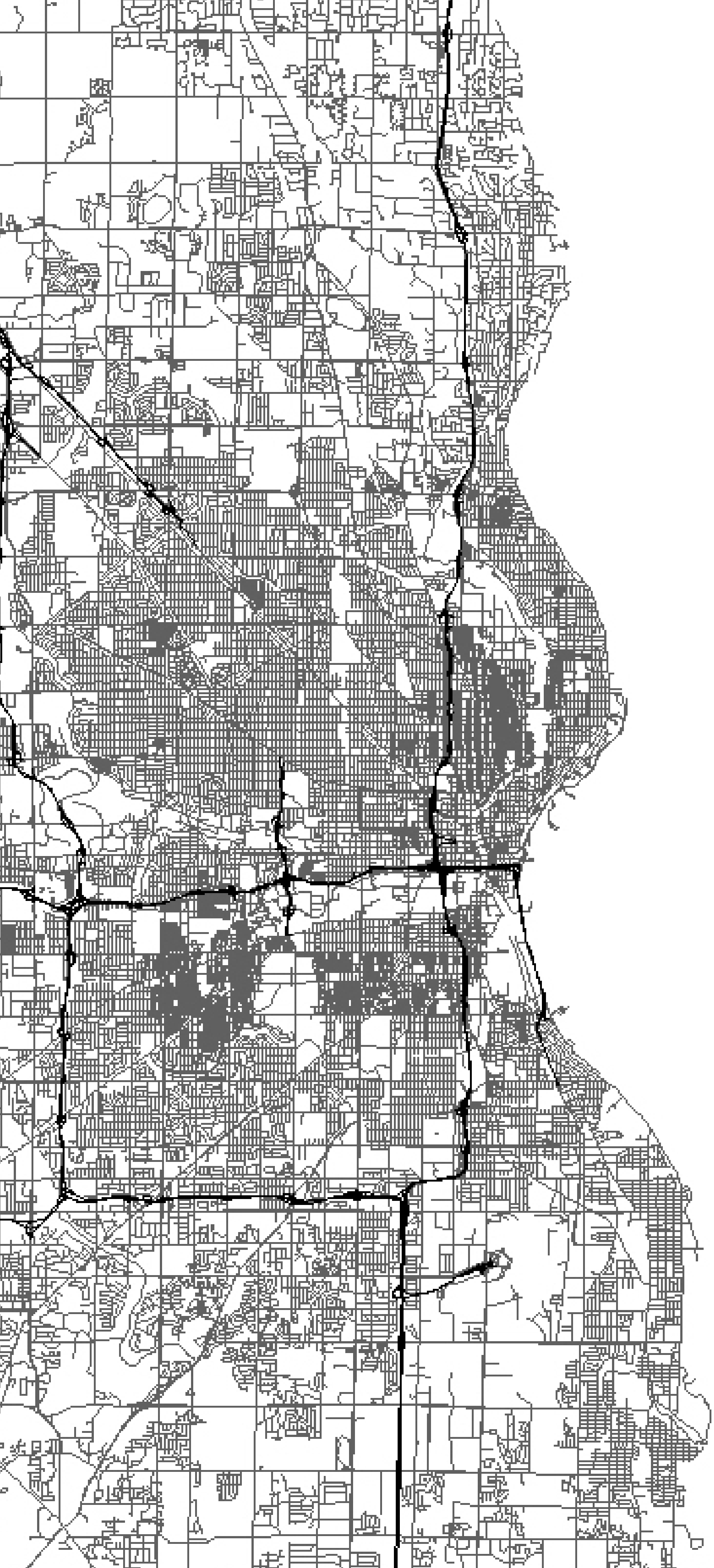


2018 Market Update

CARW
COMMERCIAL ASSOCIATION OF REALTORS®

NAIOP
COMMERCIAL REAL ESTATE DEVELOPMENT ASSOCIATION
WISCONSIN CHAPTER

Annual Numbers

Southeastern Wisconsin

Office Market Recap

Whats included

Multi tenant, investment owned office buildings larger than 20,000 SF.

