



# Industrial Market Report Houston Market

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## Methodology

The CoStar Industrial Statistics 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 global database includes approximately 119 billion square feet of coverage in 5.4 million properties. All rental rates reported in the CoStar Industrial Report are calculated using the quoted rental rate for each property.

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## 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.

# Houston Industrial Market



Overview

## Houston's Vacancy Increases to 5.4% Net Absorption Positive 1,526,532 SF in the Quarter

The Houston Industrial market ended the first quarter 2018 with a vacancy rate of 5.4%. The vacancy rate was up over the previous quarter, with net absorption totaling positive 1,526,532 square feet in the first quarter. Vacant sublease space increased in the quarter, ending the quarter at 1,907,041 square feet. Rental rates ended the first quarter at \$6.92, a decrease over the previous quarter. A total of 36 buildings delivered to the market in the quarter totaling 2,192,824 square feet, with 8,166,968 square feet still under construction at the end of the quarter.

### Absorption

Net absorption for the overall Houston Industrial market was positive 1,526,532 square feet in the first quarter 2018. That compares to positive 663,962 square feet in the fourth quarter 2017, positive 3,820,609 square feet in the third quarter 2017, and positive 398,197 square feet in the second quarter 2017.

Tenants moving out of large blocks of space in 2018 include: Moody Compress & Warehouse moving out of (605,879) square feet at 4906 Broadway St, Plastipak Packaging Inc. moving out of (180,000) square feet at 300 S Sheldon Rd, and FedEx Office Print & Ship Center moving out of (122,500) square feet at 5737 Brittmoore Rd.

Tenants moving into large blocks of space in 2018 include: Amazon moving into 1,016,000 square feet at Amazon Distribution Center, GHX moving into 143,500 square feet at Generation Park - GHX, and Flexo Converters USA moving into 112,000 square feet at 8575 Volta Dr.

The Flex building market recorded net absorption of positive 44,970 square feet in the first quarter 2018, compared to

positive 156,117 square feet in the fourth quarter 2017, negative (20,940) in the third quarter 2017, and negative (289,844) in the second quarter 2017.

The Warehouse building market recorded net absorption of positive 1,481,562 square feet in the first quarter 2018 compared to positive 507,845 square feet in the fourth quarter 2017, positive 3,841,549 in the third quarter 2017, and positive 688,041 in the second quarter 2017.

### Vacancy

The Industrial vacancy rate in the Houston market area increased to 5.4% at the end of the first quarter 2018. The vacancy rate was 5.3% at the end of the fourth quarter 2017, 5.3% at the end of the third quarter 2017, and 5.6% at the end of the second quarter 2017.

Flex projects reported a vacancy rate of 9.3% at the end of the first quarter 2018, 9.4% at the end of the fourth quarter 2017, 9.7% at the end of the third quarter 2017, and 9.4% at the end of the second quarter 2017.

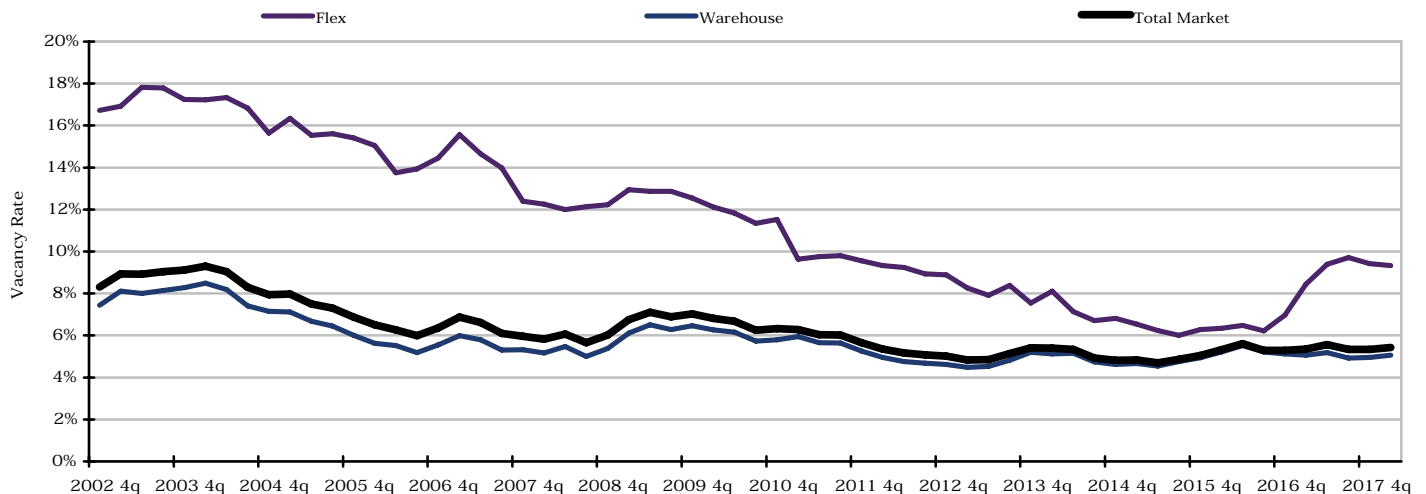
Warehouse projects reported a vacancy rate of 5.1% at the end of the first quarter 2018, 5.0% at the end of fourth quarter 2017, 4.9% at the end of the third quarter 2017, and 5.2% at the end of the second quarter 2017.

