | 5,681,331 | 8.1% | (93,982) | 0 | 95,000 | \$7.15 |
| North Cook Ind | 961 | 45,783,736 | 2,779,777 | 2,983,441 | 6.5% | (439,042) | 217,064 | 0 | \$6.78 |
| Northwest Ind | 1,299 | 60,122,380 | 5,271,674 | 5,366,574 | 8.9% | 82,476 | 506,648 | 1,123,753 | \$6.25 |
| OHare Ind | 2,157 | 99,087,909 | 4,448,185 | 4,515,300 | 4.6% | 1,214,656 | 112,862 | 714,982 | \$6.16 |
| South Chicago Ind | 1,660 | 108,033,161 | 8,266,304 | 8,477,395 | 7.8% | 817,507 | 0 | 0 | \$5.19 |
| South Suburban Ind | 1,383 | 73,475,645 | 4,837,327 | 4,878,762 | 6.6% | 349,616 | 0 | 0 | \$4.71 |
| SW/I-55 Corridor Ind | 2,450 | 197,054,219 | 14,040,300 | 14,458,522 | 7.3% | 1,364,331 | 2,226,436 | 7,534,329 | \$4.94 |
| West Cook Ind | 1,539 | 75,732,148 | 5,825,060 | 5,894,640 | 7.8% | (425,652) | 0 | 377,183 | \$5.17 |
| West Suburban Ind | 3,438 | 188,723,983 | 8,609,109 | 9,081,375 | 4.8% | 1,321,282 | 1,808,348 | 2,822,316 | \$4.97 |
| Totals | 20,583 | 1,100,636,999 | 72,152,361 | 74,085,535 | 6.7% | 6,230,888 | 5,737,184 | 15,071,360 | \$5.35 |

Source: CoStar Property®

Total Industrial Market Statistics

Mid-Year 2016

| Market | Existing Inventory | | Vacancy | | | YTD Net Absorption | YTD Deliveries | Under Const SF | Quoted Rates |
|----------------------|--------------------|----------------------|-------------------|-------------------|-------------|--------------------|------------------|-------------------|---------------|
| | # Blds | Total RBA | Direct SF | Total SF | Vac % | | | | |
| Indiana Ind | 1,192 | 51,530,447 | 2,850,209 | 2,860,209 | 5.6% | 105,462 | 159,813 | 60,000 | \$4.50 |
| Kenosha County Ind | 380 | 29,863,073 | 1,338,194 | 1,397,450 | 4.7% | 553,685 | 0 | 2,226,351 | \$4.43 |
| Lake County Ind | 1,650 | 82,311,373 | 6,069,227 | 6,172,255 | 7.5% | 1,322,568 | 706,013 | 0 | \$5.91 |
| McHenry County Ind | 860 | 32,114,331 | 3,220,900 | 3,252,525 | 10.1% | 201,860 | 0 | 117,446 | \$4.64 |
| North Chicago Ind | 2,284 | 75,975,207 | 6,172,536 | 6,339,528 | 8.3% | (147,830) | 0 | 95,000 | \$7.91 |
| North Cook Ind | 1,159 | 52,149,883 | 3,447,838 | 3,672,981 | 7.0% | (453,895) | 217,064 | 0 | \$7.28 |
| Northwest Ind | 1,568 | 71,252,932 | 6,568,414 | 6,704,565 | 9.4% | 166,172 | 506,648 | 1,256,753 | \$7.03 |
| OHare Ind | 2,329 | 106,276,263 | 5,045,372 | 5,119,126 | 4.8% | 1,271,705 | 112,862 | 714,982 | \$6.33 |
| South Chicago Ind | 1,768 | 113,624,368 | 8,983,872 | 9,194,963 | 8.1% | 625,414 | 0 | 0 | \$5.55 |
| South Suburban Ind | 1,512 | 75,811,789 | 5,040,656 | 5,082,091 | 6.7% | 451,299 | 0 | 0 | \$4.85 |
| SW/I-55 Corridor Ind | 2,646 | 202,551,011 | 14,407,195 | 14,900,690 | 7.4% | 1,306,395 | 2,226,436 | 7,534,329 | \$5.21 |
| West Cook Ind | 1,646 | 78,508,404 | 6,032,840 | 6,102,420 | 7.8% | (549,638) | 0 | 466,183 | \$5.18 |
| West Suburban Ind | 3,807 | 200,288,758 | 9,607,336 | 10,079,602 | 5.0% | 1,445,257 | 1,808,348 | 2,822,316 | \$5.35 |
| Totals | 22,801 | 1,172,257,839 | 78,784,589 | 80,878,405 | 6.9% | 6,298,454 | 5,737,184 | 15,293,360 | \$5.71 |

Source: CoStar Property®



Chicago Industrial Market

Figures at a Glance

Flex Submarket Statistics

Mid-Year 2016

| Market | Existing Inventory | | Vacancy | | | YTD Net Absorption | YTD Deliveries | Under Const SF | Quoted Rates |
|---------------------------|--------------------|-------------------|------------------|------------------|-------------|--------------------|----------------|----------------|----------------|
| | # Blds | Total RBA | Direct SF | Total SF | Vac % | | | | |
| Central Kane / DuPage Ind | 81 | 2,059,565 | 209,464 | 209,464 | 10.2% | (4,621) | 0 | 0 | \$8.53 |
| Central Will Ind | 9 | 116,672 | 4,800 | 4,800 | 4.1% | 0 | 0 | 0 | \$8.97 |
| Far South Cook Ind | 13 | 271,242 | 12,308 | 12,308 | 4.5% | 21,720 | 0 | 0 | \$9.79 |
| I-88 West Ind | 118 | 3,824,554 | 247,745 | 247,745 | 6.5% | 22,481 | 0 | 0 | \$10.78 |
| Indiana Ind | 149 | 2,746,901 | 129,434 | 129,434 | 4.7% | 2,190 | 0 | 0 | \$6.74 |
| Joliet Area Ind | 61 | 1,452,857 | 123,763 | 123,763 | 8.5% | (31,244) | 0 | 0 | \$12.02 |
| Kenosha East Ind | 21 | 881,113 | 61,031 | 75,031 | 8.5% | 2,167 | 0 | 0 | \$10.13 |
| Kenosha West Ind | 4 | 26,817 | 3,196 | 3,196 | 11.9% | (3,196) | 0 | 0 | \$0.00 |
| McHenry County Ind | 74 | 2,178,359 | 84,542 | 84,542 | 3.9% | 22,765 | 0 | 0 | \$7.21 |
| Near South Cook Ind | 107 | 1,948,230 | 186,221 | 186,221 | 9.6% | 79,963 | 0 | 0 | \$9.63 |
| Near SW Suburbs Ind | 19 | 321,536 | 900 | 900 | 0.3% | 750 | 0 | 0 | \$9.61 |
| North Chicago Ind | 183 | 5,756,672 | 658,197 | 658,197 | 11.4% | (53,848) | 0 | 0 | \$15.66 |
| North Cook Ind | 198 | 6,366,147 | 668,061 | 689,540 | 10.8% | (14,853) | 0 | 0 | \$10.98 |
| North DuPage Ind | 44 | 1,010,523 | 108,927 | 108,927 | 10.8% | 1,068 | 0 | 0 | \$9.02 |
| North I-55 Corridor Ind | 28 | 472,546 | 16,254 | 16,254 | 3.4% | 3,540 | 0 | 0 | \$10.03 |
| North Kane/I-90 Ind | 50 | 3,400,807 | 188,422 | 199,942 | 5.9% | 68 | 0 | 133,000 | \$9.98 |
| North Lake County Ind | 54 | 1,844,313 | 136,594 | 136,594 | 7.4% | 484 | 0 | 0 | \$7.91 |
| Northwest Cook Ind | 219 | 7,729,745 | 1,108,318 | 1,138,049 | 14.7% | 83,628 | 0 | 0 | \$9.74 |
| OHare Ind | 172 | 7,188,354 | 597,187 | 603,826 | 8.4% | 57,049 | 0 | 0 | \$8.74 |
| Porter County Ind | 38 | 605,758 | 14,675 | 14,675 | 2.4% | 5,148 | 0 | 0 | \$10.24 |
| South Chicago Ind | 108 | 5,591,207 | 717,568 | 717,568 | 12.8% | (192,093) | 0 | 0 | \$14.59 |
| South I-55 Corridor Ind | 88 | 3,249,853 | 225,978 | 301,251 | 9.3% | (30,982) | 0 | 0 | \$16.51 |
| South Lake County Ind | 147 | 5,130,680 | 488,772 | 490,772 | 9.6% | 114,321 | 0 | 0 | \$9.78 |
| West Cook North Ind | 78 | 2,304,259 | 201,083 | 201,083 | 8.7% | (136,080) | 0 | 89,000 | \$5.45 |
| West Cook South Ind | 29 | 471,997 | 6,697 | 6,697 | 1.4% | 12,094 | 0 | 0 | \$12.00 |
| West Suburbs Ind | 126 | 4,670,133 | 432,091 | 432,091 | 9.3% | 105,047 | 0 | 0 | \$11.12 |
| Totals | 2,218 | 71,620,840 | 6,632,228 | 6,792,870 | 9.5% | 67,566 | 0 | 222,000 | \$10.85 |

Source: CoStar Property®

Warehouse Submarket Statistics

Mid-Year 2016

| Market | Existing Inventory | | Vacancy | | | YTD Net Absorption | YTD Deliveries | Under Const SF | Quoted Rates |
|---------------------------|--------------------|----------------------|-------------------|-------------------|-------------|--------------------|------------------|-------------------|---------------|
| | # Blds | Total RBA | Direct SF | Total SF | Vac % | | | | |
| Central Kane / DuPage Ind | 860 | 50,629,901 | 2,373,957 | 2,400,177 | 4.7% | 294,881 | 299,520 | 1,619,274 | \$4.24 |
| Central Will Ind | 72 | 4,040,289 | 922,950 | 922,950 | 22.8% | 52,377 | 0 | 0 | \$3.82 |
| Far South Cook Ind | 312 | 25,343,894 | 1,551,423 | 1,551,423 | 6.1% | 54,211 | 0 | 0 | \$3.71 |
| I-88 West Ind | 1,102 | 64,606,069 | 3,214,576 | 3,415,885 | 5.3% | 905,864 | 1,419,828 | 375,040 | \$4.81 |
| Indiana Ind | 739 | 34,886,164 | 1,989,285 | 1,999,285 | 5.7% | 61,924 | 159,813 | 60,000 | \$4.29 |
| Joliet Area Ind | 921 | 62,036,731 | 5,032,694 | 5,054,694 | 8.1% | 918,098 | 1,616,905 | 5,304,218 | \$4.63 |
| Kenosha East Ind | 335 | 28,338,228 | 1,273,967 | 1,319,223 | 4.7% | 554,714 | 0 | 2,226,351 | \$4.31 |
| Kenosha West Ind | 20 | 616,915 | 0 | 0 | 0.0% | 0 | 0 | 0 | \$0.00 |
| McHenry County Ind | 786 | 29,935,972 | 3,136,358 | 3,167,983 | 10.6% | 179,095 | 0 | 117,446 | \$4.56 |
| Near South Cook Ind | 999 | 44,091,462 | 2,362,954 | 2,404,389 | 5.5% | 243,028 | 0 | 0 | \$5.54 |
| Near SW Suburbs Ind | 309 | 24,039,310 | 984,072 | 984,072 | 4.1% | 71,533 | 0 | 0 | \$4.71 |
| North Chicago Ind | 2,101 | 70,218,535 | 5,514,339 | 5,681,331 | 8.1% | (93,982) | 0 | 95,000 | \$7.15 |
| North Cook Ind | 961 | 45,783,736 | 2,779,777 | 2,983,441 | 6.5% | (439,042) | 217,064 | 0 | \$6.78 |
| North DuPage Ind | 518 | 38,954,209 | 1,887,589 | 2,054,678 | 5.3% | (125,429) | 89,000 | 812,930 | \$5.24 |
| North I-55 Corridor Ind | 485 | 29,682,670 | 2,769,773 | 2,769,773 | 9.3% | (359,302) | 0 | 282,933 | \$5.14 |
| North Kane/I-90 Ind | 597 | 31,342,410 | 2,782,880 | 2,877,780 | 9.2% | (256,076) | 82,922 | 852,553 | \$5.86 |
| North Lake County Ind | 648 | 37,615,143 | 3,366,852 | 3,425,742 | 9.1% | 823,693 | 626,848 | 0 | \$4.94 |
| Northwest Cook Ind | 702 | 28,779,970 | 2,488,794 | 2,488,794 | 8.6% | 338,552 | 423,726 | 271,200 | \$6.52 |
| OHare Ind | 2,157 | 99,087,909 | 4,448,185 | 4,515,300 | 4.6% | 1,214,656 | 112,862 | 714,982 | \$6.16 |
| Porter County Ind | 266 | 13,291,624 | 716,815 | 716,815 | 5.4% | 36,200 | 0 | 0 | \$4.33 |
| South Chicago Ind | 1,660 | 108,033,161 | 8,266,304 | 8,477,395 | 7.8% | 817,507 | 0 | 0 | \$5.19 |
| South I-55 Corridor Ind | 735 | 81,295,508 | 5,253,761 | 5,649,983 | 6.9% | 734,002 | 609,531 | 1,947,178 | \$5.13 |
| South Lake County Ind | 801 | 37,721,237 | 2,077,009 | 2,119,147 | 5.6% | 384,070 | 79,165 | 0 | \$6.15 |
| West Cook North Ind | 1,130 | 57,808,696 | 4,756,415 | 4,814,727 | 8.3% | (710,743) | 0 | 377,183 | \$5.21 |
| West Cook South Ind | 409 | 17,923,452 | 1,068,645 | 1,079,913 | 6.0% | 285,091 | 0 | 0 | \$5.01 |
| West Suburbs Ind | 958 | 34,533,804 | 1,132,987 | 1,210,635 | 3.5% | 245,966 | 0 | 15,072 | \$6.09 |
| Totals | 20,583 | 1,100,636,999 | 72,152,361 | 74,085,535 | 6.7% | 6,230,888 | 5,737,184 | 15,071,360 | \$5.35 |

Source: CoStar Property®

Chicago Industrial Market



Figures at a Glance

Total Industrial Submarket Statistics

Mid-Year 2016

| Market | Existing Inventory | | Vacancy | | | YTD Net Absorption | YTD Deliveries | Under Const SF | Quoted Rates |
|---------------------------|--------------------|----------------------|-------------------|-------------------|-------------|--------------------|------------------|-------------------|---------------|
| | # Blds | Total RBA | Direct SF | Total SF | Vac % | | | | |
| Central Kane / DuPage Ind | 941 | 52,689,466 | 2,583,421 | 2,609,641 | 5.0% | 290,260 | 299,520 | 1,619,274 | \$4.46 |
| Central Will Ind | 81 | 4,156,961 | 927,750 | 927,750 | 22.3% | 52,377 | 0 | 0 | \$3.88 |
| Far South Cook Ind | 325 | 25,615,136 | 1,563,731 | 1,563,731 | 6.1% | 75,931 | 0 | 0 | \$3.79 |
| I-88 West Ind | 1,220 | 68,430,623 | 3,462,321 | 3,663,630 | 5.4% | 928,345 | 1,419,828 | 375,040 | \$5.12 |
| Indiana Ind | 888 | 37,633,065 | 2,118,719 | 2,128,719 | 5.7% | 64,114 | 159,813 | 60,000 | \$4.39 |
| Joliet Area Ind | 982 | 63,489,588 | 5,156,457 | 5,178,457 | 8.2% | 886,854 | 1,616,905 | 5,304,218 | \$4.85 |
| Kenosha East Ind | 356 | 29,219,341 | 1,334,998 | 1,394,254 | 4.8% | 556,881 | 0 | 2,226,351 | \$4.43 |
| Kenosha West Ind | 24 | 643,732 | 3,196 | 3,196 | 0.5% | (3,196) | 0 | 0 | \$0.00 |
| McHenry County Ind | 860 | 32,114,331 | 3,220,900 | 3,252,525 | 10.1% | 201,860 | 0 | 117,446 | \$4.64 |
| Near South Cook Ind | 1,106 | 46,039,692 | 2,549,175 | 2,590,610 | 5.6% | 322,991 | 0 | 0 | \$5.73 |
| Near SW Suburbs Ind | 328 | 24,360,846 | 984,972 | 984,972 | 4.0% | 72,283 | 0 | 0 | \$4.72 |
| North Chicago Ind | 2,284 | 75,975,207 | 6,172,536 | 6,339,528 | 8.3% | (147,830) | 0 | 95,000 | \$7.91 |
| North Cook Ind | 1,159 | 52,149,883 | 3,447,838 | 3,672,981 | 7.0% | (453,895) | 217,064 | 0 | \$7.28 |
| North DuPage Ind | 562 | 39,964,732 | 1,996,516 | 2,163,605 | 5.4% | (124,361) | 89,000 | 812,930 | \$5.33 |
| North I-55 Corridor Ind | 513 | 30,155,216 | 2,786,027 | 2,786,027 | 9.2% | (355,762) | 0 | 282,933 | \$5.16 |
| North Kane/I-90 Ind | 647 | 34,743,217 | 2,971,302 | 3,077,722 | 8.9% | (256,008) | 82,922 | 985,553 | \$6.21 |
| North Lake County Ind | 702 | 39,459,456 | 3,503,446 | 3,562,336 | 9.0% | 824,177 | 626,848 | 0 | \$4.97 |
| Northwest Cook Ind | 921 | 36,509,715 | 3,597,112 | 3,626,843 | 9.9% | 422,180 | 423,726 | 271,200 | \$7.47 |
| OHare Ind | 2,329 | 106,276,263 | 5,045,372 | 5,119,126 | 4.8% | 1,271,705 | 112,862 | 714,982 | \$6.33 |
| Porter County Ind | 304 | 13,897,382 | 731,490 | 731,490 | 5.3% | 41,348 | 0 | 0 | \$4.96 |
| South Chicago Ind | 1,768 | 113,624,368 | 8,983,872 | 9,194,963 | 8.1% | 625,414 | 0 | 0 | \$5.55 |
| South I-55 Corridor Ind | 823 | 84,545,361 | 5,479,739 | 5,951,234 | 7.0% | 703,020 | 609,531 | 1,947,178 | \$5.62 |
| South Lake County Ind | 948 | 42,851,917 | 2,565,781 | 2,609,919 | 6.1% | 498,391 | 79,165 | 0 | \$6.83 |
| West Cook North Ind | 1,208 | 60,112,955 | 4,957,498 | 5,015,810 | 8.3% | (846,823) | 0 | 466,183 | \$5.21 |
| West Cook South Ind | 438 | 18,395,449 | 1,075,342 | 1,086,610 | 5.9% | 297,185 | 0 | 0 | \$5.04 |
| West Suburbs Ind | 1,084 | 39,203,937 | 1,565,078 | 1,642,726 | 4.2% | 351,013 | 0 | 15,072 | \$7.03 |
| Totals | 22,801 | 1,172,257,835 | 78,784,589 | 80,878,405 | 6.9% | 6,298,454 | 5,737,184 | 15,293,360 | \$5.71 |