Whats Excluded

Medical, single tenant, owner occupied and buildings containing solely government offices buildings.

Notes

Inventory and occupancy are measured annually at the end of the 3rd Quarter.. There may be changes from year to year not attributed to actual movement in the market as data sources have changed.

2017 VS. 2018

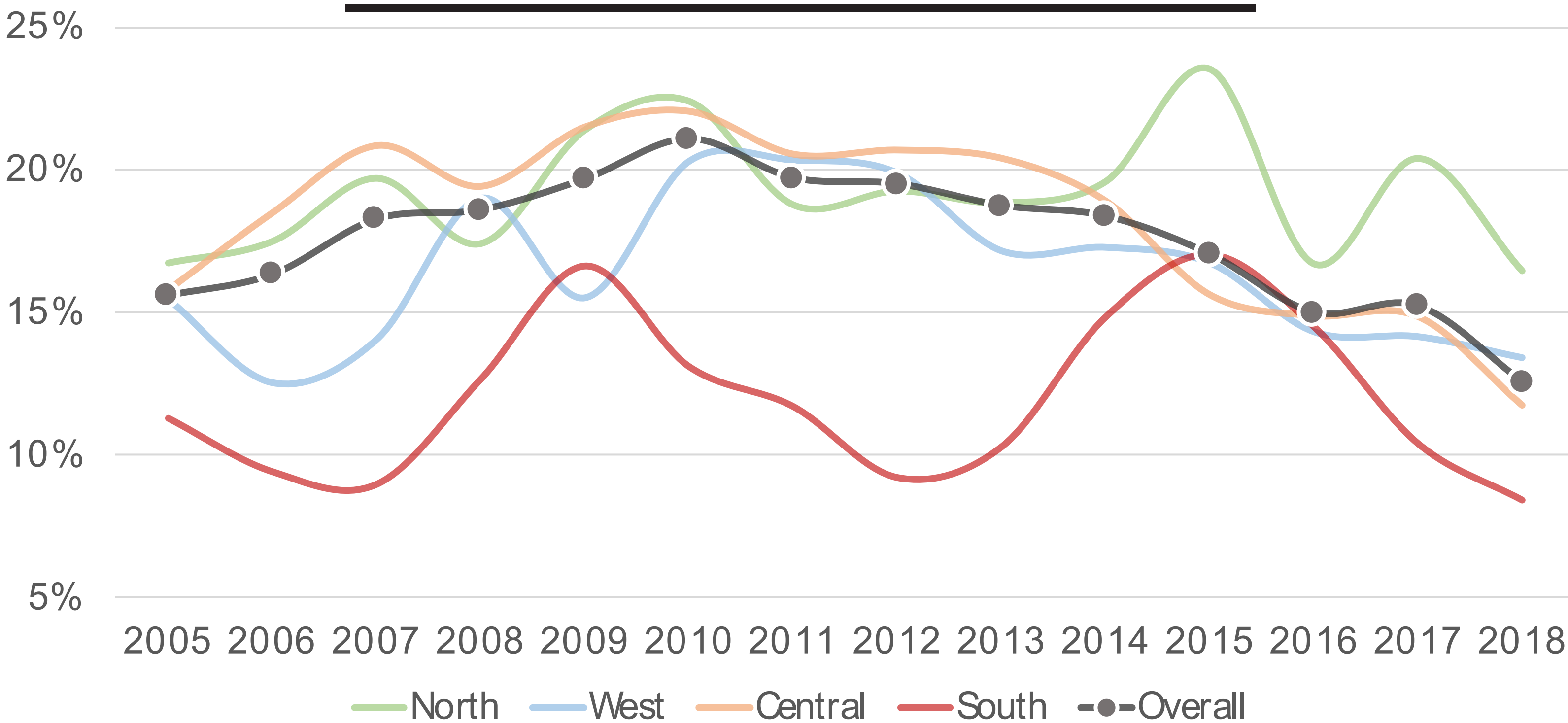
NET ABSORPTION

AVAILABLE SQUARE FEET

VACANT SQUARE FEET

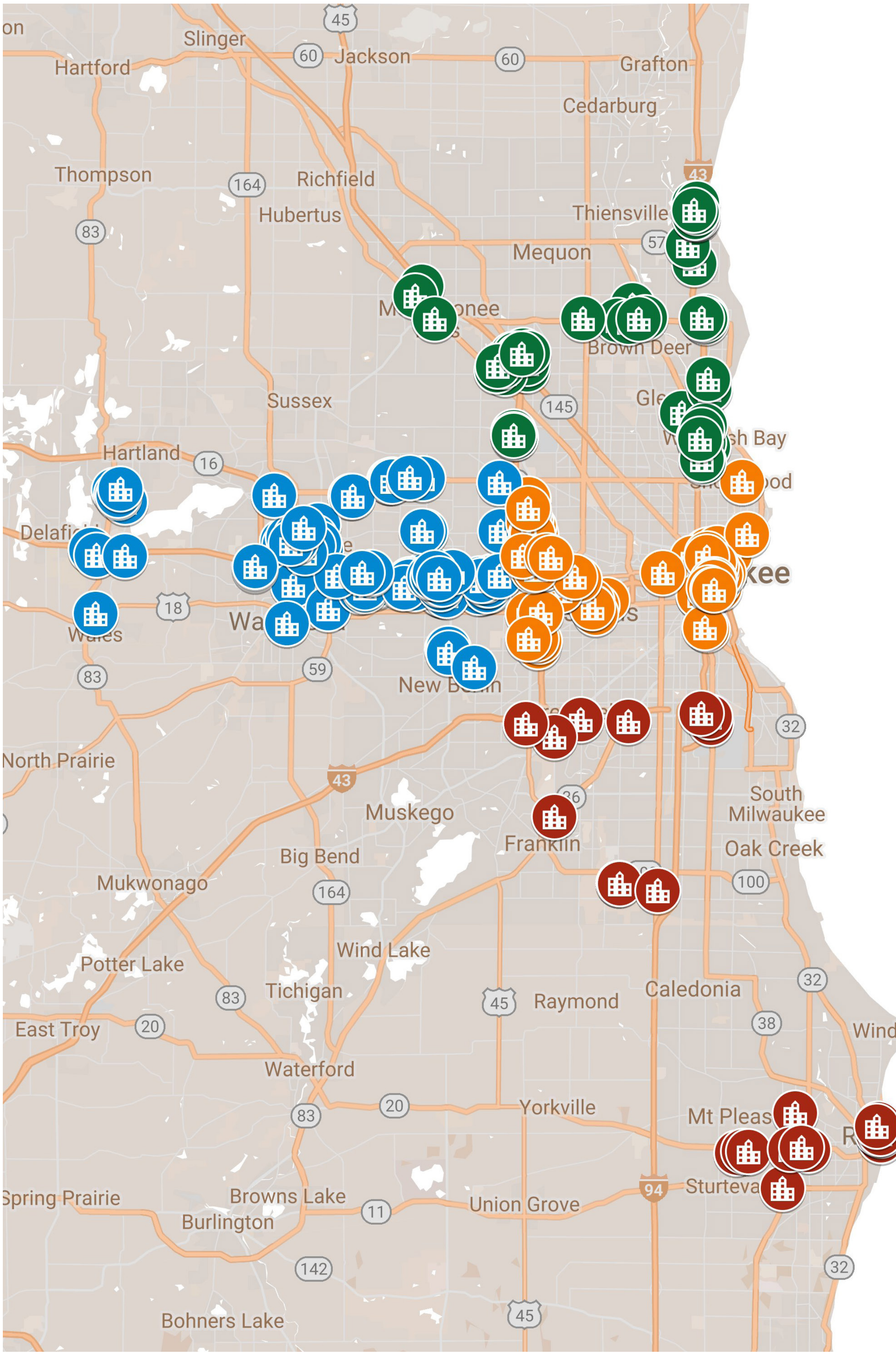
ASKING RATES

Vacancy Trends by Submarket