### Largest Lease Signings

The largest lease signings occurring in 2018 included: the 138,921-square-foot lease signed by Richardson Steel at 2333 Clinton Dr in the Southeast Corridor market; the 112,000-square-foot deal signed by Flexo Converters USA at 8575 Volta Dr in the North Corridor market; and the 47,426-square-foot

## Vacancy Rates by Building Type

1999-2018



Source: CoStar Property®

lease signed by OmniSource at Northwest Place Industrial Park - Phase II - in the Northwest Corridor market.

### Sublease Vacancy

The amount of vacant sublease space in the Houston market increased to 1,907,041 square feet by the end of the first quarter 2018, from 1,680,114 square feet at the end of the fourth quarter 2017. There was 1,338,003 square feet vacant at the end of the third quarter 2017 and 1,355,444 square feet at the end of the second quarter 2017.

Houston's Flex projects reported vacant sublease space of 169,707 square feet at the end of first quarter 2018, up from the 115,597 square feet reported at the end of the fourth quarter 2017. There were 170,290 square feet of sublease space vacant at the end of the third quarter 2017, and 218,145 square feet at the end of the second quarter 2017.

Warehouse projects reported increased vacant sublease space from the fourth quarter 2017 to the first quarter 2018. Sublease vacancy went from 1,564,517 square feet to 1,737,334 square feet during that time. There was 1,167,713 square feet at the end of the third quarter 2017, and 1,137,299 square feet at the end of the second quarter 2017.

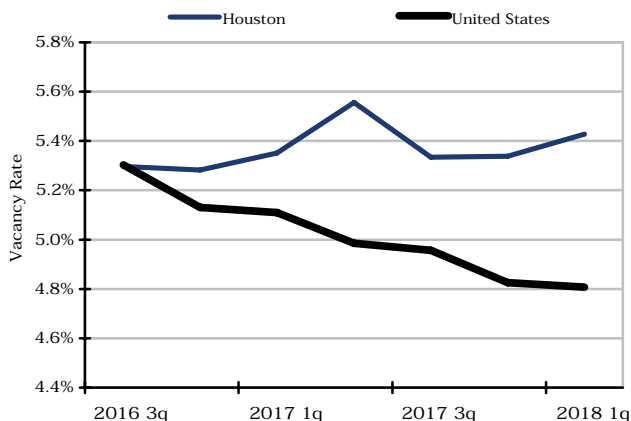
### Rental Rates

The average quoted asking rental rate for available Industrial space was \$6.92 per square foot per year at the end of the first quarter 2018 in the Houston market area. This represented a 1.1% decrease in quoted rental rates from the end of the fourth quarter 2017, when rents were reported at \$7.00 per square foot.

The average quoted rate within the Flex sector was \$9.89 per square foot at the end of the first quarter 2018, while Warehouse rates stood at \$6.61. At the end of the fourth quarter 2017, Flex rates were \$9.86 per square foot, and Warehouse rates were \$6.70.

## U.S. Vacancy Comparison

Past 7 Quarters



Source: CoStar Property®

### Deliveries and Construction

During the first quarter 2018, 36 buildings totaling 2,192,824 square feet were completed in the Houston market area. This compares to 19 buildings totaling 686,383 square feet that were completed in the fourth quarter 2017, 25 buildings totaling 2,216,150 square feet completed in the third quarter 2017, and 1,501,641 square feet in 44 buildings completed in the second quarter 2017.

There were 8,166,968 square feet of Industrial space under construction at the end of the first quarter 2018.

Some of the notable 2018 deliveries include: 31819 Highway 90 E, a 1,016,000-square-foot facility that delivered in first quarter 2018 and is now 100% occupied, and 10535 Red Bluff Rd, a 257,835-square-foot building that delivered in first quarter 2018 and is now 100% occupied.

The largest projects underway at the end of first quarter 2018 were 525 Cane Island Pky, a 673,785-square-foot building with 0% of its space pre-leased, and Port Crossing Commerce Center - Bldg. B2, a 600,360-square-foot facility that is 0% pre-leased.

### Inventory

Total Industrial inventory in the Houston market area amounted to 604,972,549 square feet in 19,619 buildings as of the end of the first quarter 2018. The Flex sector consisted of 52,441,585 square feet in 2,104 projects. The Warehouse sector consisted of 552,530,964 square feet in 17,515 buildings. Within the Industrial market there were 3,556 owner-occupied buildings accounting for 159,612,761 square feet of Industrial space.

### Sales Activity

Tallying industrial building sales of 15,000 square feet or larger, Houston industrial sales figures fell during the fourth quarter 2017 in terms of dollar volume compared to the third quarter of 2017.