Source: CoStar Property®



Chicago Industrial Market

Figures at a Glance

Flex Market Statistics

Mid-Year 2016

| Period | Existing Inventory | | Vacancy | | | Net Absorption | Deliveries | | UC Inventory | | Quoted Rates |
|---------|--------------------|------------|-----------|------------|-------|----------------|------------|-----------|--------------|-----------|--------------|
| | # Blds | Total RBA | Direct SF | Total SF | Vac % | | # Blds | Total RBA | # Blds | Total RBA | |
| 2016 2q | 2,218 | 71,620,840 | 6,632,228 | 6,792,870 | 9.5% | 254,521 | 0 | 0 | 2 | 222,000 | \$10.85 |
| 2016 1q | 2,218 | 71,620,840 | 6,930,047 | 7,047,391 | 9.8% | (186,955) | 0 | 0 | 1 | 133,000 | \$10.80 |
| 2015 4q | 2,218 | 71,620,840 | 6,737,872 | 6,860,436 | 9.6% | 277,412 | 0 | 0 | 1 | 133,000 | \$10.82 |
| 2015 3q | 2,218 | 71,620,840 | 7,029,761 | 7,137,848 | 10.0% | 356,968 | 1 | 336,000 | 0 | 0 | \$10.89 |
| 2015 2q | 2,219 | 71,463,330 | 7,263,240 | 7,337,306 | 10.3% | 43,202 | 0 | 0 | 1 | 336,000 | \$10.84 |
| 2015 1q | 2,219 | 71,463,330 | 7,334,675 | 7,380,508 | 10.3% | 50,612 | 0 | 0 | 1 | 336,000 | \$10.56 |
| 2014 | 2,220 | 71,523,330 | 7,453,437 | 7,491,120 | 10.5% | 888,968 | 2 | 342,288 | 1 | 336,000 | \$10.53 |
| 2013 | 2,225 | 71,852,220 | 8,677,835 | 8,708,978 | 12.1% | 638,675 | 2 | 33,450 | 2 | 342,288 | \$10.23 |
| 2012 | 2,224 | 71,989,735 | 9,393,151 | 9,485,168 | 13.2% | 328,882 | 2 | 119,300 | 1 | 3,450 | \$9.99 |
| 2011 | 2,224 | 72,218,435 | 9,934,902 | 10,042,750 | 13.9% | (379,750) | 1 | 147,000 | 2 | 119,300 | \$10.02 |
| 2010 | 2,223 | 72,071,435 | 9,285,882 | 9,516,000 | 13.2% | 224,775 | 3 | 115,969 | 1 | 147,000 | \$9.84 |
| 2009 | 2,221 | 71,991,466 | 9,222,062 | 9,660,806 | 13.4% | (1,997,210) | 9 | 273,052 | 3 | 115,969 | \$9.79 |
| 2008 | 2,212 | 71,718,414 | 7,157,432 | 7,390,544 | 10.3% | 632,110 | 14 | 1,085,253 | 4 | 167,132 | \$10.48 |
| 2007 | 2,199 | 70,789,684 | 6,984,929 | 7,093,924 | 10.0% | 1,325,543 | 19 | 1,110,979 | 11 | 1,005,466 | \$10.23 |
| 2006 | 2,180 | 69,678,705 | 7,138,123 | 7,308,488 | 10.5% | 1,309,028 | 24 | 578,414 | 16 | 1,747,460 | \$9.32 |
| 2005 | 2,158 | 69,139,824 | 7,961,927 | 8,078,635 | 11.7% | 514,686 | 16 | 847,086 | 21 | 625,128 | \$9.21 |

Source: CoStar Property®

Warehouse Market Statistics

Mid-Year 2016

| Period | Existing Inventory | | Vacancy | | | Net Absorption | Deliveries | | UC Inventory | | Quoted Rates |
|---------|--------------------|---------------|-------------|-------------|-------|----------------|------------|------------|--------------|------------|--------------|
| | # Blds | Total RBA | Direct SF | Total SF | Vac % | | # Blds | Total RBA | # Blds | Total RBA | |
| 2016 2q | 20,583 | 1,100,636,999 | 72,152,361 | 74,085,535 | 6.7% | 2,200,322 | 8 | 1,925,318 | 46 | 15,071,360 | \$5.35 |
| 2016 1q | 20,581 | 1,099,457,869 | 73,274,423 | 75,106,727 | 6.8% | 4,030,566 | 14 | 3,811,866 | 35 | 10,660,787 | \$5.35 |
| 2015 4q | 20,572 | 1,096,671,154 | 74,933,917 | 76,350,578 | 7.0% | 5,384,253 | 29 | 6,935,948 | 41 | 12,231,274 | \$5.24 |
| 2015 3q | 20,553 | 1,090,282,657 | 73,846,060 | 75,346,334 | 6.9% | 7,352,628 | 10 | 3,847,107 | 50 | 12,686,931 | \$5.22 |
| 2015 2q | 20,558 | 1,087,375,122 | 78,310,627 | 79,791,427 | 7.3% | 6,054,849 | 12 | 4,904,188 | 40 | 10,781,041 | \$5.13 |
| 2015 1q | 20,559 | 1,083,408,237 | 80,727,735 | 81,879,391 | 7.6% | 753,838 | 9 | 1,893,319 | 32 | 11,484,921 | \$5.03 |
| 2014 | 20,562 | 1,082,957,721 | 81,556,738 | 82,182,713 | 7.6% | 10,599,715 | 40 | 9,883,790 | 36 | 12,388,188 | \$4.97 |
| 2013 | 20,590 | 1,083,098,375 | 90,702,361 | 92,923,082 | 8.6% | 9,688,127 | 26 | 6,699,475 | 22 | 6,419,179 | \$4.86 |
| 2012 | 20,607 | 1,081,702,211 | 98,270,554 | 101,215,045 | 9.4% | 15,555,203 | 14 | 2,418,954 | 11 | 4,644,181 | \$4.72 |
| 2011 | 20,617 | 1,082,237,672 | 113,179,565 | 117,305,709 | 10.8% | 12,148,934 | 14 | 3,316,896 | 11 | 2,081,661 | \$4.62 |
| 2010 | 20,623 | 1,080,439,532 | 122,726,072 | 127,656,503 | 11.8% | 2,365,438 | 14 | 2,339,276 | 10 | 2,953,515 | \$4.63 |
| 2009 | 20,626 | 1,079,525,456 | 123,471,873 | 129,107,865 | 12.0% | (12,840,135) | 55 | 7,376,360 | 8 | 2,174,846 | \$4.83 |
| 2008 | 20,585 | 1,073,515,493 | 104,671,320 | 110,257,767 | 10.3% | 6,215,455 | 144 | 19,810,176 | 45 | 7,333,034 | \$4.95 |
| 2007 | 20,470 | 1,056,721,365 | 94,191,087 | 99,679,094 | 9.4% | 13,129,122 | 155 | 17,145,093 | 104 | 15,263,365 | \$4.88 |
| 2006 | 20,334 | 1,042,209,914 | 94,827,147 | 98,296,765 | 9.4% | 18,062,396 | 173 | 20,253,344 | 112 | 14,377,808 | \$4.80 |
| 2005 | 20,179 | 1,024,390,014 | 96,153,617 | 98,539,261 | 9.6% | 11,203,581 | 185 | 16,560,718 | 139 | 20,542,953 | \$4.72 |

Source: CoStar Property®

Total Industrial Market Statistics

Mid-Year 2016

| Period | Existing Inventory | | Vacancy | | | Net Absorption | Deliveries | | UC Inventory | | Quoted Rates |
|---------|--------------------|---------------|-------------|-------------|-------|----------------|------------|------------|--------------|------------|--------------|
| | # Blds | Total RBA | Direct SF | Total SF | Vac % | | # Blds | Total RBA | # Blds | Total RBA | |
| 2016 2q | 22,801 | 1,172,257,839 | 78,784,589 | 80,878,405 | 6.9% | 2,454,843 | 8 | 1,925,318 | 48 | 15,293,360 | \$5.71 |
| 2016 1q | 22,799 | 1,171,078,709 | 80,204,470 | 82,154,118 | 7.0% | 3,843,611 | 14 | 3,811,866 | 36 | 10,793,787 | \$5.69 |
| 2015 4q | 22,790 | 1,168,291,994 | 81,671,789 | 83,211,014 | 7.1% | 5,661,665 | 29 | 6,935,948 | 42 | 12,364,274 | \$5.58 |
| 2015 3q | 22,771 | 1,161,903,497 | 80,875,821 | 82,484,182 | 7.1% | 7,709,596 | 11 | 4,183,107 | 50 | 12,686,931 | \$5.55 |
| 2015 2q | 22,777 | 1,158,838,452 | 85,573,867 | 87,128,733 | 7.5% | 6,098,051 | 12 | 4,904,188 | 41 | 11,117,041 | \$5.47 |
| 2015 1q | 22,778 | 1,154,871,567 | 88,062,410 | 89,259,899 | 7.7% | 804,450 | 9 | 1,893,319 | 33 | 11,820,921 | \$5.36 |
| 2014 | 22,782 | 1,154,481,051 | 89,010,175 | 89,673,833 | 7.8% | 11,488,683 | 42 | 10,226,078 | 37 | 12,724,188 | \$5.29 |
| 2013 | 22,815 | 1,154,950,595 | 99,380,196 | 101,632,060 | 8.8% | 10,326,802 | 28 | 6,732,925 | 24 | 6,761,467 | \$5.14 |
| 2012 | 22,831 | 1,153,691,946 | 107,663,705 | 110,700,213 | 9.6% | 15,884,085 | 16 | 2,538,254 | 12 | 4,647,631 | \$4.99 |
| 2011 | 22,841 | 1,154,456,107 | 123,114,467 | 127,348,459 | 11.0% | 11,769,184 | 15 | 3,463,896 | 13 | 2,200,961 | \$4.87 |
| 2010 | 22,846 | 1,152,510,967 | 132,011,954 | 137,172,503 | 11.9% | 2,590,213 | 17 | 2,455,245 | 11 | 3,100,515 | \$4.87 |
| 2009 | 22,847 | 1,151,516,922 | 132,693,935 | 138,768,671 | 12.1% | (14,837,345) | 64 | 7,649,412 | 11 | 2,290,815 | \$5.06 |
| 2008 | 22,797 | 1,145,233,907 | 111,828,752 | 117,648,311 | 10.3% | 6,847,565 | 158 | 20,895,429 | 49 | 7,500,166 | \$5.19 |
| 2007 | 22,669 | 1,127,511,049 | 101,176,016 | 106,773,018 | 9.5% | 14,454,665 | 174 | 18,256,072 | 115 | 16,268,831 | \$5.16 |
| 2006 | 22,514 | 1,111,888,619 | 101,965,270 | 105,605,253 | 9.5% | 19,371,424 | 197 | 20,831,758 | 128 | 16,125,268 | \$5.04 |
| 2005 | 22,337 | 1,093,529,838 | 104,115,544 | 106,617,896 | 9.7% | 11,718,267 | 201 | 17,407,804 | 160 | 21,168,081 | \$5.00 |

Source: CoStar Property®

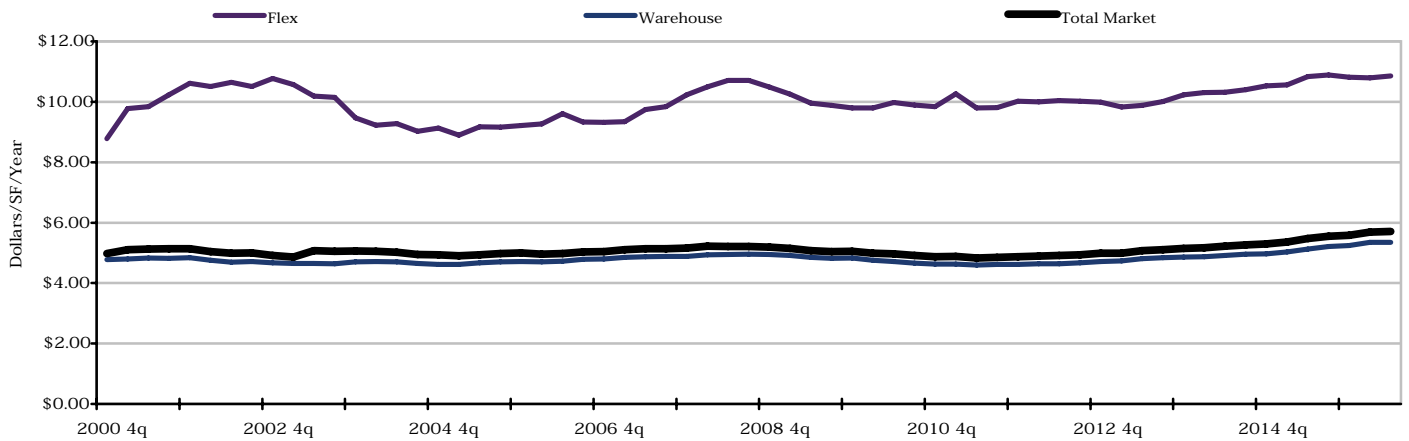
Chicago Industrial Market



Leasing Activity

Historical Rental Rates

Based on Quoted Rental Rates

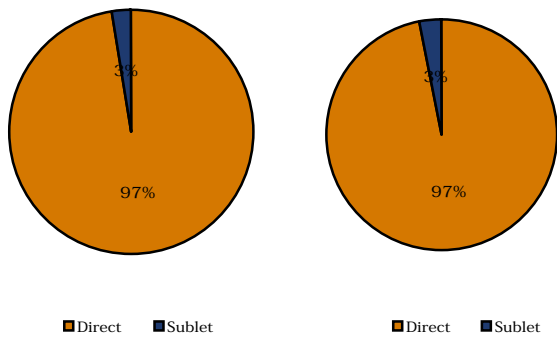


Source: CoStar Property®

Vacancy by Available Space Type

Percent of All Vacant Space in Direct vs. Sublet

Chicago United States

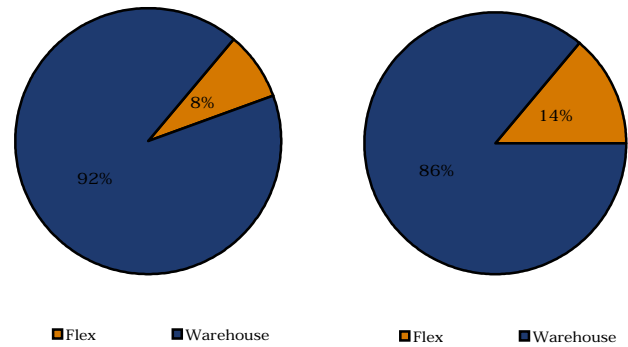


Source: CoStar Property®

Vacancy by Building Type

Percent of All Vacant Space by Building Type

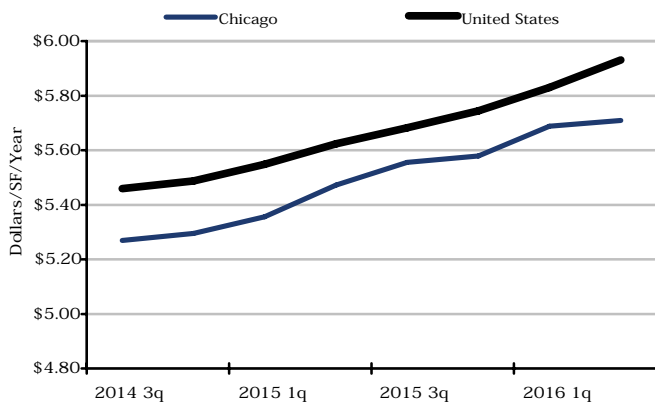
Chicago United States



Source: CoStar Property®

U.S. Rental Rate Comparison

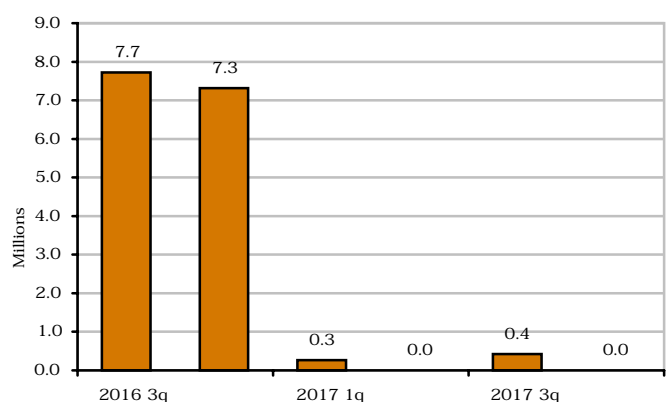
Based on Average Quoted Rental Rates



Source: CoStar Property®

Future Space Available

Space Scheduled to be Available for Occupancy*



Source: CoStar Property®

* Includes Under Construction Space

Select Top Industrial Leases Based on Leased Square Footage For Deals Signed in 2016