Source: Redi Comps I Catylist

Current Stats by Submarket



Overall

Inventory	33,699,828	
Availability	6,127,867	18.2%
Vacancy	4,232,570	12.6%

North

Inventory	4,253,715	
Availability	1,039,981	24.4%
Vacancy	700,882	16.5%

West

Inventory	7,411,056	
Availability	1,515,471	20.4%
Vacancy	995,763	13.4%

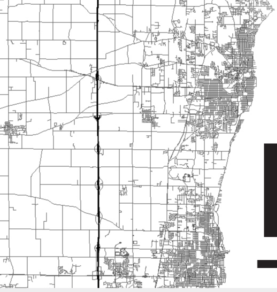
Central

Inventory	20,442,689	
Availability	3,410,093	16.7%
Vacancy	2,401,900	11.7%

South

Inventory	1,592,368	
Availability	162,322	10.2%
Vacancy	134,025	8.4%

Source: Redi Comps I Catylist
The information contained herein has been provided by sources deem reliable. NAIOP, CARW, and event presenters have no reason to doubt its accuracy, however, we do not make any guarantees. All information should be verified before relying thereon.



Southeastern Wisconsin

Industrial Market Recap

Whats included

Multi tenant Flex and Warehouse buildings larger than 25,000 SF and single tenant build to suite buildings larger than 60,000 SF.

Whats Excluded

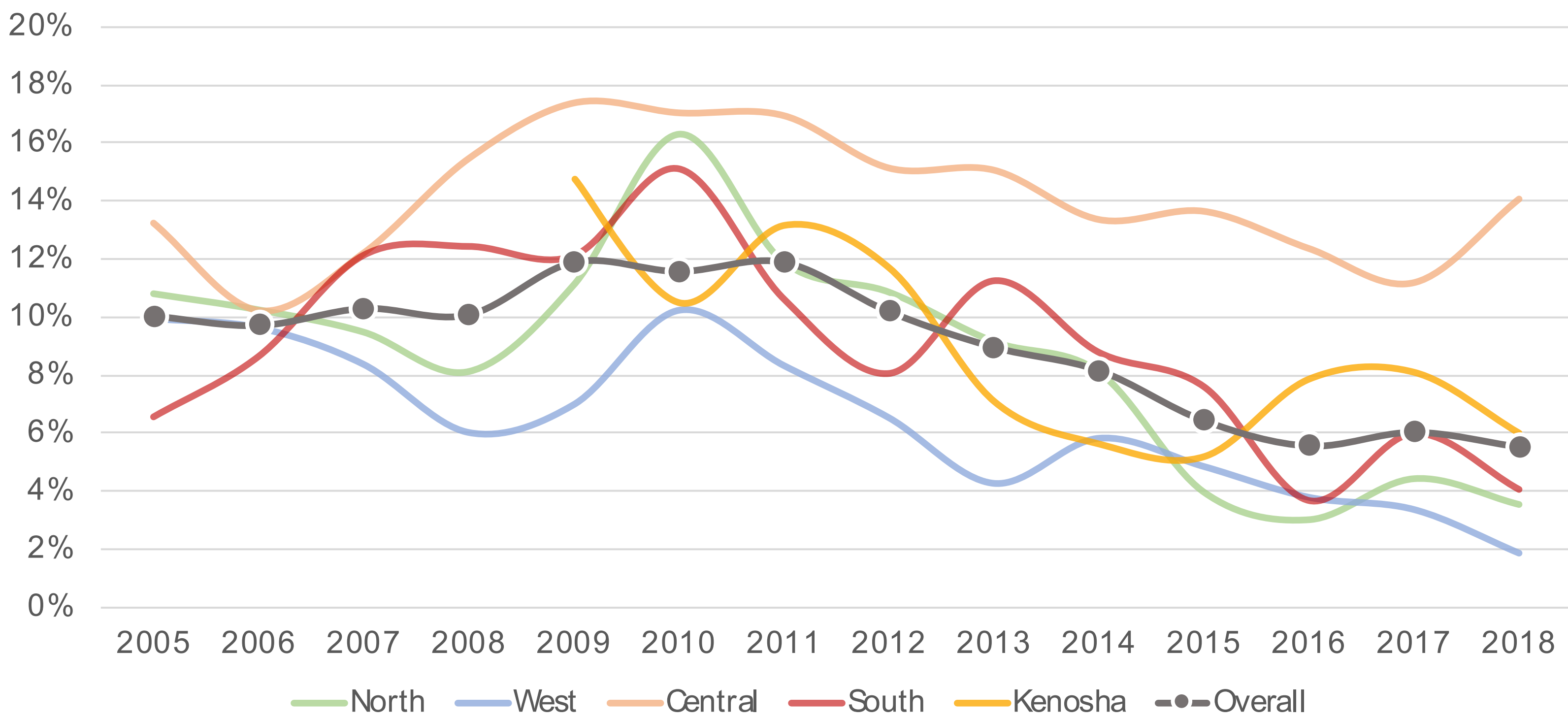
Owner occupied properties.