In the fourth quarter, 20 industrial transactions closed with a total volume of \$95,074,850. The 20 buildings totaled 1,440,039 square feet and the average price per square foot equated to \$66.02 per square foot. That compares to 25 transactions totaling \$147,911,424 in the third quarter. The total square footage was 1,752,896 for an average price per square foot of \$84.38.

Total year-to-date industrial building sales activity in 2017 is up compared to the previous year. In the twelve months of 2017, the market saw 99 industrial sales transactions with a total volume of \$785,395,928. The price per square foot has averaged \$74.84 this year. In the twelve months of 2016, the market posted 49 transactions with a total volume of \$378,584,203. The price per square foot averaged \$69.69.

Cap rates have been higher in 2017, averaging 7.25%, compared to the twelve months of last year when they averaged 6.75%.

# Houston Industrial Market



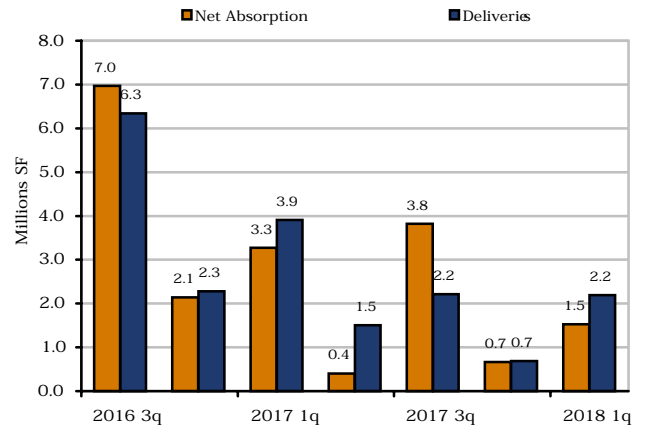
Overview

One of the largest transactions that has occurred within the last four quarters in the Houston market is the sale of Underwood Business Park in La Porte. This 2,165,200-square-foot industrial building sold for \$155,000,000, or \$71.59 per square foot. The property sold on 2/15/2017, at a 6.10% cap rate.

Reports compiled by: William Steward, CoStar Research Manager

## Absorption & Deliveries

Past 7 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
Austin County Ind	Austin County Ind
CBD Ind	CBD-NW Inner Loop Ind Downtown Houston Ind North Inner Loop Ind Southwest Inner Loop Ind
Liberty County Ind	Liberty County Ind
North Corridor Ind	North Fwy/Tomball Pky Ind North Hardy Toll Road Ind North Outer Loop Ind The Woodlands/Conroe Ind
Northeast Corridor Ind	Northeast Hwy 321 Ind Northeast Hwy 90 Ind Northeast I-10 Ind Northeast Inner Loop Ind
Northwest Corridor Ind	Hwy 290/Tomball Pky Ind Northwest Hwy 6 Ind Northwest Inner Loop Ind Northwest Near Ind Northwest Outliers Ind West Outer Loop Ind
San Jacinto County Ind	San Jacinto County Ind
Southeast Corridor Ind	East I-10 Outer Loop Ind East-Southeast Far Ind Southeast Outer Loop Ind
Southern Corridor Ind	South Hwy 35 Ind South Inner Loop Ind
Southwest Corridor Ind	Hwy 59/Hwy 90 (Alt) Ind Southwest Far Ind Southwest Outer Loop Ind Sugar Land Ind