| Building | Submarket | SF | Qtr | Tenant Name | Tenant Rep Company | Landlord Rep Company | |
|----------|-----------------------------------------|-------------------------|---------|-------------|---------------------------------|------------------------------|------------------------------|
| 1 | 1125 Remington Blvd | South I-55 Corridor Ind | 767,161 | 2nd | Amazon | Cushman & Wakefield | NAI Hiffman |
| 2 | Amazon Distribution Center | Joliet Area Ind | 746,772 | 2nd | Amazon | Cushman & Wakefield | Cushman & Wakefield |
| 3 | 25850 S Ridgeland Ave | Central Will Ind | 718,761 | 1st | Reviva Logistics | JLL | CBRE |
| 4 | Heartland Corporate Center - Bldg I* | Joliet Area Ind | 507,187 | 1st | Jacobson Companies | Direct Deal | Colliers International |
| 5 | Windham Industrial Center VI | South I-55 Corridor Ind | 453,568 | 2nd | RoomPlace | N/A | Colliers International |
| 6 | White Oak Center II | I-88 West Ind | 427,991 | 1st | GFX Corporation | N/A | N/A |
| 7 | CenterPoint Intermodal Center - Bldg 8 | Joliet Area Ind | 415,800 | 2nd | N/A | N/A | NAI Hiffman |
| 8 | CenterPoint Intermodal Center - Bldg 8 | Joliet Area Ind | 383,494 | 2nd | Samsung | CBRE | NAI Hiffman |
| 9 | CenterPoint Intermodal Center - Bldg 8* | Joliet Area Ind | 383,206 | 2nd | Cypress Medical Products | N/A | NAI Hiffman |
| 10 | Bolingbrook Corp. Ctr West - Bldg III | South I-55 Corridor Ind | 382,228 | 1st | Ghirardelli Chocolate Company | ProVenture | NAI Hiffman |
| 11 | 21399 Torrence Ave | Far South Cook Ind | 372,835 | 1st | Nufarm | NAI Hiffman | STAG Industrial Mgmt LLC |
| 12 | Heritage Crossing - Building #7 | Joliet Area Ind | 363,224 | 1st | LG Electronics | Cushman & Wakefield | NAI Hiffman |
| 13 | Remington Lakes I | South I-55 Corridor Ind | 325,144 | 2nd | N/A | N/A | Colliers International |
| 14 | Bolingbrook Point Corporate Ctr | South I-55 Corridor Ind | 317,076 | 1st | Fresh Thyme Farmer's Market | N/A | CBRE |
| 15 | Fujifilm Graphic Systems Division HQ* | North DuPage Ind | 312,251 | 1st | Fujifilm U.S.A., Inc. | N/A | N/A |
| 16 | Pinnacle Business Center | South I-55 Corridor Ind | 280,962 | 2nd | RoomPlace | N/A | Lee & Associates |
| 17 | 9801 80th Ave | Kenosha East Ind | 277,454 | 1st | Kem Krest, LLC | The Barry Company | JLL |
| 18 | 355 Corporate Center - Phase I | Joliet Area Ind | 273,640 | 1st | UPS | Jupiter Realty Services | Nicolson Porter & List, Inc. |
| 19 | 7557 S 78th Ave* | North I-55 Corridor Ind | 254,443 | 1st | HOB0 Oak Creek Distribution | Direct Deal | NAI Hiffman |
| 20 | Rock Run Business Park - Bldg VIII | Joliet Area Ind | 252,356 | 2nd | N/A | Colliers International | Lee & Associates |
| 21 | 365 Crossing Rd* | South I-55 Corridor Ind | 248,744 | 2nd | Rock TENN Company | Colliers International | NAI Hiffman |
| 22 | 1 Innovation Dr* | O'Hare Ind | 245,610 | 1st | IMS/AMCO Engineered Products | N/A | N/A |
| 23 | Windgate Distribution Center | South I-55 Corridor Ind | 230,081 | 1st | Bosch Automotive | Cushman & Wakefield | Direct Deal |
| 24 | 777 Mark St | O'Hare Ind | 227,800 | 1st | D&W Fine Pack | JLL | JLL |
| 25 | Century Steel | Far South Cook Ind | 223,517 | 2nd | N/A | N/A | Colliers International |
| 26 | 5650 Centerpoint Ct | North Lake County Ind | 213,141 | 1st | HandiFoil Corporation | Avison Young | CBRE |
| 27 | 2400 Internationale Pky* | South I-55 Corridor Ind | 197,462 | 2nd | Graham Packaging Co | N/A | Cushman & Wakefield |
| 28 | Rock Run Inventory Facility V* | Joliet Area Ind | 192,390 | 1st | Veritiv Corp | Direct Deal | Cushman & Wakefield |
| 29 | Rock Run Bldg IX | Joliet Area Ind | 191,260 | 1st | Ecolab, Inc. | Korman, Lederer & Associates | CBRE |
| 30 | 45 Albrecht Dr | South Lake County Ind | 190,623 | 1st | Homewerks Worldwide, LLC | Colliers International | Avison Young |
| 31 | Highland Corporate Center - Bldg 2 | South I-55 Corridor Ind | 164,355 | 1st | Menasha Packaging Company, LLC | Avison Young | Cushman & Wakefield |
| 32 | 1880 Country Farm Dr* | I-88 West Ind | 163,915 | 2nd | Gea Farm Technologies Inc. | CBRE | Direct Deal |
| 33 | Butterfield Distribution Center II | I-88 West Ind | 160,047 | 1st | Cherryman Industries Inc | N/A | CBRE |
| 34 | Butterfield Distribution Center II | I-88 West Ind | 160,000 | 2nd | N/A | N/A | CBRE |
| 35 | Nexeo Plastics BTS | I-88 West Ind | 160,000 | 2nd | Nexeo Plastics | N/A | N/A |
| 36 | Facility #1 | North I-55 Corridor Ind | 156,114 | 2nd | GPA Substrates | N/A | Cushman & Wakefield |
| 37 | Aurora Distribution Center - Bldg I | I-88 West Ind | 147,115 | 2nd | N/A | Direct Deal | Lee & Associates |
| 38 | 7300 S Narragansett Ave | Near SW Suburbs Ind | 142,000 | 1st | Archer Wire International Corp. | N/A | N/A |
| 39 | Whole Food Distribution Center | South Chicago Ind | 140,000 | 1st | Whole Foods Market Dstrbtn Ctr | N/A | N/A |
| 40 | Ridge Brewster Creek | Northwest Cook Ind | 135,600 | 2nd | N/A | CBRE | Newmark Grubb Knight Frank |

Source: CoStar Property®

* Renewal

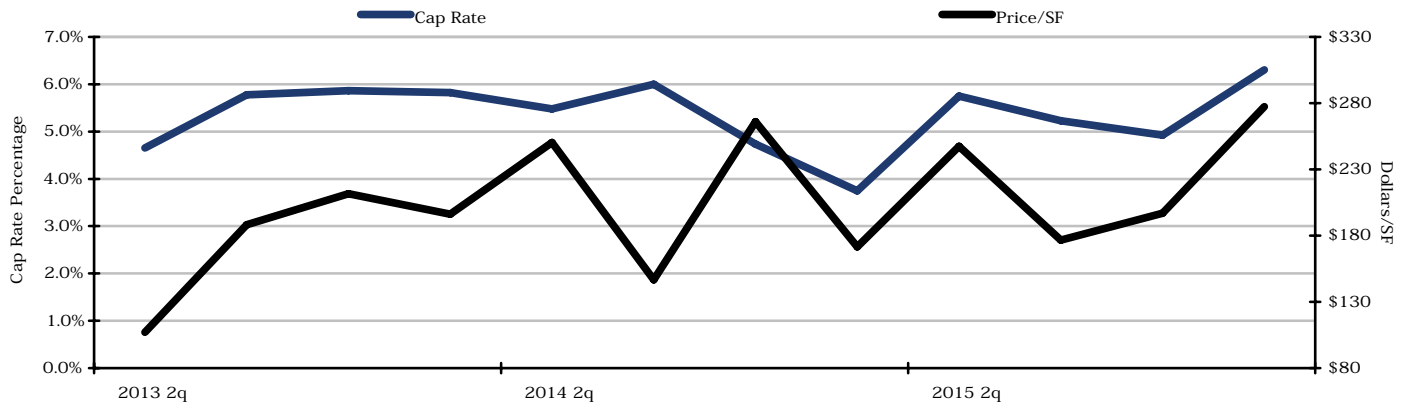
Chicago Industrial Market



Sales Activity

The Optimist Sales Index

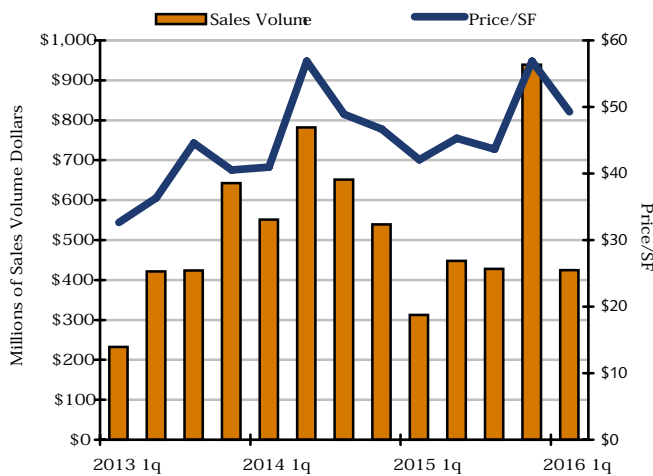
Average of Two Highest Price/SF's and Two Lowest Cap Rates Per Quarter



Source: CoStar COMPS®

Sales Volume & Price

Based on Industrial Building Sales of 15,000 SF and Larger



Source: CoStar COMPS®

Sales Analysis by Building Size

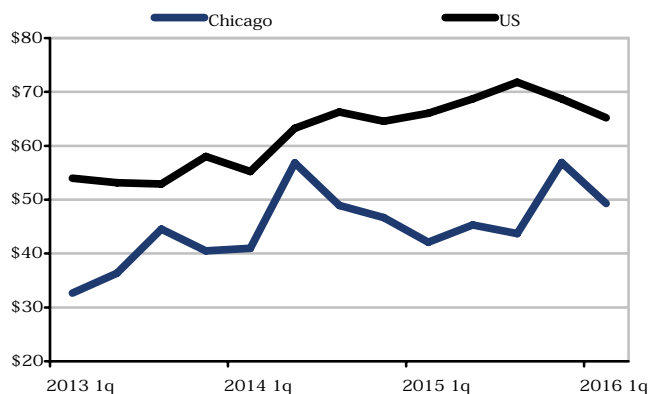
Based on Industrial Bldg Sales From April 2015 - March 2016

| Bldg Size | # | RBA | \$ Volume | Price/SF | Cap Rate |
|--------------|-----|------------|---------------|----------|----------|
| < 25,000 SF | 290 | 3,882,994 | \$303,961,773 | \$ 78.28 | 8.23% |
| 25K-99K SF | 250 | 12,798,863 | \$647,080,038 | \$ 50.56 | 8.70% |
| 100K-249K SF | 79 | 11,559,823 | \$501,152,311 | \$ 43.35 | 7.89% |
| >250K SF | 36 | 18,083,078 | \$953,724,785 | \$ 52.74 | 6.45% |

Source: CoStar COMPS®

U.S. Price/SF Comparison

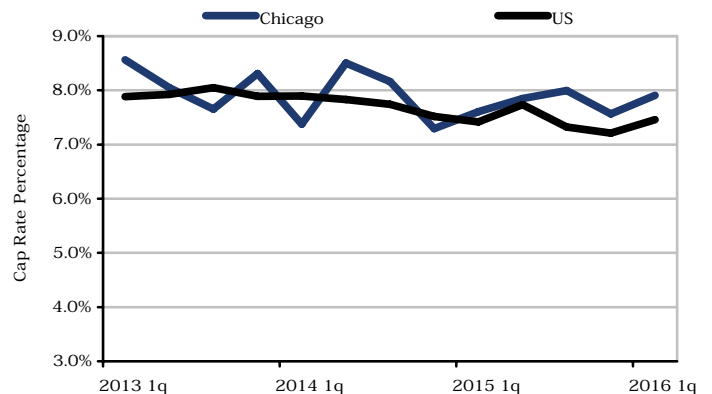
Based on Industrial Building Sales of 15,000 SF and Larger



Source: CoStar COMPS®

U.S. Cap Rate Comparison

Based on Industrial Building Sales of 15,000 SF and Larger



Source: CoStar COMPS®

Select Top Sales

Based on Sales from April 2015 Through June 2016

1. Prime Industrial Portfolio



Schaumburg

Price: **\$98,901,000**
 Price/SF: **\$49.57**
 Cap Rate: **7.27%**
 RBA: **1,995,150**
 Date: **10/20/2015**
 Year Built: **1976**
 Buyer: **AEW Capital Management**
 Seller: **TA Realty**

2. Turnberry Lakes Business Park



Roselle

Price: **\$83,501,500**
 Price/SF: **\$117.52**
 Cap Rate: **4.85%**
 RBA: **710,523**
 Date: **12/28/2015**
 Year Built: **2015**
 Buyer: **RREEF America REIT III Corp.**
 Seller: **LaSalle Investment Management**

3. 771 W Crossroads Pky



Bolingbrook

Price: **\$69,600,000**
 Price/SF: **\$87.40**
 Cap Rate: **5.25%**
 RBA: **796,349**
 Date: **12/11/2015**
 Year Built: **2008**
 Buyer: **Industrial Property Trust**
 Seller: **LaSalle Investment Management**

4. 7950 W 185th St



Tinley Park

Price: **\$63,150,000**
 Price/SF: **\$51.26**
 Cap Rate: **N/A**
 RBA: **1,231,950**
 Date: **4/27/2016**
 Year Built: **2002**
 Buyer: **Hillwood**
 Seller: **CBRE Global Investors Ltd**

5. LogistiCenter



Mc Cook

Price: **\$59,900,000**
 Price/SF: **\$90.00**
 Cap Rate: **N/A**
 RBA: **665,549**
 Date: **4/5/2016**
 Year Built: **2014**
 Buyer: **Heitman**
 Seller: **Dermody Properties**

6. 525 Northwest Ave



Northlake

Price: **\$48,750,000**
 Price/SF: **\$82.88**
 Cap Rate: **N/A**
 RBA: **588,233**
 Date: **1/15/2016**
 Year Built: **2015**
 Buyer: **PGIM Real Estate**
 Seller: **Bridge Development Partners, LLC**

7. I-88 Gateway Logistics Center



Aurora

Price: **\$46,200,000**
 Price/SF: **\$76.42**
 Cap Rate: **5.04%**
 RBA: **604,565**
 Date: **11/13/2015**
 Year Built: **2014**
 Buyer: **American Realty Advisors**
 Seller: **USAA Real Estate Company**

8. 5727 95th Ave



Kenosha

Price: **\$44,000,000**
 Price/SF: **\$54.71**
 Cap Rate: **7.25%**
 RBA: **804,310**
 Date: **12/23/2015**
 Year Built: **1999**
 Buyer: **Darwin Realty & Development Corp.**
 Seller: **Venture One Real Estate, LLC**

9. J.P. Morgan-Exeter Chicago Industri



Portage

Price: **\$43,000,000**
 Price/SF: **\$48.07**
 Cap Rate: **N/A**
 RBA: **894,585**
 Date: **4/7/2015**
 Year Built: **1995**
 Buyer: **Exeter Property Group**
 Seller: **J.P. Morgan Investment Mgmt. Inc.**

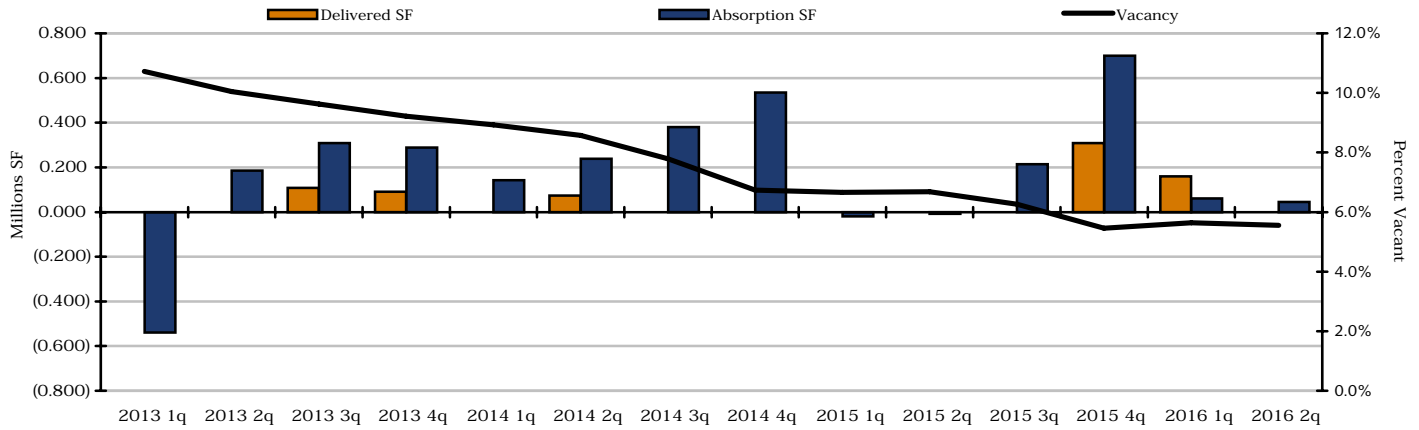
Chicago Industrial Market



Indiana Market MARKET HIGHLIGHTS - Flex & Warehouse

Deliveries, Absorption & Vacancy

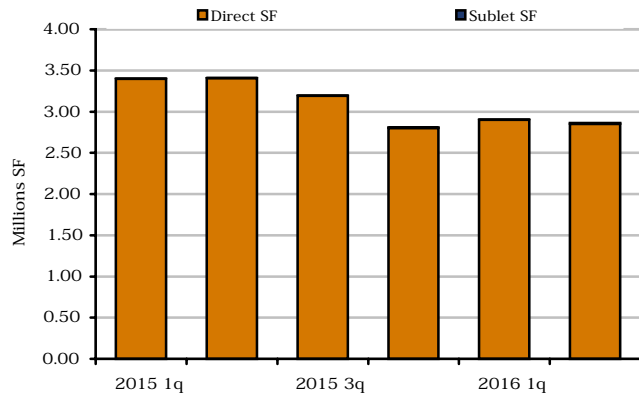
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Vacant Space