Notes

Inventory and occupancy are measured annually at the end of the 3rd Quarter.. There may be changes from year to year not attributed to actual movement in the market as data sources have changed.

2017 VS. 2018

Vacancy Trends by Submarket



Source: Redi Comps I Catylist

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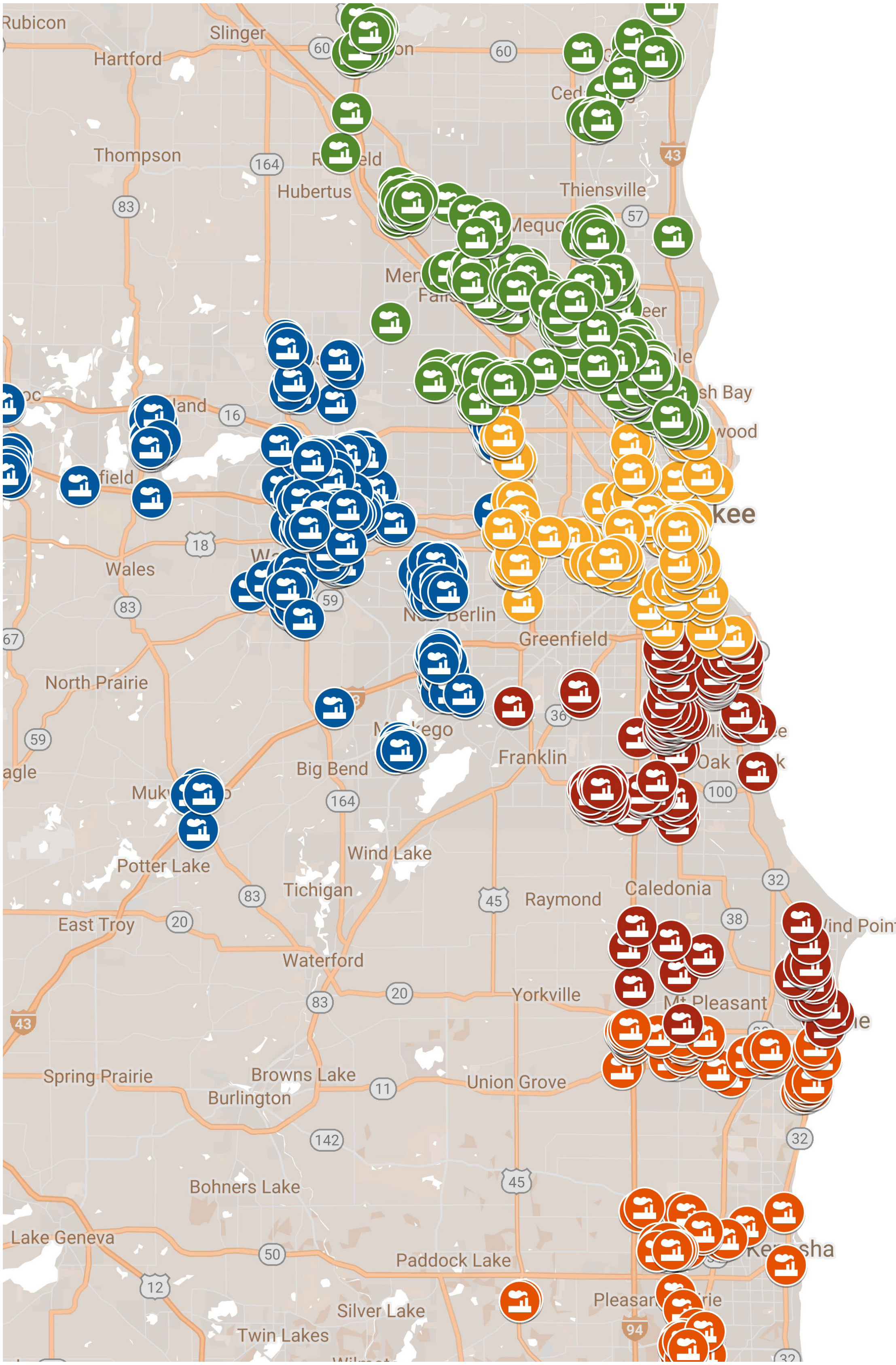
Current Stats by Submarket