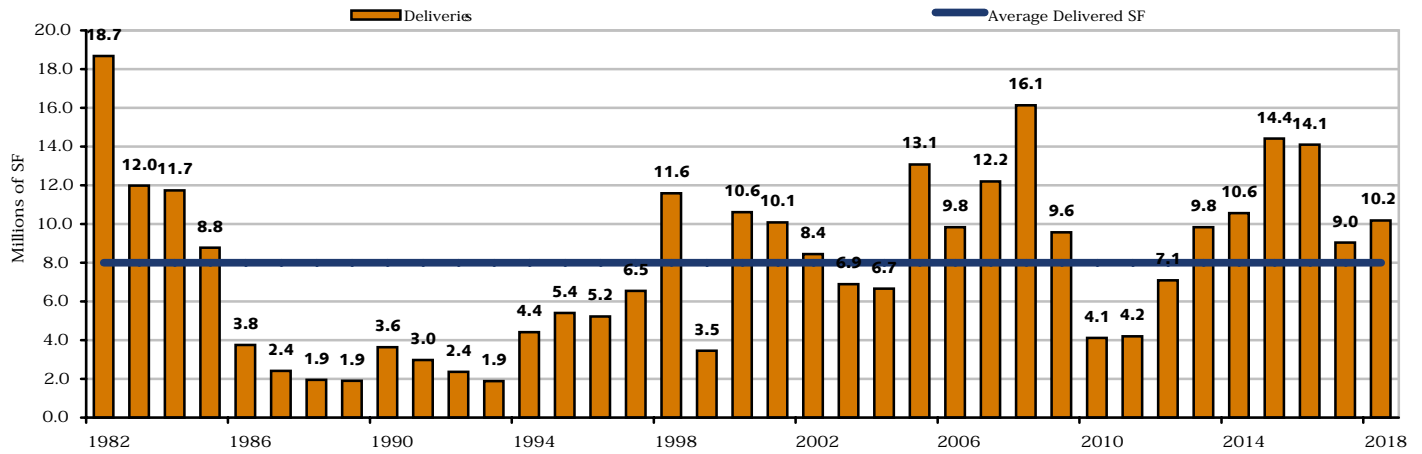
# Houston Industrial Market



Inventory & development

## Historical Deliveries

1982 - 2018



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

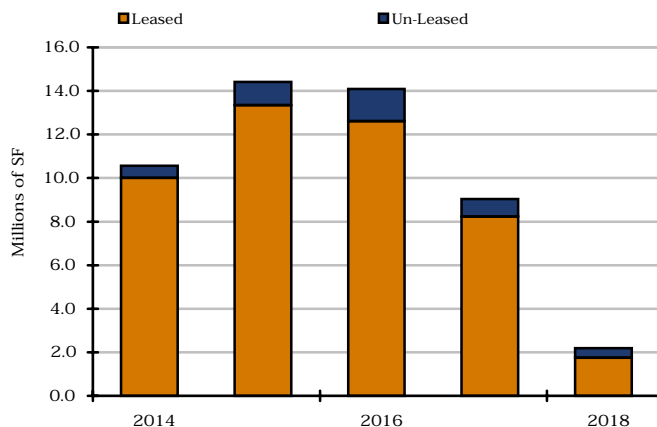
## CONSTRUCTION ACTIVITY Markets Ranked by Under Construction RBA

Market	Under Construction Inventory				Average Bldg Size	
	# Bldgs	Total RBA	Preleased SF	Preleased %	All Existing	U/C
Southeast Corridor Ind	23	3,421,741	1,398,740	40.9%	36,740	148,771
Northwest Corridor Ind	44	2,190,066	213,702	9.8%	34,233	49,774
North Corridor Ind	18	1,785,077	944,490	52.9%	28,096	99,171
Southwest Corridor Ind	10	648,641	550,000	84.8%	27,397	64,864
Southern Corridor Ind	3	78,193	16,555	21.2%	24,822	26,064
Northeast Corridor Ind	2	29,000	8,000	27.6%	35,198	14,500
CBD Ind	1	14,250	14,250	100.0%	28,580	14,250
San Jacinto County Ind	0	0	0	0.0%	8,092	0
Austin County Ind	0	0	0	0.0%	49,974	0
Liberty County Ind	0	0	0	0.0%	23,328	0
<b>Totals</b>	<b>101</b>	<b>8,166,968</b>	<b>3,145,737</b>	<b>38.5%</b>	<b>30,836</b>	<b>80,861</b>

Source: CoStar Property®

## Recent Deliveries

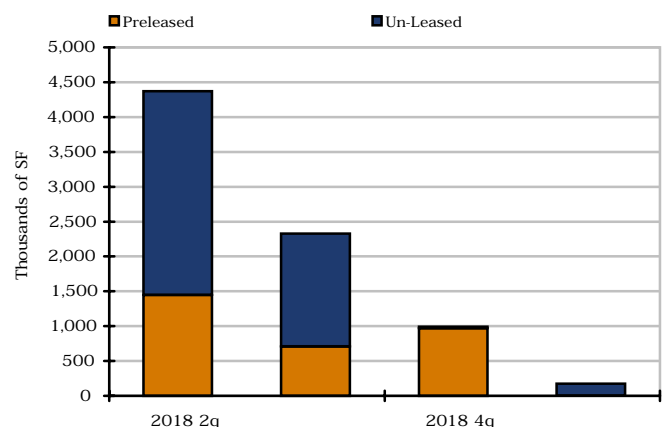
Leased & Un-Leased SF in Deliveries Since 2014