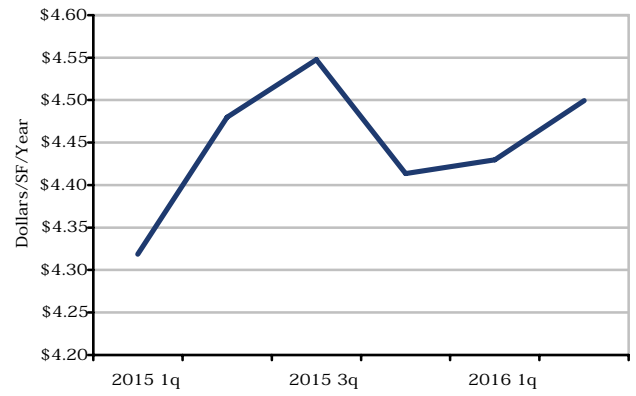
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, Flex and Warehouse



Source: CoStar Property®

| Period | Existing Inventory | | Vacancy | | Net Absorption | Delivered Inventory | | UC Inventory | | Quoted Rates |
|---------|--------------------|------------|-----------|-----------|----------------|---------------------|-----------|--------------|-----------|--------------|
| | # Bldgs | Total RBA | Vacant SF | Vacancy % | | # Bldgs | Total RBA | # Bldgs | Total RBA | |
| 2016 2q | 1,192 | 51,530,447 | 2,860,209 | 5.6% | 45,193 | 0 | 0 | 2 | 60,000 | \$4.50 |
| 2016 1q | 1,192 | 51,530,447 | 2,905,402 | 5.6% | 60,269 | 1 | 159,813 | 2 | 60,000 | \$4.43 |
| 2015 4q | 1,191 | 51,370,634 | 2,805,858 | 5.5% | 700,188 | 2 | 309,100 | 3 | 219,813 | \$4.41 |
| 2015 3q | 1,189 | 51,061,534 | 3,196,946 | 6.3% | 214,530 | 0 | 0 | 4 | 488,913 | \$4.55 |
| 2015 2q | 1,189 | 51,061,534 | 3,411,476 | 6.7% | (7,981) | 0 | 0 | 2 | 309,100 | \$4.48 |
| 2015 1q | 1,189 | 51,061,534 | 3,403,495 | 6.7% | (19,069) | 0 | 0 | 2 | 309,100 | \$4.32 |
| 2014 4q | 1,190 | 51,121,534 | 3,444,426 | 6.7% | 534,901 | 0 | 0 | 2 | 309,100 | \$4.18 |
| 2014 3q | 1,190 | 51,121,534 | 3,979,327 | 7.8% | 380,902 | 0 | 0 | 1 | 300,000 | \$4.22 |
| 2014 2q | 1,191 | 51,147,534 | 4,386,229 | 8.6% | 237,977 | 2 | 74,414 | 0 | 0 | \$4.11 |
| 2014 1q | 1,190 | 51,085,389 | 4,562,061 | 8.9% | 142,375 | 0 | 0 | 2 | 74,414 | \$4.06 |
| 2013 4q | 1,191 | 51,092,689 | 4,711,736 | 9.2% | 288,111 | 2 | 90,866 | 2 | 74,414 | \$4.10 |
| 2013 3q | 1,189 | 51,001,823 | 4,908,981 | 9.6% | 308,426 | 2 | 108,068 | 3 | 141,154 | \$4.08 |
| 2013 2q | 1,188 | 50,898,555 | 5,114,139 | 10.0% | 185,846 | 0 | 0 | 4 | 198,934 | \$3.86 |
| 2013 1q | 1,189 | 51,077,555 | 5,478,985 | 10.7% | (538,612) | 0 | 0 | 3 | 189,934 | \$3.75 |
| 2012 4q | 1,189 | 51,077,555 | 4,940,373 | 9.7% | (6,748) | 0 | 0 | 1 | 100,000 | \$3.73 |
| 2012 3q | 1,189 | 51,077,555 | 4,933,625 | 9.7% | (7,505) | 0 | 0 | 0 | 0 | \$3.80 |

Source: CoStar Property®



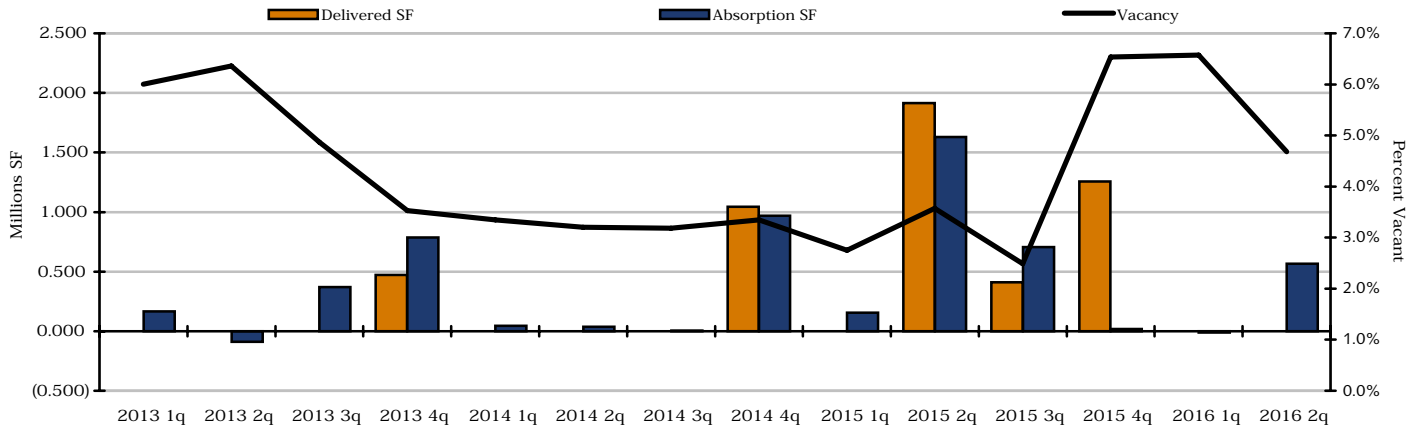
Chicago Industrial Market

Kenosha County Market

MARKET HIGHLIGHTS - Flex & Warehouse

Deliveries, Absorption & Vacancy

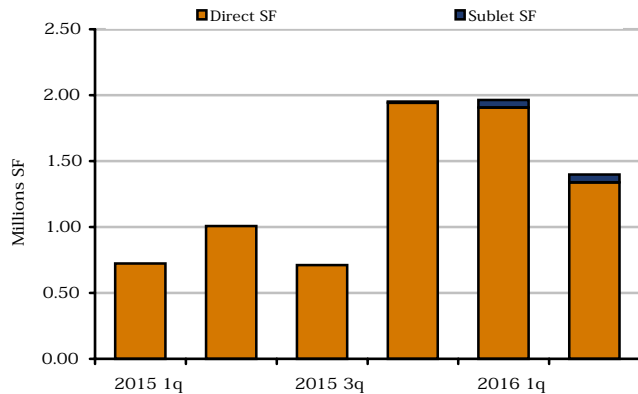
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Vacant Space

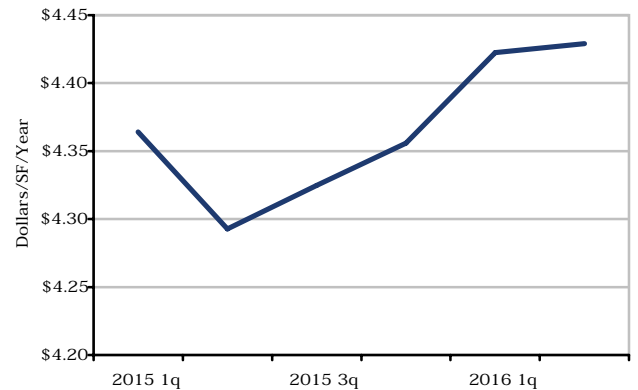
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, Flex and Warehouse



Source: CoStar Property®

| Period | Existing Inventory | | Vacancy | | Net Absorption | Delivered Inventory | | UC Inventory | | Quoted Rates |
|---------|--------------------|------------|-----------|-----------|----------------|---------------------|-----------|--------------|-----------|--------------|
| | # Bldgs | Total RBA | Vacant SF | Vacancy % | | # Bldgs | Total RBA | # Bldgs | Total RBA | |
| 2016 2q | 380 | 29,863,073 | 1,397,450 | 4.7% | 566,204 | 0 | 0 | 4 | 2,226,351 | \$4.43 |
| 2016 1q | 380 | 29,863,073 | 1,963,654 | 6.6% | (12,519) | 0 | 0 | 1 | 601,491 | \$4.42 |
| 2015 4q | 380 | 29,863,073 | 1,951,135 | 6.5% | 17,392 | 2 | 1,257,165 | 1 | 601,491 | \$4.36 |
| 2015 3q | 378 | 28,605,908 | 711,362 | 2.5% | 706,906 | 1 | 411,415 | 2 | 1,257,165 | \$4.32 |
| 2015 2q | 377 | 28,194,493 | 1,006,853 | 3.6% | 1,630,514 | 3 | 1,913,740 | 3 | 1,668,580 | \$4.29 |
| 2015 1q | 374 | 26,280,753 | 723,627 | 2.8% | 156,487 | 0 | 0 | 5 | 3,409,155 | \$4.36 |
| 2014 4q | 374 | 26,280,753 | 880,114 | 3.3% | 968,265 | 3 | 1,044,409 | 5 | 3,409,155 | \$4.30 |
| 2014 3q | 371 | 25,236,344 | 803,970 | 3.2% | 4,351 | 0 | 0 | 6 | 3,521,149 | \$4.19 |
| 2014 2q | 371 | 25,236,344 | 808,321 | 3.2% | 36,008 | 0 | 0 | 4 | 2,060,149 | \$4.11 |
| 2014 1q | 371 | 25,236,344 | 844,329 | 3.3% | 46,034 | 0 | 0 | 1 | 513,976 | \$4.02 |
| 2013 4q | 371 | 25,236,344 | 890,363 | 3.5% | 786,387 | 1 | 471,043 | 1 | 513,976 | \$4.10 |
| 2013 3q | 370 | 24,765,301 | 1,205,707 | 4.9% | 369,652 | 0 | 0 | 1 | 471,043 | \$4.13 |
| 2013 2q | 370 | 24,765,301 | 1,575,359 | 6.4% | (89,266) | 0 | 0 | 1 | 471,043 | \$4.14 |
| 2013 1q | 370 | 24,765,301 | 1,486,093 | 6.0% | 164,906 | 0 | 0 | 0 | 0 | \$4.09 |
| 2012 4q | 372 | 26,950,905 | 3,836,603 | 14.2% | (380,421) | 0 | 0 | 0 | 0 | \$4.15 |
| 2012 3q | 372 | 26,950,905 | 3,456,182 | 12.8% | 485,287 | 0 | 0 | 0 | 0 | \$4.10 |

Source: CoStar Property®

Chicago Industrial Market

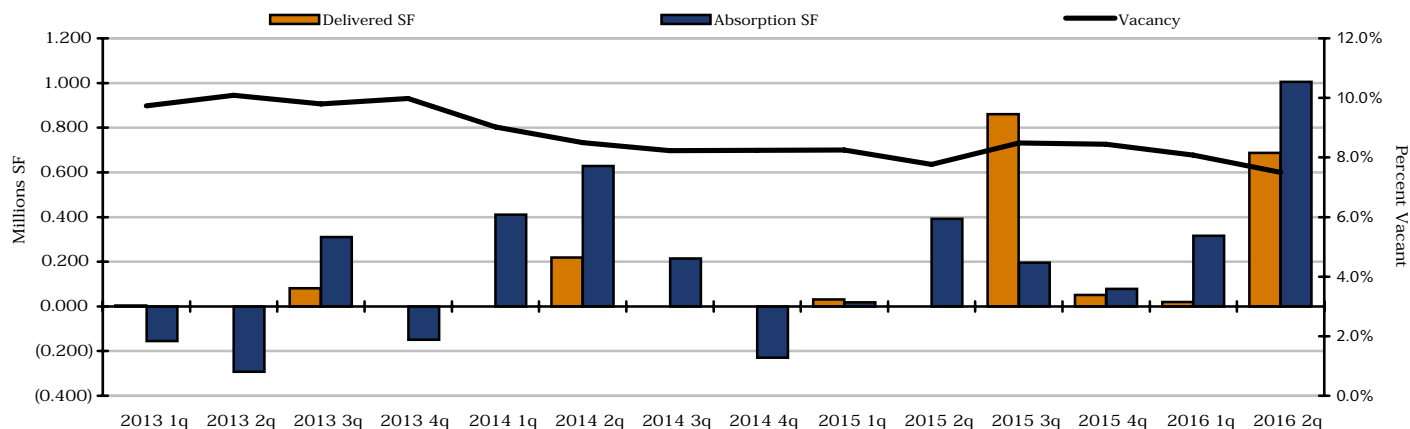


Lake County Market

MARKET HIGHLIGHTS - Flex & Warehouse

Deliveries, Absorption & Vacancy

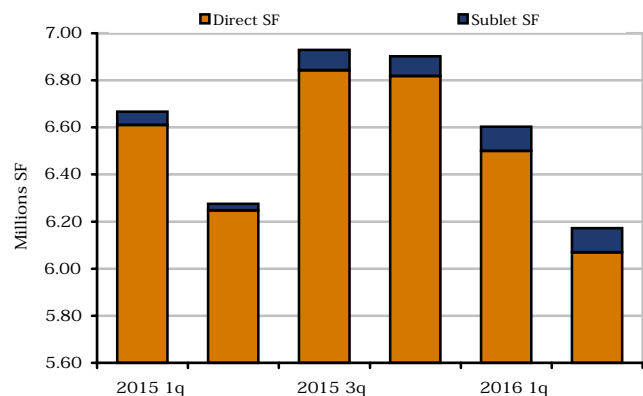
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Vacant Space

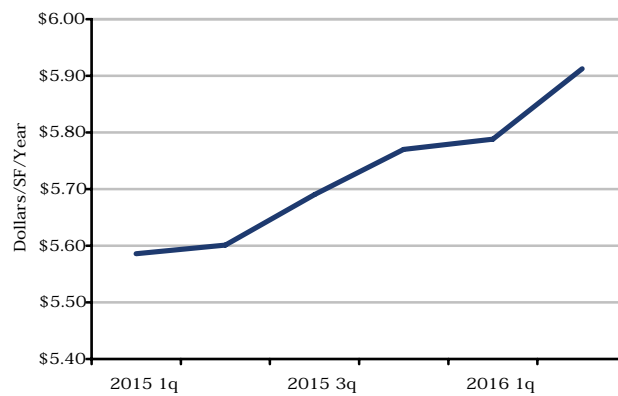
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, Flex and Warehouse



Source: CoStar Property®

| Period | Existing Inventory | | Vacancy | | Net Absorption | Delivered Inventory | | UC Inventory | | Quoted Rates |
|---------|--------------------|------------|-----------|-----------|----------------|---------------------|-----------|--------------|-----------|--------------|
| | # Bldgs | Total RBA | Vacant SF | Vacancy % | | # Bldgs | Total RBA | # Bldgs | Total RBA | |
| 2016 2q | 1,650 | 82,311,373 | 6,172,255 | 7.5% | 1,005,721 | 3 | 687,013 | 0 | 0 | \$5.91 |
| 2016 1q | 1,648 | 81,737,110 | 6,603,713 | 8.1% | 316,847 | 1 | 19,000 | 3 | 687,013 | \$5.79 |
| 2015 4q | 1,647 | 81,718,110 | 6,901,560 | 8.4% | 78,739 | 1 | 51,000 | 4 | 706,013 | \$5.77 |
| 2015 3q | 1,646 | 81,667,110 | 6,929,299 | 8.5% | 195,187 | 3 | 860,488 | 4 | 716,848 | \$5.69 |
| 2015 2q | 1,644 | 80,817,689 | 6,275,065 | 7.8% | 392,390 | 0 | 0 | 5 | 930,488 | \$5.60 |
| 2015 1q | 1,644 | 80,817,689 | 6,667,455 | 8.2% | 18,873 | 1 | 31,000 | 3 | 860,488 | \$5.59 |
| 2014 4q | 1,643 | 80,786,689 | 6,655,328 | 8.2% | (230,202) | 0 | 0 | 4 | 891,488 | \$5.61 |
| 2014 3q | 1,644 | 81,031,830 | 6,670,267 | 8.2% | 215,021 | 0 | 0 | 4 | 891,488 | \$5.73 |
| 2014 2q | 1,644 | 81,031,830 | 6,885,288 | 8.5% | 628,192 | 1 | 218,500 | 0 | 0 | \$5.73 |
| 2014 1q | 1,643 | 80,813,330 | 7,294,980 | 9.0% | 410,682 | 0 | 0 | 1 | 218,500 | \$5.76 |
| 2013 4q | 1,644 | 81,213,330 | 8,105,662 | 10.0% | (148,992) | 0 | 0 | 1 | 218,500 | \$5.83 |
| 2013 3q | 1,644 | 81,213,330 | 7,956,670 | 9.8% | 311,039 | 1 | 81,000 | 1 | 218,500 | \$5.73 |
| 2013 2q | 1,643 | 81,132,330 | 8,186,709 | 10.1% | (293,021) | 0 | 0 | 1 | 81,000 | \$5.65 |
| 2013 1q | 1,643 | 81,132,330 | 7,893,688 | 9.7% | (154,462) | 1 | 3,450 | 1 | 81,000 | \$5.64 |
| 2012 4q | 1,642 | 81,128,880 | 7,735,776 | 9.5% | 618,444 | 0 | 0 | 1 | 3,450 | \$5.62 |
| 2012 3q | 1,643 | 81,320,880 | 8,546,220 | 10.5% | 318,929 | 0 | 0 | 1 | 3,450 | \$5.63 |