Overall

Inventory	136,359,102	
Availability	15,546,834	11.4%
Vacancy	7,528,170	5.5%

North

Inventory	39,101,940	
Availability	3,545,988	9.1%
Vacancy	1,373,594	3.5%

West

Inventory	29,546,378	
Availability	1,864,551	6.3%
Vacancy	551,441	1.9%

Central

Inventory	23,649,633	
Availability	4,629,636	19.6%
Vacancy	3,325,370	14.1%

South

Inventory	18,888,131	
Availability	2,669,980	14.1%
Vacancy	772,603	4.1%

Kenosha

Inventory	25,173,020	
Availability	2,836,679	11.3%
Vacancy	1,505,162	6.0%

Source: Redi Comps I Catylist
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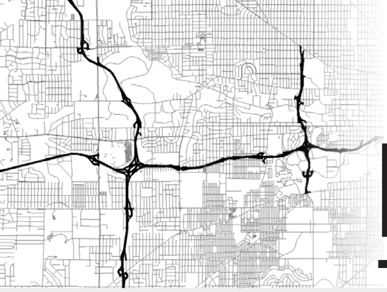

Southeastern Wisconsin

Retail Market Recap

Whats included

Traditional retail centers larger than 20,000 SF. Both owner user and investment owned properties are included.

Whats Excluded

Uncompetitive properties which are neglected or are located outside traditional trade areas.

Notes

Inventory and occupancy are measured annually at the end of the 3rd Quarter.. There may be changes from year to year not attributed to actual movement in the market as data sources have changed.