Source: CoStar Property®

## Future Deliveries

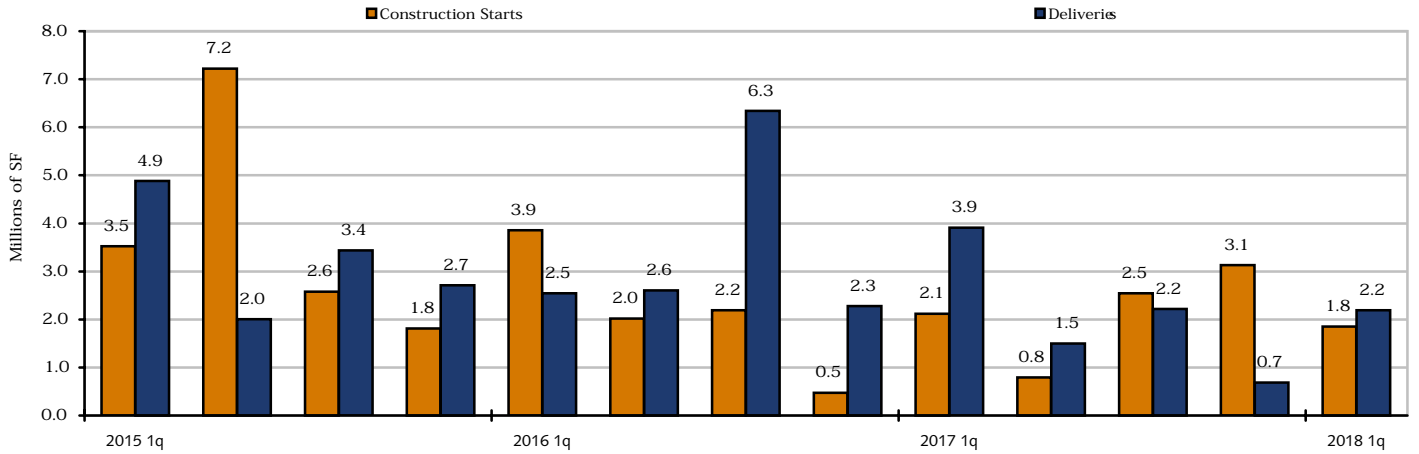
Preleased & Un-Leased SF in Properties Scheduled to Deliver



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	31	452,961	258,624	57.1%	\$7.79	131,256	321,705
50,000 SF - 99,999 SF	0	0	0	0.0%	\$0.00	0	0
100,000 SF - 249,999 SF	3	466,028	217,361	46.6%	\$0.00	143,500	322,528
250,000 SF - 499,999 SF	1	257,835	257,835	100.0%	\$0.00	257,835	0
>= 500,000 SF	1	1,016,000	1,016,000	100.0%	\$0.00	1,016,000	0

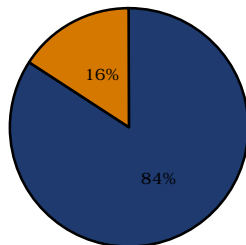
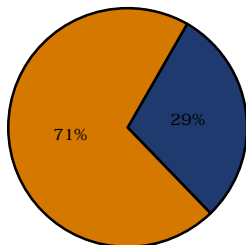
Source: CoStar Property®

## Recent Development by Tenancy

Based on RBA Developed for Single & Multi-Tenant Use

2018 Deliveries

Currently Under Construction



■ Multi ■ Single

■ Multi ■ Single

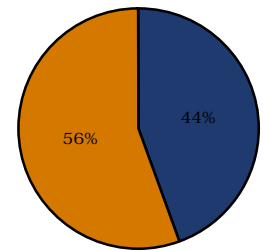
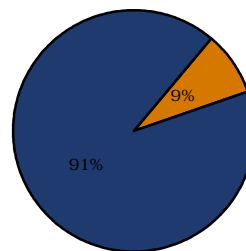
Source: CoStar Property®