Source: CoStar Property®



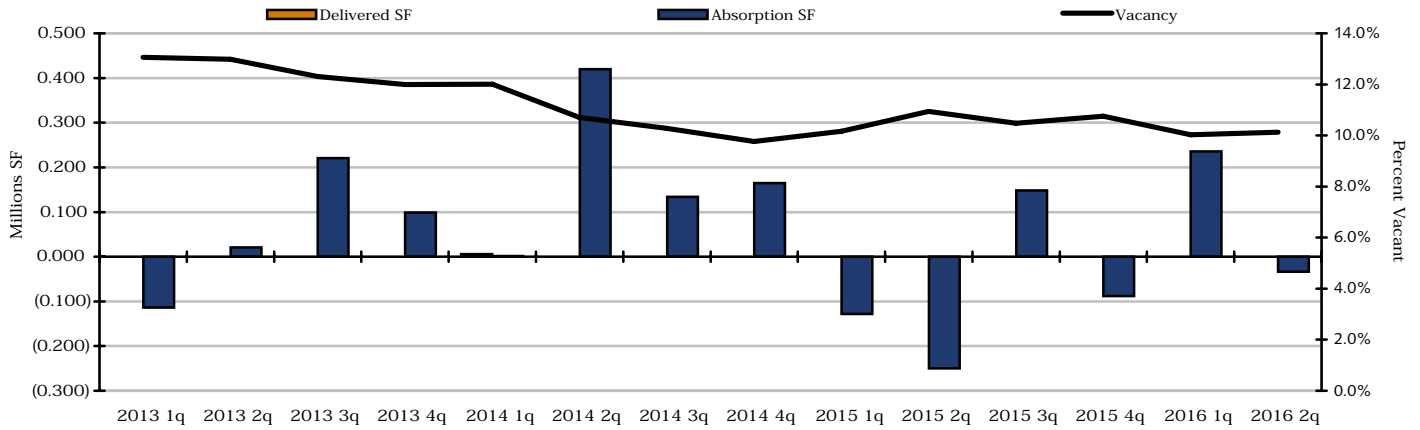
Chicago Industrial Market

McHenry County Market

MARKET HIGHLIGHTS - Flex & Warehouse

Deliveries, Absorption & Vacancy

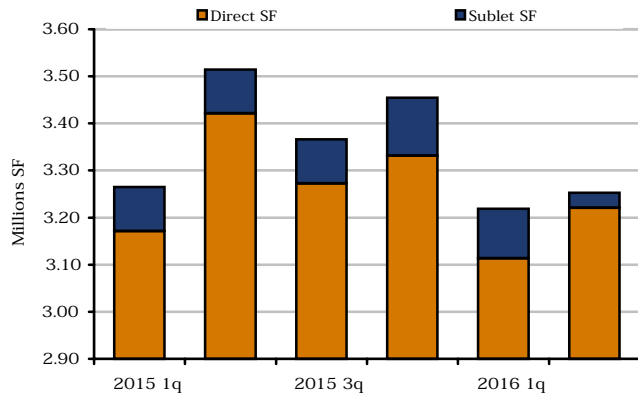
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Vacant Space

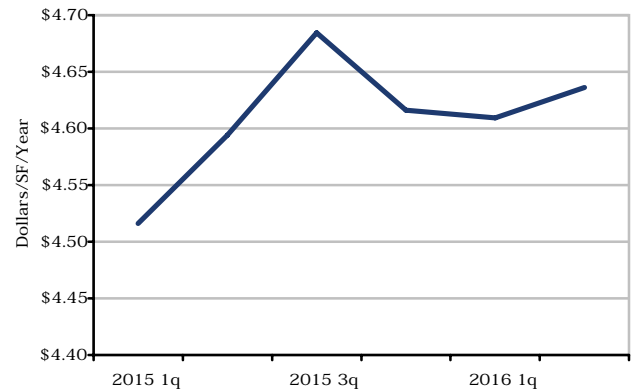
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, Flex and Warehouse



Source: CoStar Property®

| Period | Existing Inventory | | Vacancy | | Net Absorption | Delivered Inventory | | UC Inventory | | Quoted Rates |
|---------|--------------------|------------|-----------|-----------|----------------|---------------------|-----------|--------------|-----------|--------------|
| | # Bldgs | Total RBA | Vacant SF | Vacancy % | | # Bldgs | Total RBA | # Bldgs | Total RBA | |
| 2016 2q | 860 | 32,114,331 | 3,252,525 | 10.1% | (33,793) | 0 | 0 | 1 | 117,446 | \$4.64 |
| 2016 1q | 860 | 32,114,331 | 3,218,732 | 10.0% | 235,653 | 0 | 0 | 0 | 0 | \$4.61 |
| 2015 4q | 860 | 32,114,331 | 3,454,385 | 10.8% | (88,265) | 0 | 0 | 0 | 0 | \$4.62 |
| 2015 3q | 860 | 32,114,331 | 3,366,120 | 10.5% | 148,456 | 0 | 0 | 0 | 0 | \$4.68 |
| 2015 2q | 860 | 32,114,331 | 3,514,576 | 10.9% | (249,597) | 0 | 0 | 0 | 0 | \$4.59 |
| 2015 1q | 860 | 32,114,331 | 3,264,979 | 10.2% | (127,896) | 0 | 0 | 0 | 0 | \$4.52 |
| 2014 4q | 860 | 32,114,331 | 3,137,083 | 9.8% | 165,076 | 0 | 0 | 0 | 0 | \$4.62 |
| 2014 3q | 860 | 32,114,331 | 3,302,159 | 10.3% | 134,006 | 0 | 0 | 0 | 0 | \$4.57 |
| 2014 2q | 860 | 32,114,331 | 3,436,165 | 10.7% | 419,914 | 0 | 0 | 0 | 0 | \$4.56 |
| 2014 1q | 860 | 32,114,331 | 3,856,079 | 12.0% | 1,815 | 1 | 6,000 | 0 | 0 | \$4.52 |
| 2013 4q | 859 | 32,108,331 | 3,851,894 | 12.0% | 98,694 | 0 | 0 | 1 | 6,000 | \$4.63 |
| 2013 3q | 859 | 32,108,331 | 3,950,588 | 12.3% | 220,465 | 0 | 0 | 1 | 6,000 | \$4.61 |
| 2013 2q | 859 | 32,108,331 | 4,171,053 | 13.0% | 20,509 | 0 | 0 | 0 | 0 | \$4.51 |
| 2013 1q | 859 | 32,108,331 | 4,191,562 | 13.1% | (113,774) | 0 | 0 | 0 | 0 | \$4.56 |
| 2012 4q | 859 | 32,108,331 | 4,077,788 | 12.7% | 71,938 | 0 | 0 | 0 | 0 | \$4.50 |
| 2012 3q | 859 | 32,108,331 | 4,149,726 | 12.9% | (236,588) | 0 | 0 | 0 | 0 | \$4.74 |

Source: CoStar Property®

Chicago Industrial Market

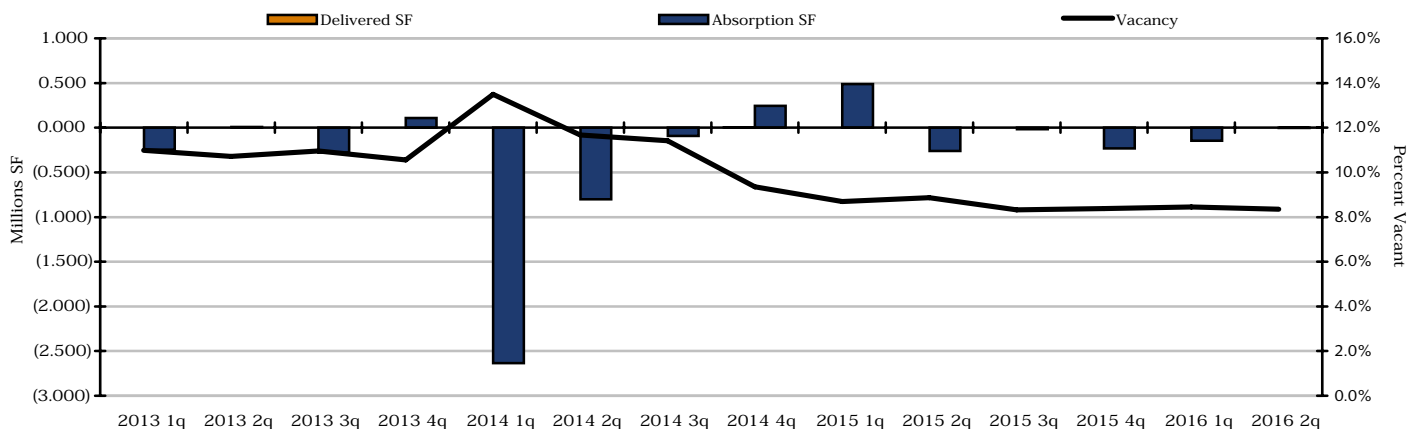


North Chicago Market

MARKET HIGHLIGHTS - Flex & Warehouse

Deliveries, Absorption & Vacancy

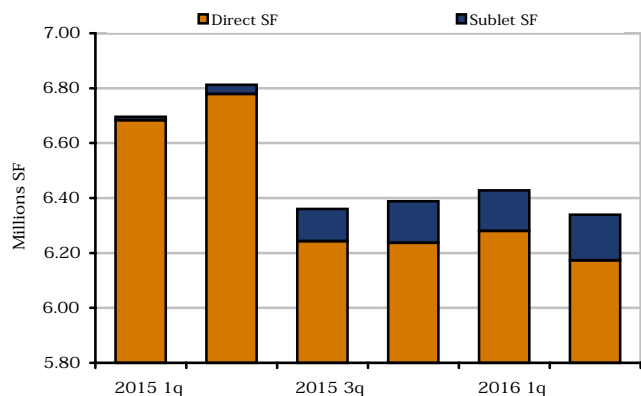
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Vacant Space

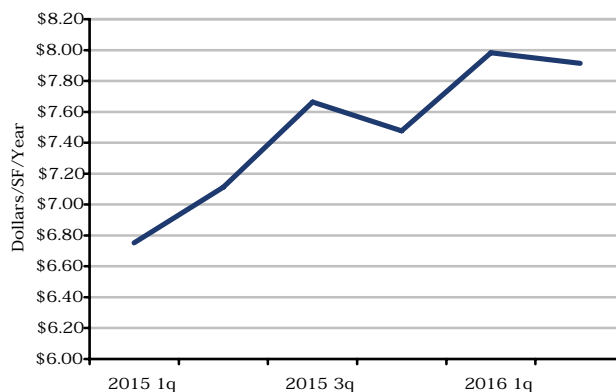
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, Flex and Warehouse



Source: CoStar Property®

| Period | Existing Inventory | | Vacancy | | Net Absorption | Delivered Inventory | | UC Inventory | | Quoted Rates |
|---------|--------------------|------------|------------|-----------|----------------|---------------------|-----------|--------------|-----------|--------------|
| | # Bldgs | Total RBA | Vacant SF | Vacancy % | | # Bldgs | Total RBA | # Bldgs | Total RBA | |
| 2016 2q | 2,284 | 75,975,207 | 6,339,528 | 8.3% | (2,041) | 0 | 0 | 2 | 95,000 | \$7.91 |
| 2016 1q | 2,285 | 76,065,207 | 6,427,487 | 8.4% | (145,789) | 0 | 0 | 2 | 95,000 | \$7.98 |
| 2015 4q | 2,287 | 76,171,480 | 6,387,971 | 8.4% | (232,742) | 0 | 0 | 2 | 95,000 | \$7.48 |
| 2015 3q | 2,293 | 76,376,383 | 6,360,132 | 8.3% | (15,495) | 0 | 0 | 0 | 0 | \$7.66 |
| 2015 2q | 2,303 | 76,843,679 | 6,811,933 | 8.9% | (259,185) | 0 | 0 | 0 | 0 | \$7.11 |
| 2015 1q | 2,309 | 76,986,635 | 6,695,704 | 8.7% | 486,924 | 0 | 0 | 0 | 0 | \$6.75 |
| 2014 4q | 2,311 | 77,009,994 | 7,205,987 | 9.4% | 244,120 | 1 | 6,000 | 0 | 0 | \$6.59 |
| 2014 3q | 2,315 | 78,519,281 | 8,959,394 | 11.4% | (92,089) | 0 | 0 | 1 | 6,000 | \$6.45 |
| 2014 2q | 2,323 | 78,853,325 | 9,201,349 | 11.7% | (801,550) | 0 | 0 | 1 | 6,000 | \$6.18 |
| 2014 1q | 2,334 | 81,442,816 | 10,989,290 | 13.5% | (2,634,709) | 0 | 0 | 0 | 0 | \$6.28 |
| 2013 4q | 2,343 | 81,720,189 | 8,631,954 | 10.6% | 109,780 | 0 | 0 | 0 | 0 | \$6.08 |
| 2013 3q | 2,349 | 81,955,243 | 8,976,788 | 11.0% | (277,494) | 0 | 0 | 0 | 0 | \$6.14 |
| 2013 2q | 2,350 | 82,043,017 | 8,787,068 | 10.7% | 6,812 | 0 | 0 | 0 | 0 | \$6.29 |
| 2013 1q | 2,355 | 82,292,655 | 9,043,518 | 11.0% | (244,600) | 0 | 0 | 0 | 0 | \$6.25 |
| 2012 4q | 2,361 | 82,556,174 | 9,062,437 | 11.0% | (362,104) | 0 | 0 | 0 | 0 | \$6.20 |
| 2012 3q | 2,365 | 83,417,238 | 9,561,397 | 11.5% | (606,656) | 0 | 0 | 0 | 0 | \$5.95 |

Source: CoStar Property®



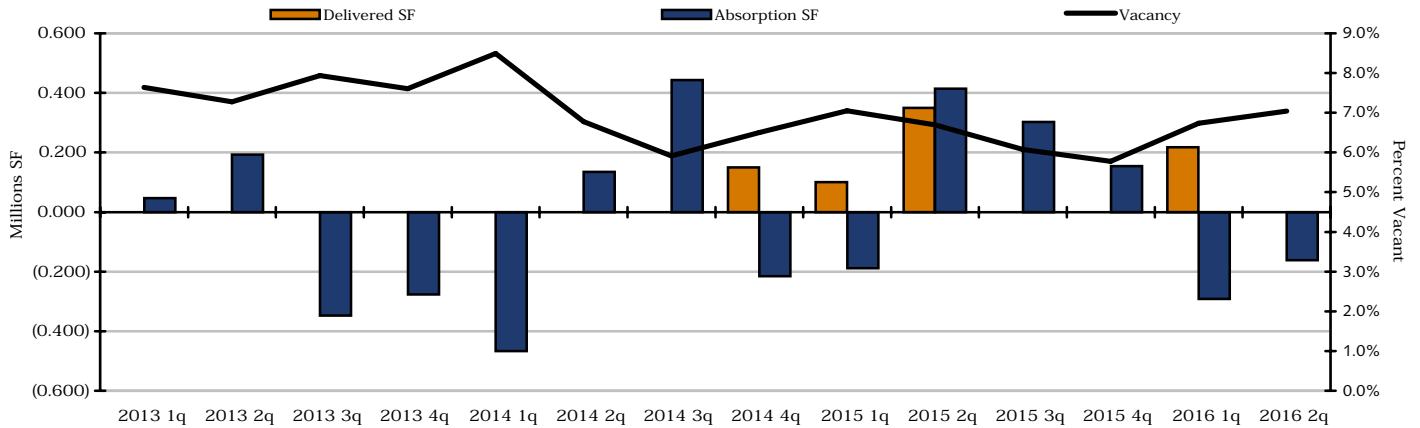
Chicago Industrial Market

North Cook Market

MARKET HIGHLIGHTS - Flex & Warehouse

Deliveries, Absorption & Vacancy

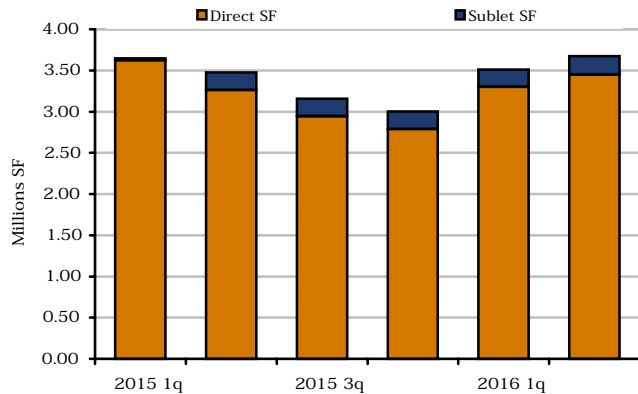
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Vacant Space