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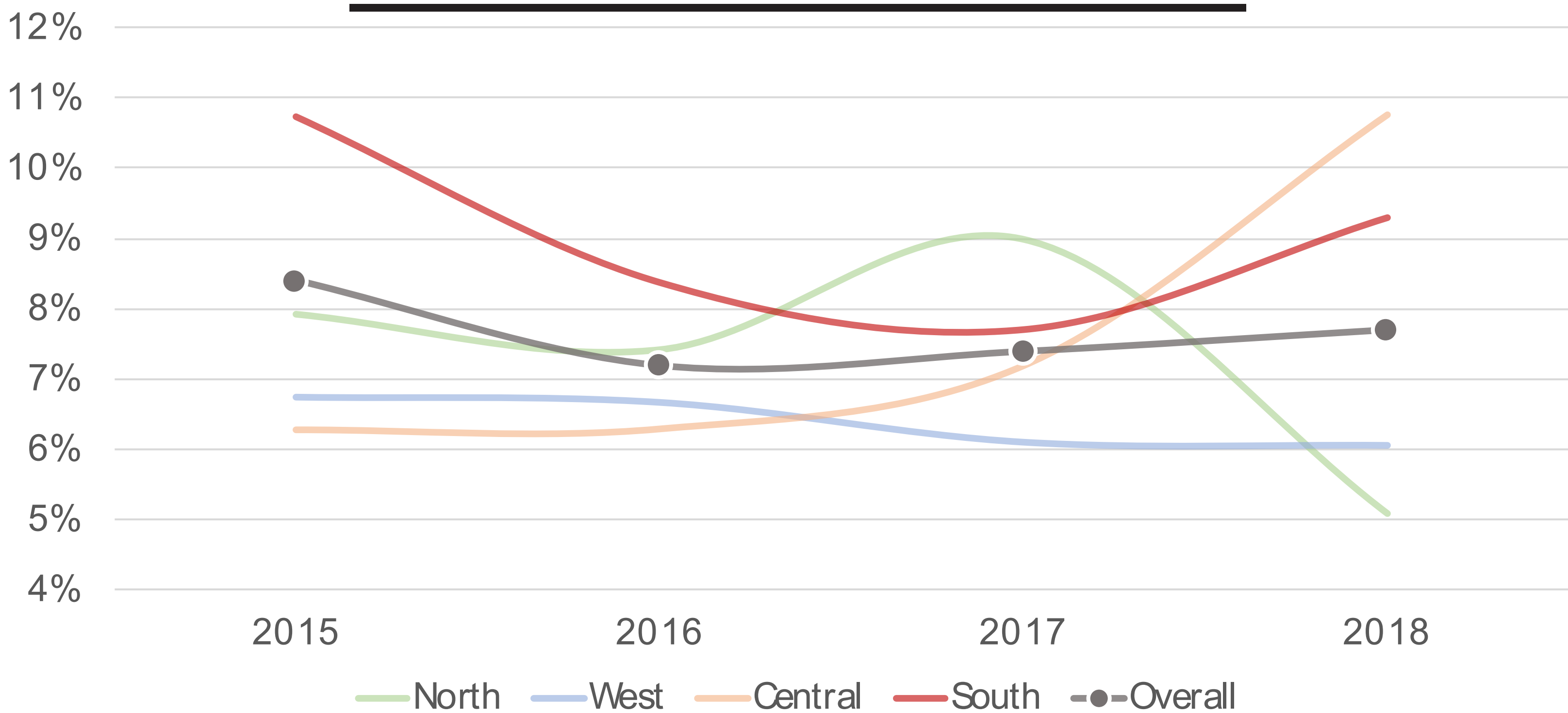