## Existing Inventory Comparison

Based on Total RBA

By Building Type

By Tenancy Type



■ Flex ■ Warehouse

■ Multi ■ Single

Source: CoStar Property®

## Houston Industrial Market



Inventory &amp; development

## Select Year-to-Date Deliveries

Based on Project Square Footage

<p><b>1. Amazon Distribution Center</b></p> <p>Submarket: <b>Northwest Corridor Industrial Market</b>  RBA: <b>1,016,000</b>  Occupied: <b>100%</b>  Quoted Rate: <b>N/A</b>  Grnd Brk Date: <b>First Quarter 2017</b>  Deliv Date: <b>First Quarter 2018</b>  Leasing Co: <b>Duke Realty Corporation</b>  Developer: <b>Duke Realty Corporation</b></p>	<p><b>2. 10535 Red Bluff Rd</b></p> <p>Submarket: <b>Southeast Corridor Industrial Market</b>  RBA: <b>257,835</b>  Occupied: <b>100%</b>  Quoted Rate: <b>N/A</b>  Grnd Brk Date: <b>Third Quarter 2017</b>  Deliv Date: <b>First Quarter 2018</b>  Leasing Co: <b>Cushman &amp; Wakefield</b>  Developer: <b>N/A</b></p>	<p><b>3. 10025 Porter Rd</b></p> <p>Submarket: <b>Southeast Corridor Industrial Market</b>  RBA: <b>167,867</b>  Occupied: <b>44%</b>  Quoted Rate: <b>Negotiable</b>  Grnd Brk Date: <b>2017</b>  Deliv Date: <b>First Quarter 2018</b>  Leasing Co: <b>CBRE</b>  Developer: <b>N/A</b></p>
<p><b>4. 6410 Langfield Rd - Building D</b></p> <p>Submarket: <b>Northwest Corridor Industrial Market</b>  RBA: <b>154,661</b>  Occupied: <b>0%</b>  Quoted Rate: <b>Negotiable</b>  Grnd Brk Date: <b>Third Quarter 2017</b>  Deliv Date: <b>First Quarter 2018</b>  Leasing Co: <b>Carson Co</b>  Developer: <b>N/A</b></p>	<p><b>5. Generation Park - GHX</b></p> <p>Submarket: <b>Northeast Corridor Industrial Market</b>  RBA: <b>143,500</b>  Occupied: <b>100%</b>  Quoted Rate: <b>N/A</b>  Grnd Brk Date: <b>Second Quarter 2017</b>  Deliv Date: <b>First Quarter 2018</b>  Leasing Co: <b>Navisys Group</b>  Developer: <b>N/A</b></p>	<p><b>6. Linh Dao Plaza</b></p> <p>Submarket: <b>Northwest Corridor Industrial Market</b>  RBA: <b>39,500</b>  Occupied: <b>87%</b>  Quoted Rate: <b>Negotiable</b>  Grnd Brk Date: <b>First Quarter 2017</b>  Deliv Date: <b>First Quarter 2018</b>  Leasing Co: <b>Living Quarters, LLC</b>  Developer: <b>N/A</b></p>
<p><b>7. 5385 Bay Oaks Dr</b></p> <p>Submarket: <b>Southeast Corridor Industrial Market</b>  RBA: <b>34,700</b>  Occupied: <b>100%</b>  Quoted Rate: <b>\$10.20</b>  Grnd Brk Date: <b>First Quarter 2017</b>  Deliv Date: <b>First Quarter 2018</b>  Leasing Co: <b>JLL</b>  Developer: <b>N/A</b></p>	<p><b>8. Dundee Business Park</b></p> <p>Submarket: <b>Northwest Corridor Industrial Market</b>  RBA: <b>28,325</b>  Occupied: <b>0%</b>  Quoted Rate: <b>\$0.90</b>  Grnd Brk Date: <b>Third Quarter 2017</b>  Deliv Date: <b>2018</b>  Leasing Co: <b>Kevin Purvis</b>  Developer: <b>N/A</b></p>	<p><b>9. Sterling Industrial Park</b></p> <p>Submarket: <b>Southern Corridor Industrial Market</b>  RBA: <b>26,520</b>  Occupied: <b>0%</b>  Quoted Rate: <b>\$0.79</b>  Grnd Brk Date: <b>Fourth Quarter 2016</b>  Deliv Date: <b>2018</b>  Leasing Co: <b>Finial Group</b>  Developer: <b>N/A</b></p>
<p><b>10. 310 Genesis Blvd.</b></p> <p>Submarket: <b>Southern Corridor Industrial Market</b>  RBA: <b>26,000</b>  Occupied: <b>72%</b>  Quoted Rate: <b>\$1.00</b>  Grnd Brk Date: <b>Second Quarter 2017</b>  Deliv Date: <b>First Quarter 2018</b>  Leasing Co: <b>Wycoff Development &amp; Construction</b>  Developer: <b>N/A</b></p>	<p><b>11. 7903 Breen Rd</b></p> <p>Submarket: <b>Northwest Corridor Industrial Market</b>  RBA: <b>25,614</b>  Occupied: <b>100%</b>  Quoted Rate: <b>N/A</b>  Grnd Brk Date: <b>N/A</b>  Deliv Date: <b>First Quarter 2018</b>  Leasing Co: <b>N/A</b>  Developer: <b>N/A</b></p>	<p><b>12. 12519 Taylor Rd</b></p> <p>Submarket: <b>Northwest Corridor Industrial Market</b>  RBA: <b>25,000</b>  Occupied: <b>0%</b>  Quoted Rate: <b>Negotiable</b>  Grnd Brk Date: <b>2017</b>  Deliv Date: <b>First Quarter 2018</b>  Leasing Co: <b>Metroway Commercial Realty</b>  Developer: <b>N/A</b></p>
<p><b>13. 12511 Taylor Rd</b></p> <p>Submarket: <b>Northwest Corridor Industrial Market</b>  RBA: <b>25,000</b>  Occupied: <b>0%</b>  Quoted Rate: <b>Negotiable</b>  Grnd Brk Date: <b>2017</b>  Deliv Date: <b>First Quarter 2018</b>  Leasing Co: <b>Metroway Commercial Realty</b>  Developer: <b>N/A</b></p>	<p><b>14. 12527 Taylor Rd</b></p> <p>Submarket: <b>Northwest Corridor Industrial Market</b>  RBA: <b>13,500</b>  Occupied: <b>0%</b>  Quoted Rate: <b>Negotiable</b>  Grnd Brk Date: <b>2017</b>  Deliv Date: <b>First Quarter 2018</b>  Leasing Co: <b>Metroway Commercial Realty</b>  Developer: <b>N/A</b></p>	

