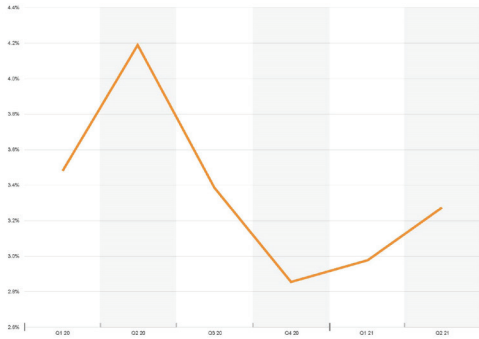


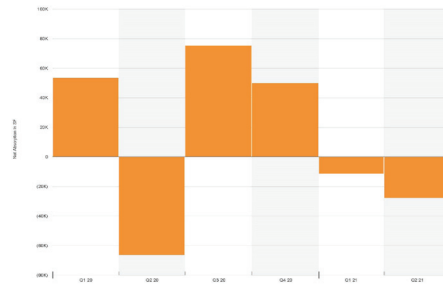
OCEANSIDE MARKET REPORTS AND COMPS

2021 FIRST QUARTER

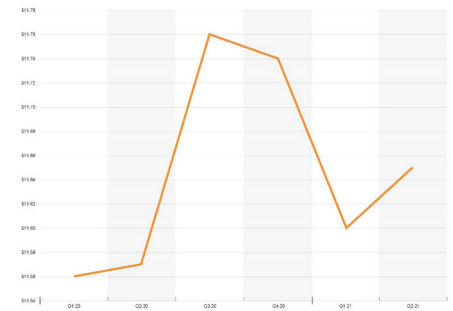
INDUSTRIAL



VACANCY RATES



NET ABSORPTION IN SF

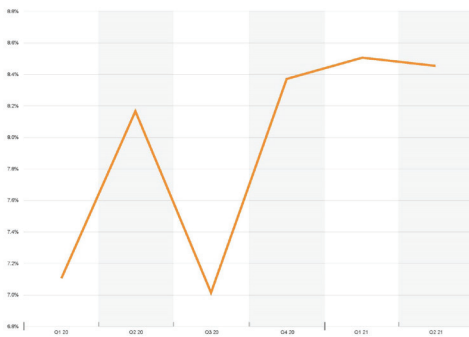


GROSS ASKING RENT PSF

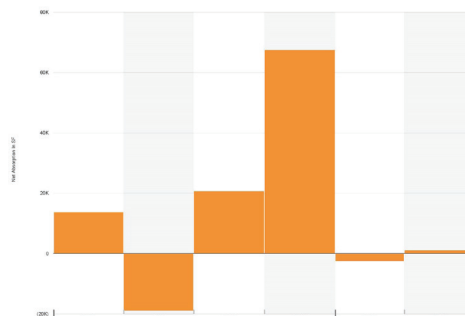
YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	5.4%	YTD Net Absorption PSF	(11,405)
Average Asking Sales Price PSF	\$190	Available SF	433,275
Average Monthly Asking Rent PSF	\$0.97	Vacancy Rate	3.0%
Inventory Buildings	404	Inventory SF	9,365,412

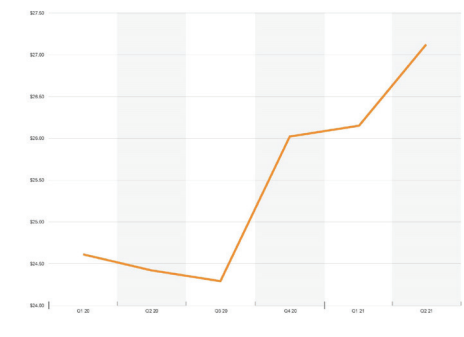
OFFICE



VACANCY RATES



NET ABSORPTION IN SF



GROSS ASKING RENT PSF

YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	6.7%	YTD Net Absorption PSF	(2,534)
Average Asking Sales Price PSF	\$186	Available SF	200,917
Average Monthly Asking Rent PSF	\$2.18	Vacancy Rate	8.5%
Inventory Buildings	166	Inventory SF	1,882,214

STATISTICS AND GRAPHS BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 5.3.2021

SAN DIEGO COMMERCIAL

TIM CLEPPER - PRESIDENT
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RECENTLY SOLD IN OCEANSIDE



4149 Avenida De La Plata, Unit 4149
Sale Date: 02/03/2021
Sale Price: \$1,180,000
(\$179.85/PSF)
6,561 SF - Industrial Condo



4602 North Ave.
Sale Date: 12/09/2020
Sale Price: \$8,100,000
(\$188.25/PSF)
43,028 SF - Manufacturing



3913 Oceanic Dr., Unit 502, Bldg. D
Sale Date: 12/15/2020
Sale Price: \$1,450,000
(\$192.74/PSF)
7,523 SF - Flex Condo



3265 Production Ave.
Sale Date: 12/15/2020
Sale Price: \$1,600,000
(\$133.33/PSF)
12,000 SF - Manufacturing



2625 Temple Heights Dr.
Sale Date: 02/05/2021
Sale Price: \$8,900,000
(\$204.50/PSF)
43,520 SF - Manufacturing



390-398 Via El Centro
Sale Date: 12/15/2020
Sale Price: \$4,475,000
(\$158.05/PSF)
28,313 SF - Manufacturing

FOR SALE AVAILABILITY BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 4.29.2021
PHOTOS ADAPTED FROM COSTAR FLYERS AND WEBSITE

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ON THE MARKET FOR SALE IN OCEANSIDE



1938 Avenida Del Oro
42,128 SF - Warehouse
\$6,995,000 (\$166.04/PSF)



1621 Ord Way, Bldg. 4-F
8,290 SF - Warehouse
\$1,685,127 (\$203.27/PSF)



2636 Vista Pacific Dr.
21,260 SF - Warehouse
\$3,656,000 (\$171.97/PSF)



4630 North Ave.
26,784 SF - Warehouse
\$4,820,000 (\$179.96/PSF)

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ON THE MARKET FOR LEASE IN OCEANSIDE



1825 Corporate Centre Dr.
54,670 SF - Warehouse
\$0.95/NNN



4665 North Ave.
28,053 SF - Warehouse
\$0.94/NNN



3801 Ocean Ranch Blvd., Bldg. A
8,525 SF - Distribution
\$0.95/NNN



3760 Oceanic Way
10,786 SF - Service Condo
\$1.55/PSF



1319 Rocky Point Dr.
60,472 SF - Distribution
\$0.92/NNN



2604 Temple Heights Dr.
25,508 SF - Manufacturing
\$0.80/NNN

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