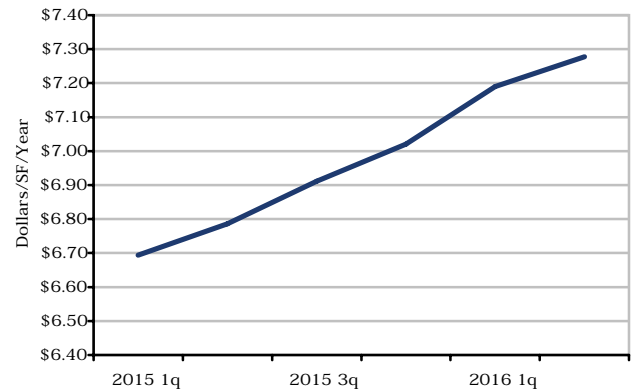
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, Flex and Warehouse



Source: CoStar Property®

| Period | Existing Inventory | | Vacancy | | Net Absorption | Delivered Inventory | | UC Inventory | | Quoted Rates |
|---------|--------------------|------------|-----------|-----------|----------------|---------------------|-----------|--------------|-----------|--------------|
| | # Bldgs | Total RBA | Vacant SF | Vacancy % | | # Bldgs | Total RBA | # Bldgs | Total RBA | |
| 2016 2q | 1,159 | 52,149,883 | 3,672,981 | 7.0% | (161,864) | 0 | 0 | 0 | 0 | \$7.28 |
| 2016 1q | 1,159 | 52,149,883 | 3,511,117 | 6.7% | (292,031) | 1 | 217,064 | 0 | 0 | \$7.19 |
| 2015 4q | 1,158 | 51,932,819 | 3,002,022 | 5.8% | 154,685 | 0 | 0 | 1 | 217,064 | \$7.02 |
| 2015 3q | 1,158 | 51,932,819 | 3,156,707 | 6.1% | 301,951 | 0 | 0 | 1 | 217,064 | \$6.91 |
| 2015 2q | 1,159 | 51,950,819 | 3,476,658 | 6.7% | 414,225 | 1 | 350,000 | 1 | 217,064 | \$6.79 |
| 2015 1q | 1,159 | 51,704,666 | 3,644,730 | 7.0% | (188,761) | 1 | 100,000 | 1 | 350,000 | \$6.69 |
| 2014 4q | 1,158 | 51,604,666 | 3,355,969 | 6.5% | (215,535) | 1 | 150,105 | 2 | 450,000 | \$6.78 |
| 2014 3q | 1,158 | 51,512,161 | 3,047,929 | 5.9% | 443,552 | 0 | 0 | 3 | 600,105 | \$6.65 |
| 2014 2q | 1,158 | 51,512,161 | 3,491,481 | 6.8% | 134,984 | 0 | 0 | 1 | 100,000 | \$6.68 |
| 2014 1q | 1,160 | 52,331,721 | 4,446,025 | 8.5% | (466,943) | 0 | 0 | 0 | 0 | \$6.76 |
| 2013 4q | 1,160 | 52,331,721 | 3,979,082 | 7.6% | (276,671) | 0 | 0 | 0 | 0 | \$6.67 |
| 2013 3q | 1,163 | 52,820,333 | 4,191,023 | 7.9% | (347,487) | 0 | 0 | 0 | 0 | \$6.66 |
| 2013 2q | 1,163 | 52,820,333 | 3,843,536 | 7.3% | 192,797 | 0 | 0 | 0 | 0 | \$6.63 |
| 2013 1q | 1,163 | 52,820,333 | 4,036,333 | 7.6% | 46,896 | 0 | 0 | 0 | 0 | \$6.51 |
| 2012 4q | 1,163 | 52,820,333 | 4,083,229 | 7.7% | (148,780) | 0 | 0 | 0 | 0 | \$6.38 |
| 2012 3q | 1,163 | 52,820,333 | 3,934,449 | 7.4% | 367,269 | 0 | 0 | 0 | 0 | \$6.51 |

Source: CoStar Property®

Chicago Industrial Market

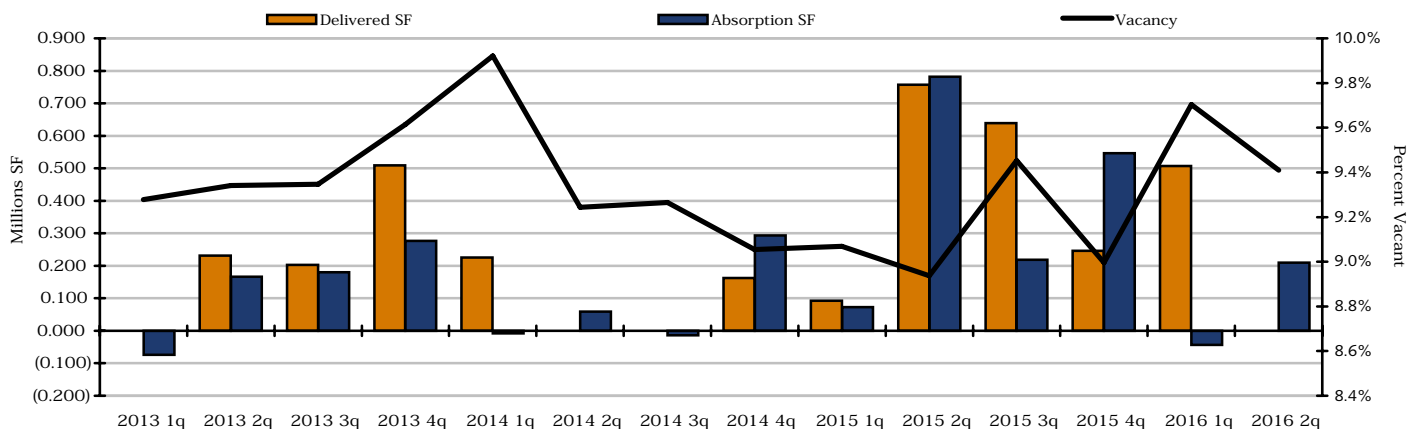


Northwest Market

MARKET HIGHLIGHTS - Flex & Warehouse

Deliveries, Absorption & Vacancy

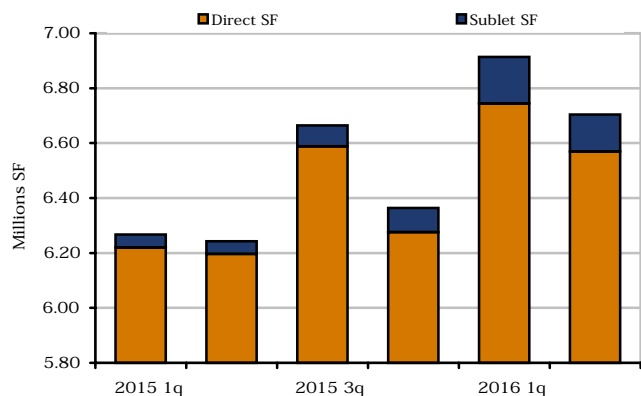
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Vacant Space

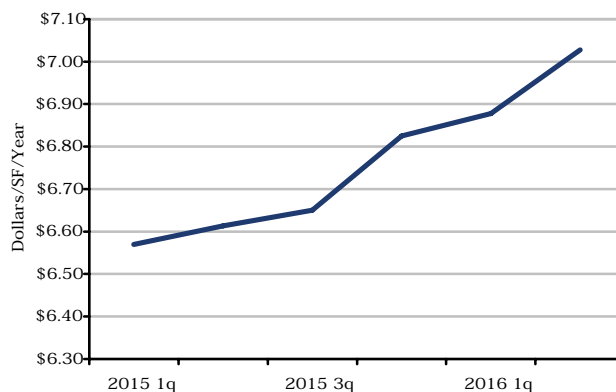
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, Flex and Warehouse



Source: CoStar Property®

| Period | Existing Inventory | | Vacancy | | Net Absorption | Delivered Inventory | | UC Inventory | | Quoted Rates |
|---------|--------------------|------------|-----------|-----------|----------------|---------------------|-----------|--------------|-----------|--------------|
| | # Bldgs | Total RBA | Vacant SF | Vacancy % | | # Bldgs | Total RBA | # Bldgs | Total RBA | |
| 2016 2q | 1,568 | 71,252,932 | 6,704,565 | 9.4% | 209,245 | 0 | 0 | 5 | 1,256,753 | \$7.03 |
| 2016 1q | 1,568 | 71,252,932 | 6,913,810 | 9.7% | (43,073) | 2 | 506,648 | 2 | 292,000 | \$6.88 |
| 2015 4q | 1,566 | 70,746,284 | 6,364,089 | 9.0% | 546,654 | 1 | 246,446 | 3 | 639,648 | \$6.83 |
| 2015 3q | 1,565 | 70,499,838 | 6,664,297 | 9.5% | 218,289 | 4 | 639,423 | 3 | 753,094 | \$6.65 |
| 2015 2q | 1,561 | 69,860,415 | 6,243,163 | 8.9% | 781,378 | 1 | 757,120 | 5 | 722,345 | \$6.61 |
| 2015 1q | 1,560 | 69,103,295 | 6,267,421 | 9.1% | 72,999 | 1 | 91,995 | 5 | 1,396,543 | \$6.57 |
| 2014 4q | 1,559 | 69,011,300 | 6,248,425 | 9.1% | 292,995 | 3 | 162,879 | 5 | 1,470,538 | \$6.56 |
| 2014 3q | 1,556 | 68,848,421 | 6,378,541 | 9.3% | (14,252) | 0 | 0 | 6 | 1,313,994 | \$6.64 |
| 2014 2q | 1,556 | 68,848,421 | 6,364,289 | 9.2% | 59,387 | 0 | 0 | 4 | 516,374 | \$6.57 |
| 2014 1q | 1,558 | 69,299,896 | 6,875,151 | 9.9% | (8,218) | 1 | 225,205 | 2 | 393,995 | \$6.54 |
| 2013 4q | 1,557 | 69,074,691 | 6,641,728 | 9.6% | 276,420 | 3 | 509,471 | 3 | 619,200 | \$6.54 |
| 2013 3q | 1,554 | 68,565,220 | 6,408,677 | 9.3% | 180,182 | 1 | 203,081 | 6 | 1,128,671 | \$6.38 |
| 2013 2q | 1,553 | 68,362,139 | 6,385,778 | 9.3% | 166,092 | 1 | 231,000 | 5 | 937,757 | \$6.33 |
| 2013 1q | 1,552 | 68,131,139 | 6,320,870 | 9.3% | (74,137) | 0 | 0 | 4 | 740,471 | \$6.13 |
| 2012 4q | 1,552 | 68,131,139 | 6,246,733 | 9.2% | 996,887 | 1 | 53,650 | 2 | 573,620 | \$6.23 |
| 2012 3q | 1,551 | 68,077,489 | 7,189,970 | 10.6% | 181,372 | 1 | 165,960 | 3 | 627,270 | \$6.21 |

Source: CoStar Property®

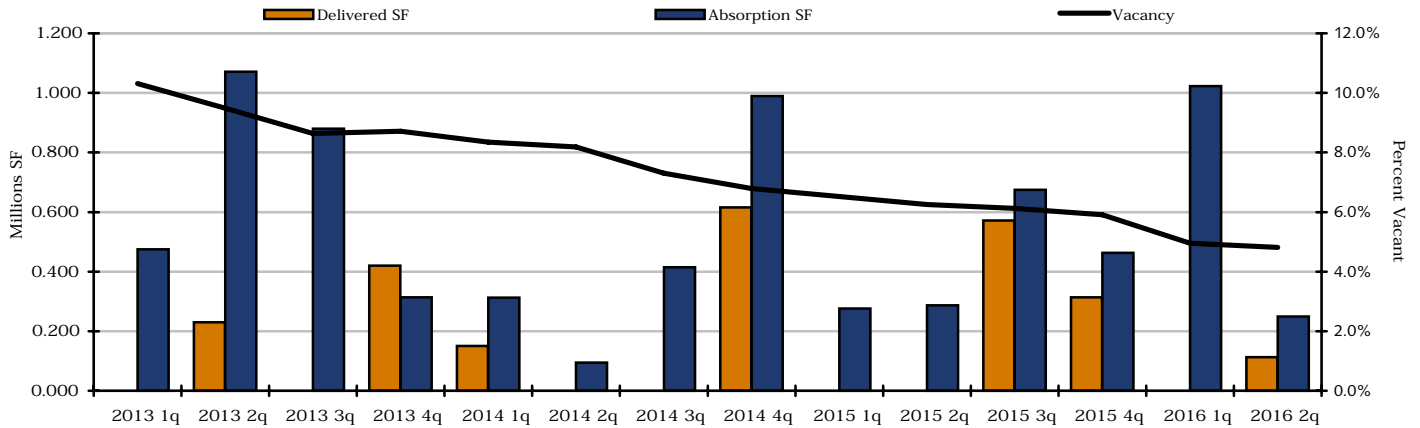


Chicago Industrial Market

O'Hare Market
MARKET HIGHLIGHTS - Flex & Warehouse

Deliveries, Absorption & Vacancy

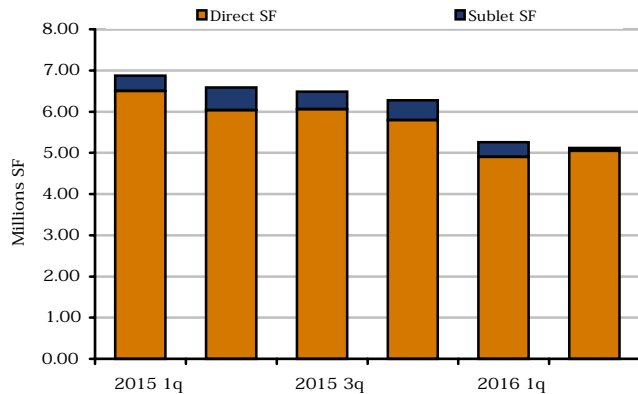
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Vacant Space

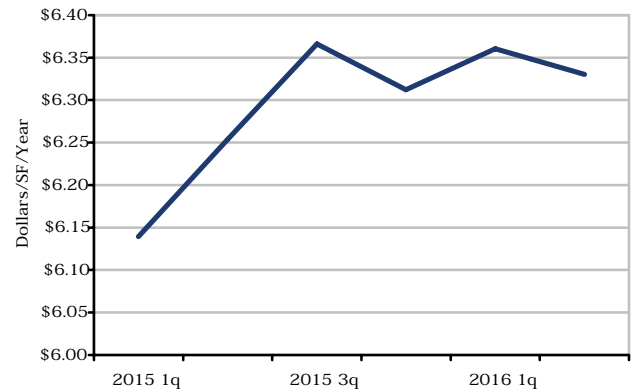
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, Flex and Warehouse



Source: CoStar Property®

| Period | Existing Inventory | | Vacancy | | Net Absorption | Delivered Inventory | | UC Inventory | | Quoted Rates |
|---------|--------------------|-------------|------------|-----------|----------------|---------------------|-----------|--------------|-----------|--------------|
| | # Bldgs | Total RBA | Vacant SF | Vacancy % | | # Bldgs | Total RBA | # Bldgs | Total RBA | |
| 2016 2q | 2,329 | 106,276,263 | 5,119,126 | 4.8% | 249,395 | 1 | 112,862 | 2 | 714,982 | \$6.33 |
| 2016 1q | 2,328 | 106,163,401 | 5,255,659 | 5.0% | 1,022,310 | 0 | 0 | 2 | 651,862 | \$6.36 |
| 2015 4q | 2,328 | 106,163,401 | 6,277,969 | 5.9% | 462,880 | 2 | 314,170 | 2 | 651,862 | \$6.31 |
| 2015 3q | 2,327 | 105,906,168 | 6,483,616 | 6.1% | 674,501 | 2 | 571,781 | 3 | 427,032 | \$6.37 |
| 2015 2q | 2,325 | 105,334,387 | 6,586,336 | 6.3% | 286,652 | 0 | 0 | 5 | 998,813 | \$6.25 |
| 2015 1q | 2,325 | 105,334,387 | 6,872,988 | 6.5% | 275,802 | 0 | 0 | 4 | 885,951 | \$6.14 |
| 2014 4q | 2,325 | 105,334,387 | 7,148,790 | 6.8% | 989,084 | 2 | 615,455 | 2 | 571,781 | \$6.06 |
| 2014 3q | 2,324 | 104,859,044 | 7,662,531 | 7.3% | 414,545 | 0 | 0 | 3 | 951,455 | \$5.96 |
| 2014 2q | 2,326 | 105,408,044 | 8,626,076 | 8.2% | 95,060 | 0 | 0 | 2 | 615,455 | \$5.94 |
| 2014 1q | 2,330 | 105,487,748 | 8,800,840 | 8.3% | 312,148 | 1 | 150,520 | 1 | 139,425 | \$5.89 |
| 2013 4q | 2,330 | 105,566,728 | 9,191,968 | 8.7% | 313,875 | 3 | 420,409 | 1 | 150,520 | \$5.81 |
| 2013 3q | 2,327 | 105,146,319 | 9,085,434 | 8.6% | 879,873 | 0 | 0 | 4 | 570,929 | \$5.79 |
| 2013 2q | 2,328 | 105,158,863 | 9,977,851 | 9.5% | 1,070,676 | 1 | 229,841 | 3 | 362,523 | \$5.74 |
| 2013 1q | 2,327 | 104,929,022 | 10,818,686 | 10.3% | 474,960 | 0 | 0 | 3 | 441,844 | \$5.72 |
| 2012 4q | 2,327 | 104,929,022 | 11,293,646 | 10.8% | 713,750 | 0 | 0 | 2 | 317,816 | \$5.71 |
| 2012 3q | 2,328 | 105,144,022 | 12,222,396 | 11.6% | (111,368) | 0 | 0 | 1 | 229,841 | \$5.64 |