## Select Top Under Construction Properties

Based on Project Square Footage

<p><b>1. 525 Cane Island Pky</b></p> <p>Submarket: <b>Northwest Corridor Industrial Market</b>  RBA: <b>673,785</b>  Preleased: <b>0%</b>  Quoted Rate: <b>Negotiable</b>  Grnd Brk Date: <b>Fourth Quarter 2017</b>  Deliv Date: <b>Third Quarter 2018</b>  Leasing Co: <b>NAI Partners</b>  Developer: <b>N/A</b></p>	<p><b>2. Port Crossing Commerce Center - Bldg. B2</b></p> <p>Submarket: <b>Southeast Corridor Industrial Market</b>  RBA: <b>600,360</b>  Preleased: <b>0%</b>  Quoted Rate: <b>\$4.80</b>  Grnd Brk Date: <b>Fourth Quarter 2017</b>  Deliv Date: <b>Second Quarter 2018</b>  Leasing Co: <b>Colliers International</b>  Developer: <b>N/A</b></p>	<p><b>3. Emser Tile</b></p> <p>Submarket: <b>North Corridor Industrial Market</b>  RBA: <b>600,000</b>  Preleased: <b>100%</b>  Quoted Rate: <b>N/A</b>  Grnd Brk Date: <b>Third Quarter 2017</b>  Deliv Date: <b>Second Quarter 2018</b>  Leasing Co: <b>Hines</b>  Developer: <b>Hines</b></p>
<p><b>4. Best Buy Distribution Center</b></p> <p>Submarket: <b>Southwest Corridor Industrial Market</b>  RBA: <b>550,000</b>  Preleased: <b>100%</b>  Quoted Rate: <b>N/A</b>  Grnd Brk Date: <b>Fourth Quarter 2017</b>  Deliv Date: <b>Fourth Quarter 2018</b>  Leasing Co: <b>N/A</b>  Developer: <b>Seefried Properties, Inc.</b></p>	<p><b>5. Vinmar International</b></p> <p>Submarket: <b>Southeast Corridor Industrial Market</b>  RBA: <b>500,006</b>  Preleased: <b>100%</b>  Quoted Rate: <b>N/A</b>  Grnd Brk Date: <b>Second Quarter 2017</b>  Deliv Date: <b>Third Quarter 2018</b>  Leasing Co: <b>Avera Companies</b>  Developer: <b>Avera Companies</b></p>	<p><b>6. Northwest Logistics Center</b></p> <p>Submarket: <b>Northwest Corridor Industrial Market</b>  RBA: <b>411,442</b>  Preleased: <b>0%</b>  Quoted Rate: <b>Negotiable</b>  Grnd Brk Date: <b>Third Quarter 2017</b>  Deliv Date: <b>Second Quarter 2018</b>  Leasing Co: <b>Stream Realty Partners, L.P.</b>  Developer: <b>N/A</b></p>
<p><b>7. Bayport Logistics Park - Bldg 2</b></p> <p>Submarket: <b>Southeast Corridor Industrial Market</b>  RBA: <b>369,755</b>  Preleased: <b>100%</b>  Quoted Rate: <b>N/A</b>  Grnd Brk Date: <b>First Quarter 2018</b>  Deliv Date: <b>Fourth Quarter 2018</b>  Leasing Co: <b>Avera Companies</b>  Developer: <b>Avera Companies</b></p>	<p><b>8. Gateway Northwest Business Park - Building 3</b></p> <p>Submarket: <b>Northwest Corridor Industrial Market</b>  RBA: <b>368,432</b>  Preleased: <b>44%</b>  Quoted Rate: <b>Negotiable</b>  Grnd Brk Date: <b>Fourth Quarter 2017</b>  Deliv Date: <b>Second Quarter 2018</b>  Leasing Co: <b>Duke Realty Corporation</b>  Developer: <b>N/A</b></p>	<p><b>9. Point North Three</b></p> <p>Submarket: <b>North Corridor Industrial Market</b>  RBA: <b>337,700</b>  Preleased: <b>0%</b>  Quoted Rate: <b>Negotiable</b>  Grnd Brk Date: <b>First Quarter 2018</b>  Deliv Date: <b>Third Quarter 2018</b>  Leasing Co: <b>Duke Realty Corporation</b>  Developer: <b>N/A</b></p>
<p><b>10. Port 10 Logistics Center - Building 1</b></p> <p>Submarket: <b>Southeast Corridor Industrial Market</b>  RBA: <b>294,323</b>  Preleased: <b>0%</b>  Quoted Rate: <b>Negotiable</b>  Grnd Brk Date: <b>First Quarter 2018</b>  Deliv Date: <b>Second Quarter 2018</b>  Leasing Co: <b>JLL</b>  Developer: <b>N/A</b></p>	<p><b>11. 11833 Cutten Road</b></p> <p>Submarket: <b>North Corridor Industrial Market</b>  RBA: <b>293,280</b>  Preleased: <b>0%</b>  Quoted Rate: <b>\$5.04</b>  Grnd Brk Date: <b>Third Quarter 2017</b>  Deliv Date: <b>Second Quarter 2018</b>  Leasing Co: <b>Cushman &amp; Wakefield</b>  Developer: <b>N/A</b></p>	<p><b>12. Energy Commerce, Bldg D</b></p> <p>Submarket: <b>Southeast Corridor Industrial Market</b>  RBA: <b>232,960</b>  Preleased: <b>0%</b>  Quoted Rate: <b>Negotiable</b>  Grnd Brk Date: <b>Third Quarter 2017</b>  Deliv Date: <b>Second Quarter 2018</b>  Leasing Co: <b>NAI Partners</b>  Developer: <b>Clay Development &amp; Construction</b></p>
<p><b>13. 22533 NW Lake Dr</b></p> <p>Submarket: <b>Northwest Corridor Industrial Market</b>  RBA: <b>231,839</b>  Preleased: <b>0%</b>  Quoted Rate: <b>Negotiable</b>  Grnd Brk Date: <b>Third Quarter 2017</b>  Deliv Date: <b>Second Quarter 2018</b>  Leasing Co: <b>The Carson Companies</b>  Developer: <b>N/A</b></p>	<p><b>14. Southeast - Bayport 3, Bldg I-4</b></p> <p>Submarket: <b>Southeast Corridor Industrial Market</b>  RBA: <b>207,425</b>  Preleased: <b>0%</b>  Quoted Rate: <b>Negotiable</b>  Grnd Brk Date: <b>First Quarter 2018</b>  Deliv Date: <b>Third Quarter 2018</b>  Leasing Co: <b>The Carson Companies</b>  Developer: <b>N/A</b></p>	<p><b>15. Ameriport Industrial Park - VII</b></p> <p>Submarket: <b>Southeast Corridor Industrial Market</b>  RBA: <b>203,840</b>  Preleased: <b>100%</b>  Quoted Rate: <b>N/A</b>  Grnd Brk Date: <b>Third Quarter 2017</b>  Deliv Date: <b>Second Quarter 2018</b>  Leasing Co: <b>National Property Holdings LP</b>  Developer: <b>N/A</b></p>