Source: Redi Comps I Catylist

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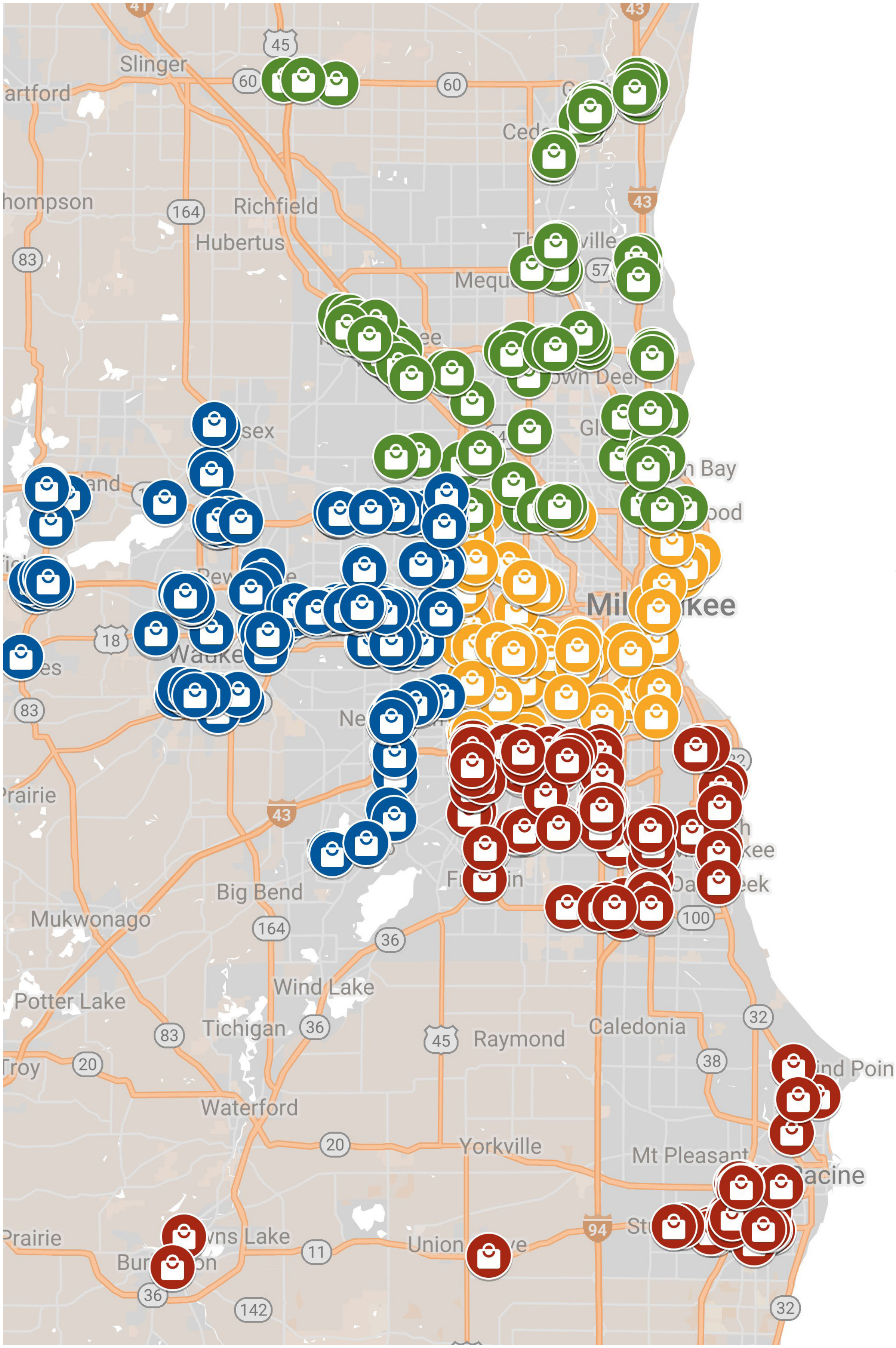
Current Stats by Submarket



Overall

Inventory	41,735,994	
Availability	4,443,148	10.6%
Vacancy	3,214,721	7.7%

North

Inventory	9,035,807	
Availability	827,371	9.2%
Vacancy	460,480	5.1%

West

Inventory	12,493,992	
Availability	1,135,175	9.1%
Vacancy	756,437	6.1%

Central

Inventory	8,124,860	
Availability	1,028,187	12.7%
Vacancy	874,891	10.8%

South

Inventory	12,081,335	
Availability	1,452,415	12.0%
Vacancy	1,122,913	9.3%

Source: Redi Comps I Catylist

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