Source: CoStar Property®

Chicago Industrial Market

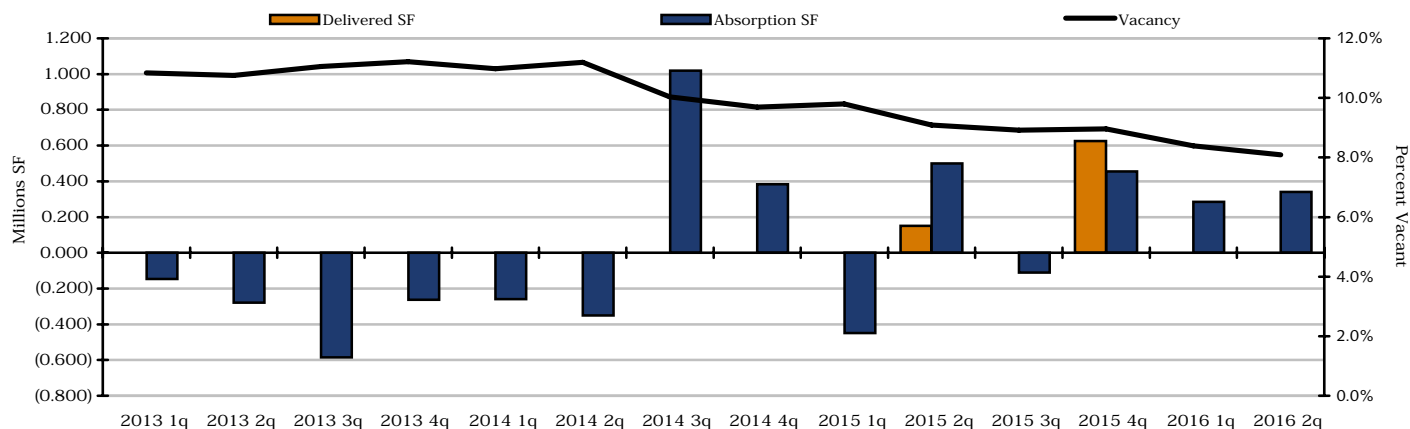


South Chicago Market

MARKET HIGHLIGHTS - Flex & Warehouse

Deliveries, Absorption & Vacancy

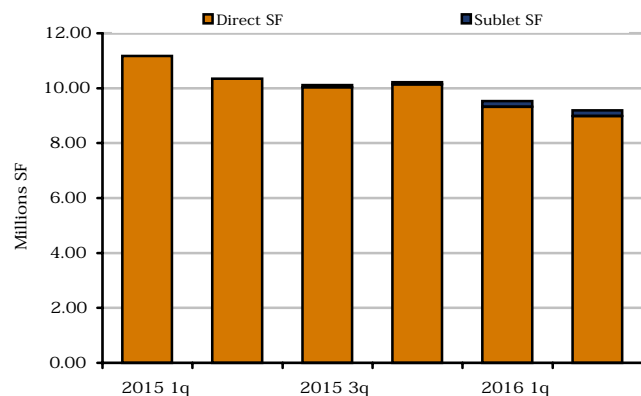
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Vacant Space

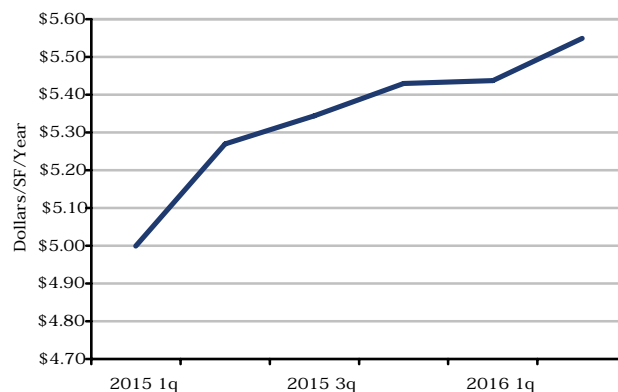
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, Flex and Warehouse



Source: CoStar Property®

| Period | Existing Inventory | | Vacancy | | Net Absorption | Delivered Inventory | | UC Inventory | | Quoted Rates |
|---------|--------------------|-------------|------------|-----------|----------------|---------------------|-----------|--------------|-----------|--------------|
| | # Bldgs | Total RBA | Vacant SF | Vacancy % | | # Bldgs | Total RBA | # Bldgs | Total RBA | |
| 2016 2q | 1,768 | 113,624,368 | 9,194,963 | 8.1% | 340,071 | 0 | 0 | 0 | 0 | \$5.55 |
| 2016 1q | 1,768 | 113,624,368 | 9,535,034 | 8.4% | 285,343 | 0 | 0 | 0 | 0 | \$5.44 |
| 2015 4q | 1,770 | 114,020,662 | 10,216,671 | 9.0% | 455,385 | 4 | 624,538 | 0 | 0 | \$5.43 |
| 2015 3q | 1,767 | 113,465,137 | 10,116,531 | 8.9% | (111,321) | 0 | 0 | 4 | 624,538 | \$5.34 |
| 2015 2q | 1,770 | 113,807,137 | 10,347,210 | 9.1% | 499,483 | 1 | 150,000 | 2 | 367,680 | \$5.27 |
| 2015 1q | 1,773 | 114,137,637 | 11,177,193 | 9.8% | (449,182) | 0 | 0 | 1 | 150,000 | \$5.00 |
| 2014 4q | 1,780 | 114,500,801 | 11,091,175 | 9.7% | 383,399 | 0 | 0 | 1 | 150,000 | \$5.17 |
| 2014 3q | 1,782 | 114,522,701 | 11,496,474 | 10.0% | 1,018,773 | 0 | 0 | 1 | 150,000 | \$5.09 |
| 2014 2q | 1,785 | 114,860,778 | 12,853,324 | 11.2% | (350,800) | 0 | 0 | 1 | 150,000 | \$4.93 |
| 2014 1q | 1,787 | 114,977,405 | 12,619,151 | 11.0% | (258,941) | 0 | 0 | 0 | 0 | \$4.77 |
| 2013 4q | 1,790 | 115,583,288 | 12,966,093 | 11.2% | (263,254) | 0 | 0 | 0 | 0 | \$4.69 |
| 2013 3q | 1,792 | 115,663,298 | 12,782,849 | 11.1% | (584,656) | 0 | 0 | 0 | 0 | \$4.49 |
| 2013 2q | 1,795 | 115,937,362 | 12,472,257 | 10.8% | (278,349) | 0 | 0 | 0 | 0 | \$4.45 |
| 2013 1q | 1,798 | 116,351,622 | 12,608,168 | 10.8% | (146,701) | 0 | 0 | 0 | 0 | \$4.24 |
| 2012 4q | 1,800 | 116,377,322 | 12,487,167 | 10.7% | 19,149 | 0 | 0 | 0 | 0 | \$4.38 |
| 2012 3q | 1,802 | 116,543,322 | 12,672,316 | 10.9% | 115,531 | 0 | 0 | 0 | 0 | \$4.24 |

Source: CoStar Property®



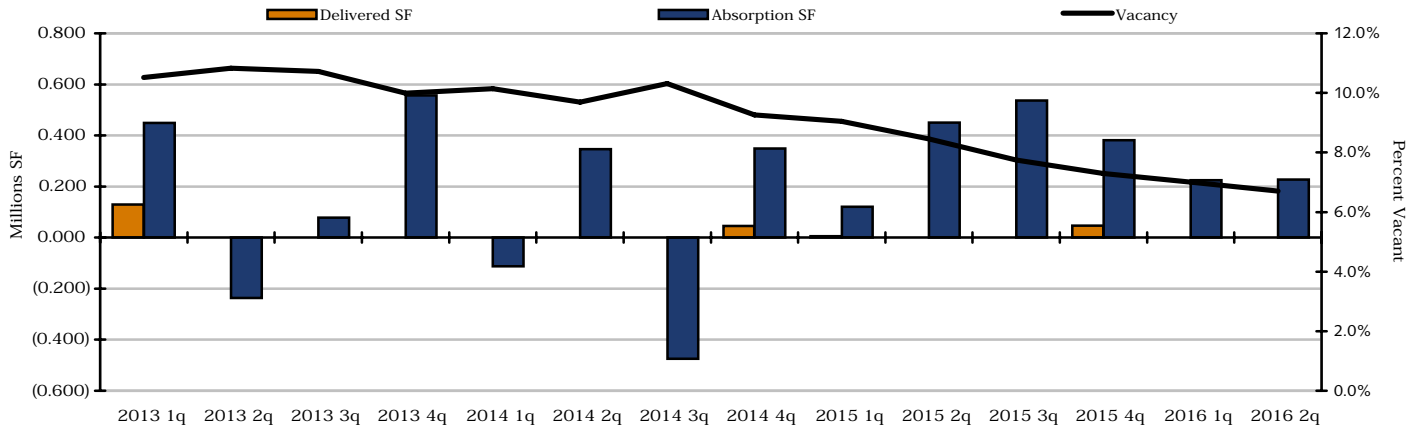
Chicago Industrial Market

South Suburban Market

MARKET HIGHLIGHTS - Flex & Warehouse

Deliveries, Absorption & Vacancy

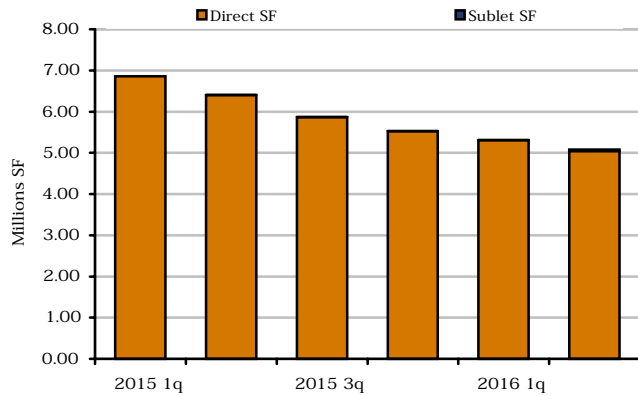
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Vacant Space

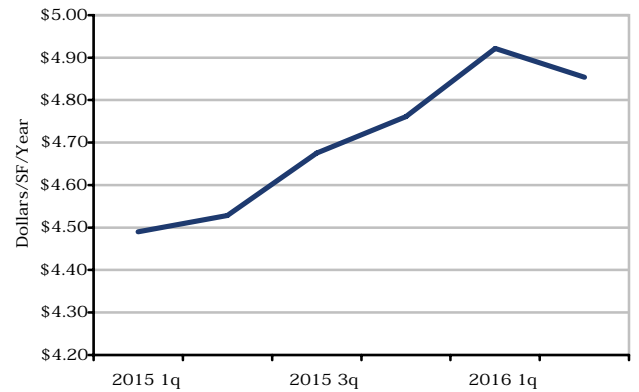
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, Flex and Warehouse



Source: CoStar Property®

| Period | Existing Inventory | | Vacancy | | Net Absorption | Delivered Inventory | | UC Inventory | | Quoted Rates |
|---------|--------------------|------------|-----------|-----------|----------------|---------------------|-----------|--------------|-----------|--------------|
| | # Bldgs | Total RBA | Vacant SF | Vacancy % | | # Bldgs | Total RBA | # Bldgs | Total RBA | |
| 2016 2q | 1,512 | 75,811,789 | 5,082,091 | 6.7% | 226,914 | 0 | 0 | 0 | 0 | \$4.85 |
| 2016 1q | 1,512 | 75,811,789 | 5,309,005 | 7.0% | 224,385 | 0 | 0 | 0 | 0 | \$4.92 |
| 2015 4q | 1,512 | 75,811,789 | 5,533,390 | 7.3% | 381,735 | 1 | 46,500 | 0 | 0 | \$4.76 |
| 2015 3q | 1,511 | 75,765,289 | 5,868,625 | 7.7% | 537,401 | 0 | 0 | 1 | 46,500 | \$4.68 |
| 2015 2q | 1,511 | 75,765,289 | 6,406,026 | 8.5% | 450,700 | 0 | 0 | 1 | 46,500 | \$4.53 |
| 2015 1q | 1,511 | 75,765,289 | 6,856,726 | 9.0% | 120,786 | 1 | 5,500 | 0 | 0 | \$4.49 |
| 2014 4q | 1,511 | 75,807,069 | 7,019,292 | 9.3% | 348,469 | 1 | 45,000 | 1 | 5,500 | \$4.10 |
| 2014 3q | 1,511 | 76,305,491 | 7,866,183 | 10.3% | (474,393) | 0 | 0 | 2 | 50,500 | \$3.95 |
| 2014 2q | 1,511 | 76,305,491 | 7,391,790 | 9.7% | 345,738 | 0 | 0 | 1 | 45,000 | \$4.16 |
| 2014 1q | 1,511 | 76,305,491 | 7,737,528 | 10.1% | (112,204) | 0 | 0 | 0 | 0 | \$4.15 |
| 2013 4q | 1,511 | 76,305,491 | 7,625,324 | 10.0% | 557,178 | 0 | 0 | 0 | 0 | \$4.16 |
| 2013 3q | 1,511 | 76,305,491 | 8,182,502 | 10.7% | 78,586 | 0 | 0 | 0 | 0 | \$4.14 |
| 2013 2q | 1,511 | 76,305,491 | 8,261,088 | 10.8% | (236,624) | 0 | 0 | 0 | 0 | \$4.11 |
| 2013 1q | 1,511 | 76,305,491 | 8,024,464 | 10.5% | 448,555 | 1 | 130,000 | 0 | 0 | \$4.08 |
| 2012 4q | 1,510 | 76,175,491 | 8,343,019 | 11.0% | 313,595 | 0 | 0 | 1 | 130,000 | \$4.15 |
| 2012 3q | 1,510 | 76,175,491 | 8,656,614 | 11.4% | 121,343 | 1 | 71,000 | 1 | 130,000 | \$4.12 |

Source: CoStar Property®

Chicago Industrial Market

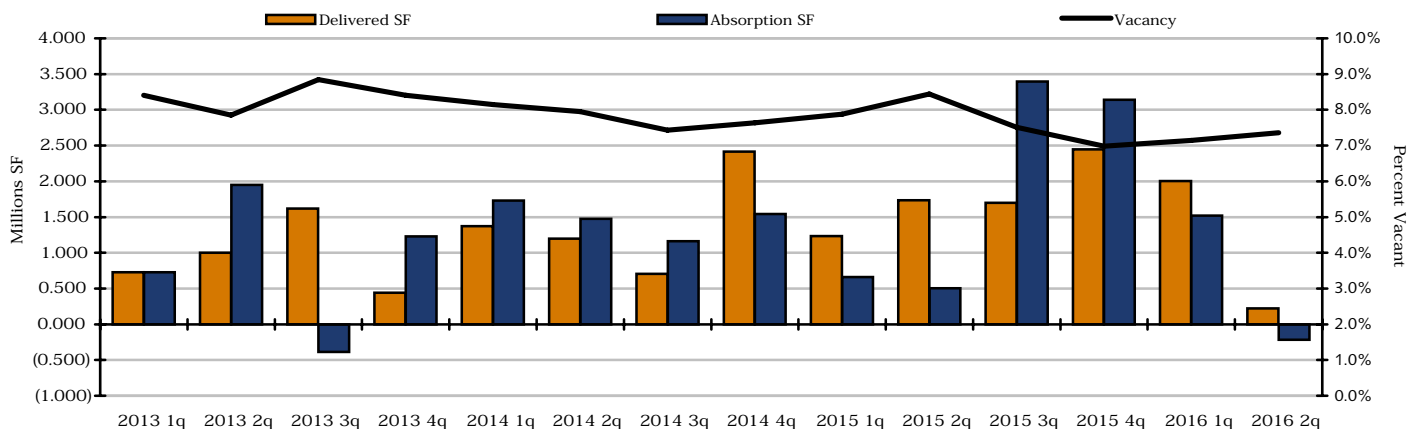


SW / I - 55 Corridor Market

MARKET HIGHLIGHTS - Flex & Warehouse

Deliveries, Absorption & Vacancy

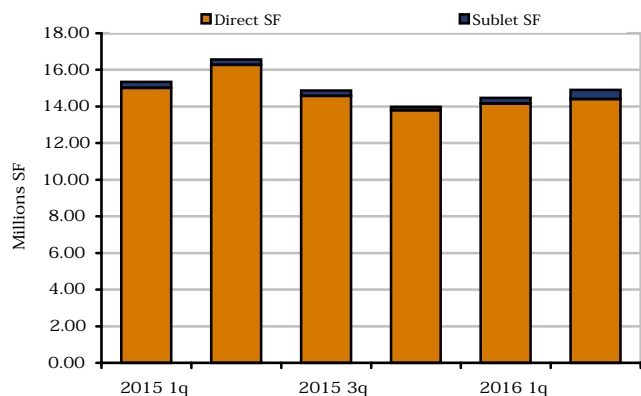
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Vacant Space

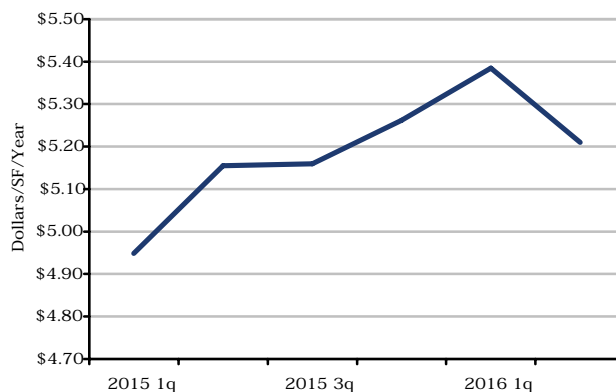
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, Flex and Warehouse



Source: CoStar Property®

| Period | Existing Inventory | | Vacancy | | Net Absorption | Delivered Inventory | | UC Inventory | | Quoted Rates |
|---------|--------------------|-------------|------------|-----------|----------------|---------------------|-----------|--------------|-----------|--------------|
| | # Bldgs | Total RBA | Vacant SF | Vacancy % | | # Bldgs | Total RBA | # Bldgs | Total RBA | |
| 2016 2q | 2,646 | 202,551,011 | 14,900,690 | 7.4% | (215,128) | 2 | 223,429 | 19 | 7,534,329 | \$5.21 |
| 2016 1q | 2,644 | 202,327,582 | 14,462,133 | 7.1% | 1,521,523 | 5 | 2,003,007 | 14 | 4,775,418 | \$5.38 |
| 2015 4q | 2,639 | 200,324,575 | 13,980,649 | 7.0% | 3,142,421 | 10 | 2,444,707 | 15 | 5,511,243 | \$5.26 |
| 2015 3q | 2,630 | 198,079,868 | 14,878,363 | 7.5% | 3,395,402 | 1 | 1,700,000 | 16 | 5,017,581 | \$5.16 |
| 2015 2q | 2,629 | 196,379,868 | 16,573,765 | 8.4% | 502,590 | 6 | 1,733,328 | 10 | 3,938,707 | \$5.16 |
| 2015 1q | 2,623 | 194,646,540 | 15,343,027 | 7.9% | 659,511 | 4 | 1,235,068 | 11 | 4,155,124 | \$4.95 |
| 2014 4q | 2,619 | 193,411,472 | 14,767,470 | 7.6% | 1,541,243 | 7 | 2,415,311 | 14 | 5,036,870 | \$4.88 |
| 2014 3q | 2,613 | 191,316,161 | 14,213,402 | 7.4% | 1,159,942 | 3 | 706,800 | 16 | 6,600,631 | \$4.83 |
| 2014 2q | 2,612 | 191,144,471 | 15,201,654 | 8.0% | 1,476,464 | 3 | 1,198,235 | 13 | 4,232,475 | \$4.75 |
| 2014 1q | 2,609 | 189,946,236 | 15,479,883 | 8.1% | 1,728,843 | 5 | 1,372,506 | 9 | 3,215,935 | \$4.63 |
| 2013 4q | 2,606 | 188,599,130 | 15,861,620 | 8.4% | 1,228,742 | 4 | 440,796 | 11 | 3,568,821 | \$4.64 |
| 2013 3q | 2,602 | 188,158,334 | 16,649,566 | 8.8% | (384,918) | 1 | 1,618,048 | 12 | 2,700,137 | \$4.62 |
| 2013 2q | 2,601 | 186,540,286 | 14,646,600 | 7.9% | 1,950,453 | 1 | 1,001,184 | 8 | 3,387,533 | \$4.60 |
| 2013 1q | 2,600 | 185,539,102 | 15,595,869 | 8.4% | 729,833 | 2 | 726,156 | 3 | 3,517,792 | \$4.50 |
| 2012 4q | 2,598 | 184,812,946 | 15,599,546 | 8.4% | 1,394,194 | 1 | 45,000 | 4 | 3,345,388 | \$4.47 |
| 2012 3q | 2,597 | 184,767,946 | 16,948,740 | 9.2% | 2,136,928 | 3 | 810,048 | 5 | 3,390,388 | \$4.38 |

Source: CoStar Property®



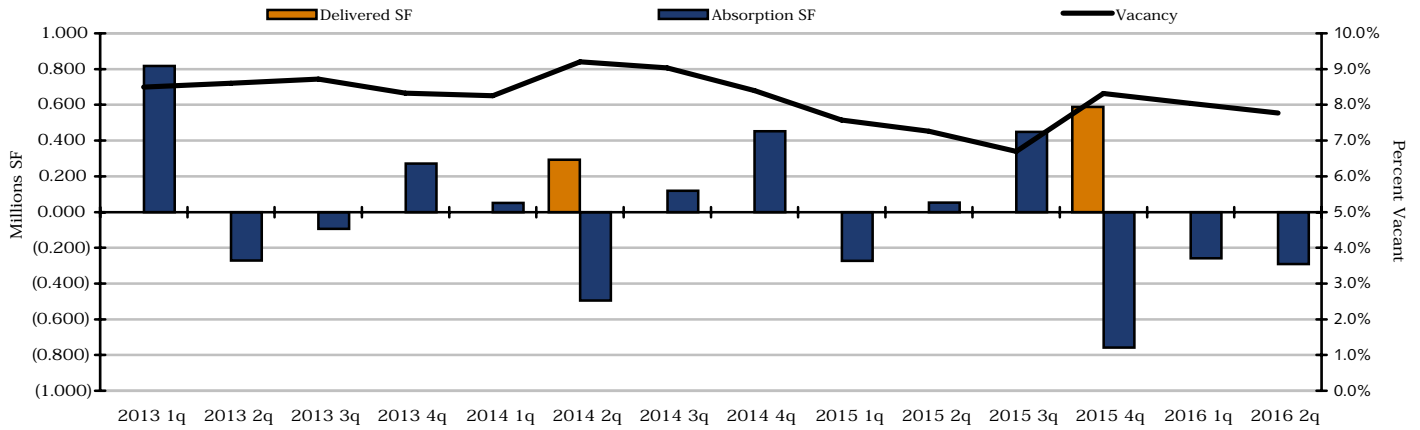
Chicago Industrial Market

West Cook Market

MARKET HIGHLIGHTS - Flex & Warehouse

Deliveries, Absorption & Vacancy

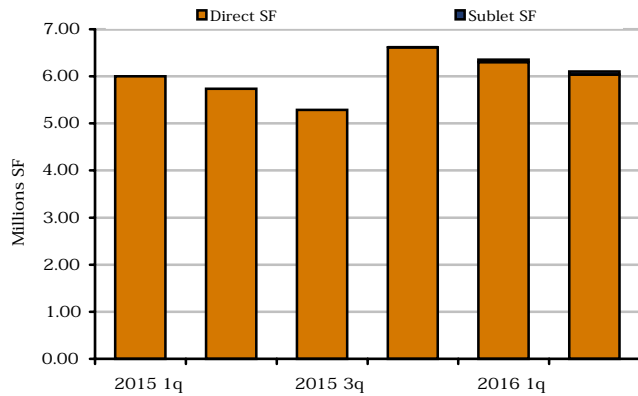
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Vacant Space

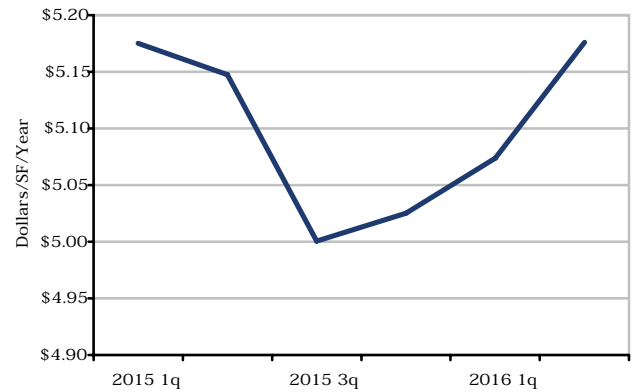
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, Flex and Warehouse



Source: CoStar Property®

| Period | Existing Inventory | | Vacancy | | Net Absorption | Delivered Inventory | | UC Inventory | | Quoted Rates |
|---------|--------------------|------------|-----------|-----------|----------------|---------------------|-----------|--------------|-----------|--------------|
| | # Bldgs | Total RBA | Vacant SF | Vacancy % | | # Bldgs | Total RBA | # Bldgs | Total RBA | |
| 2016 2q | 1,646 | 78,508,404 | 6,102,420 | 7.8% | (290,690) | 0 | 0 | 3 | 466,183 | \$5.18 |
| 2016 1q | 1,650 | 79,051,842 | 6,355,168 | 8.0% | (258,948) | 0 | 0 | 1 | 182,923 | \$5.07 |
| 2015 4q | 1,651 | 79,574,426 | 6,618,804 | 8.3% | (757,525) | 1 | 588,233 | 0 | 0 | \$5.03 |
| 2015 3q | 1,651 | 79,002,791 | 5,289,644 | 6.7% | 448,899 | 0 | 0 | 1 | 588,233 | \$5.00 |
| 2015 2q | 1,651 | 79,002,791 | 5,738,543 | 7.3% | 53,211 | 0 | 0 | 1 | 588,233 | \$5.15 |
| 2015 1q | 1,653 | 79,212,791 | 6,001,754 | 7.6% | (272,429) | 0 | 0 | 0 | 0 | \$5.18 |
| 2014 4q | 1,655 | 80,221,791 | 6,738,325 | 8.4% | 451,307 | 0 | 0 | 0 | 0 | \$4.98 |
| 2014 3q | 1,656 | 80,280,866 | 7,248,707 | 9.0% | 119,497 | 0 | 0 | 0 | 0 | \$4.98 |
| 2014 2q | 1,657 | 80,306,670 | 7,394,008 | 9.2% | (494,630) | 1 | 292,000 | 0 | 0 | \$5.01 |
| 2014 1q | 1,656 | 80,014,670 | 6,607,378 | 8.3% | 51,256 | 0 | 0 | 1 | 292,000 | \$4.89 |
| 2013 4q | 1,656 | 80,014,670 | 6,658,634 | 8.3% | 272,020 | 0 | 0 | 1 | 292,000 | \$4.85 |
| 2013 3q | 1,657 | 80,064,395 | 6,980,379 | 8.7% | (93,533) | 0 | 0 | 1 | 292,000 | \$4.85 |
| 2013 2q | 1,657 | 80,064,395 | 6,886,846 | 8.6% | (270,852) | 0 | 0 | 0 | 0 | \$4.84 |
| 2013 1q | 1,659 | 80,268,879 | 6,820,478 | 8.5% | 818,098 | 0 | 0 | 0 | 0 | \$4.94 |
| 2012 4q | 1,663 | 80,963,721 | 8,333,418 | 10.3% | (619,729) | 0 | 0 | 0 | 0 | \$5.03 |
| 2012 3q | 1,663 | 80,963,721 | 7,713,689 | 9.5% | 991,925 | 1 | 509,255 | 0 | 0 | \$4.91 |

Source: CoStar Property®

Chicago Industrial Market

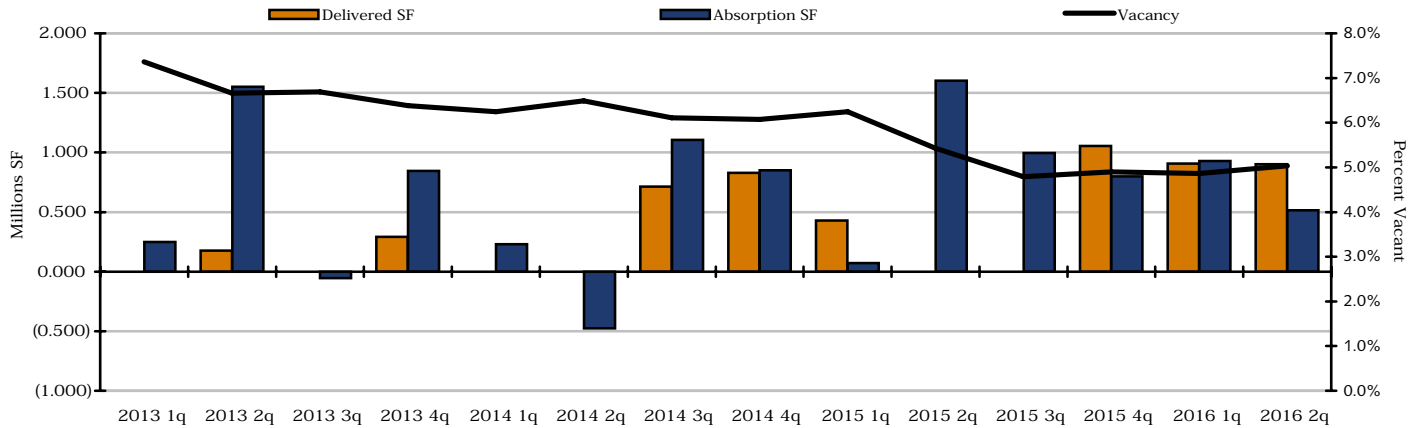


West Suburban Market

MARKET HIGHLIGHTS - Flex & Warehouse

Deliveries, Absorption & Vacancy

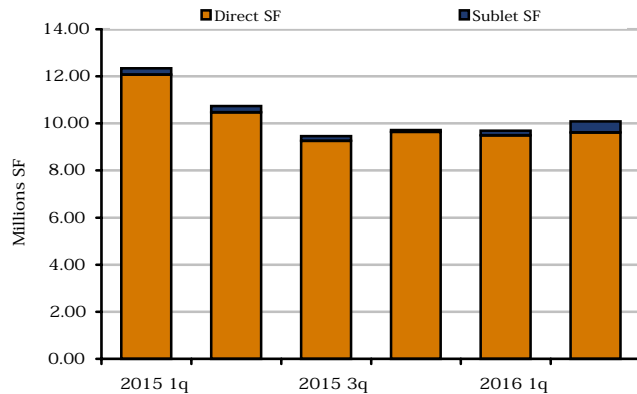
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Vacant Space

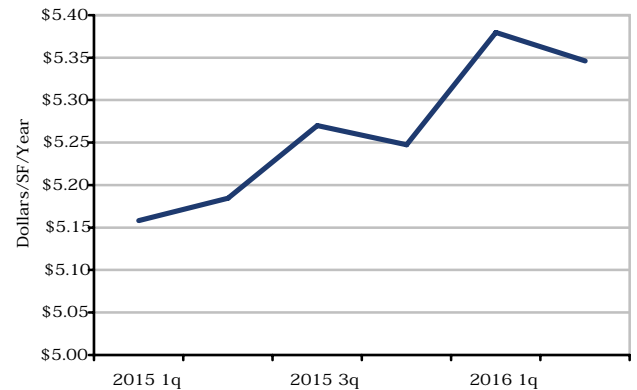
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, Flex and Warehouse



Source: CoStar Property®

| Period | Existing Inventory | | Vacancy | | Net Absorption | Delivered Inventory | | UC Inventory | | Quoted Rates |
|---------|--------------------|-------------|------------|-----------|----------------|---------------------|-----------|--------------|-----------|--------------|
| | # Bldgs | Total RBA | Vacant SF | Vacancy % | | # Bldgs | Total RBA | # Bldgs | Total RBA | |
| 2016 2q | 3,807 | 200,288,758 | 10,079,602 | 5.0% | 515,616 | 2 | 902,014 | 10 | 2,822,316 | \$5.35 |
| 2016 1q | 3,805 | 199,386,744 | 9,693,204 | 4.9% | 929,641 | 4 | 906,334 | 9 | 3,448,080 | \$5.38 |
| 2015 4q | 3,801 | 198,480,410 | 9,716,511 | 4.9% | 800,118 | 5 | 1,054,089 | 11 | 3,722,140 | \$5.25 |
| 2015 3q | 3,796 | 197,426,321 | 9,462,540 | 4.8% | 994,890 | 0 | 0 | 11 | 2,549,963 | \$5.27 |
| 2015 2q | 3,798 | 197,706,020 | 10,737,129 | 5.4% | 1,603,671 | 0 | 0 | 6 | 1,329,531 | \$5.18 |
| 2015 1q | 3,798 | 197,706,020 | 12,340,800 | 6.2% | 70,405 | 1 | 429,756 | 1 | 304,560 | \$5.16 |
| 2014 4q | 3,797 | 197,276,264 | 11,981,449 | 6.1% | 849,218 | 4 | 829,268 | 1 | 429,756 | \$5.08 |
| 2014 3q | 3,793 | 196,446,996 | 12,001,399 | 6.1% | 1,104,594 | 2 | 713,471 | 5 | 1,259,024 | \$5.13 |
| 2014 2q | 3,793 | 196,058,099 | 12,717,096 | 6.5% | (475,765) | 0 | 0 | 6 | 1,542,739 | \$5.05 |
| 2014 1q | 3,794 | 196,067,937 | 12,251,169 | 6.2% | 228,777 | 0 | 0 | 4 | 1,378,036 | \$5.07 |
| 2013 4q | 3,797 | 196,103,993 | 12,516,002 | 6.4% | 843,855 | 2 | 291,155 | 3 | 1,318,036 | \$5.05 |
| 2013 3q | 3,796 | 195,837,484 | 13,093,348 | 6.7% | (55,848) | 0 | 0 | 2 | 291,155 | \$5.01 |
| 2013 2q | 3,796 | 195,837,484 | 13,037,500 | 6.7% | 1,550,970 | 1 | 177,357 | 1 | 151,335 | \$4.95 |
| 2013 1q | 3,795 | 195,660,127 | 14,411,113 | 7.4% | 249,365 | 0 | 0 | 2 | 328,692 | \$4.85 |
| 2012 4q | 3,795 | 195,660,127 | 14,660,478 | 7.5% | 663,400 | 0 | 0 | 1 | 177,357 | \$4.80 |
| 2012 3q | 3,795 | 195,660,127 | 15,323,878 | 7.8% | 344,961 | 0 | 0 | 1 | 177,357 | \$4.74 |

Source: CoStar Property®