## Houston Industrial Market



Figures at a Glance

## Flex Market Statistics

First Quarter 2018

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Austin County Ind	1	1,200	0	0	0.0%	0	0	0	\$0.00
CBD Ind	179	3,841,395	206,653	227,504	5.9%	26,067	0	0	\$14.09
Liberty County Ind	4	29,215	11,300	11,300	38.7%	0	0	0	\$0.00
North Corridor Ind	430	11,339,780	1,211,707	1,263,755	11.1%	33,319	0	248,866	\$10.09
Northeast Corridor Ind	72	697,854	65,001	65,001	9.3%	(1,586)	2,400	0	\$10.20
Northwest Corridor Ind	585	17,609,253	1,606,764	1,680,657	9.5%	(114,372)	0	6,000	\$8.50
San Jacinto County Ind	0	0	0	0	0.0%	0	0	0	\$0.00
Southeast Corridor Ind	223	3,335,162	212,507	212,507	6.4%	11,976	0	0	\$10.51
Southern Corridor Ind	127	2,503,667	250,720	250,720	10.0%	106,478	0	0	\$5.83
Southwest Corridor Ind	483	13,084,059	1,157,321	1,180,236	9.0%	(16,912)	0	3,181	\$11.72
<b>Totals</b>	<b>2,104</b>	<b>52,441,585</b>	<b>4,721,973</b>	<b>4,891,680</b>	<b>9.3%</b>	<b>44,970</b>	<b>2,400</b>	<b>258,047</b>	<b>\$9.89</b>

Source: CoStar Property®

## Warehouse Market Statistics

First Quarter 2018

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Austin County Ind	31	1,597,955	575,016	575,016	36.0%	3,800	0	0	\$9.63
CBD Ind	1,892	55,347,424	2,610,700	2,632,400	4.8%	(275,675)	0	14,250	\$5.58
Liberty County Ind	53	1,300,485	353,929	353,929	27.2%	(69,841)	0	0	\$7.96
North Corridor Ind	3,407	96,464,884	5,779,108	6,326,953	6.6%	573,560	57,106	1,536,211	\$7.24
Northeast Corridor Ind	1,001	37,070,092	793,481	842,407	2.3%	234,740	151,975	29,000	\$6.10
Northwest Corridor Ind	4,359	151,639,672	7,154,090	7,705,704	5.1%	1,364,938	1,431,775	2,184,066	\$6.85
San Jacinto County Ind	5	40,459	0	0	0.0%	0	0	0	\$0.00
Southeast Corridor Ind	2,477	95,863,893	4,285,767	4,638,267	4.8%	(165,287)	470,902	3,421,741	\$5.77
Southern Corridor Ind	1,990	50,044,690	1,611,944	1,639,174	3.3%	(169,413)	52,520	78,193	\$6.16
Southwest Corridor Ind	2,300	63,161,410	3,046,057	3,233,576	5.1%	(15,260)	26,146	645,460	\$7.42
<b>Totals</b>	<b>17,515</b>	<b>552,530,964</b>	<b>26,210,092</b>	<b>27,947,426</b>	<b>5.1%</b>	<b>1,481,562</b>	<b>2,190,424</b>	<b>7,908,921</b>	<b>\$6.61</b>

Source: CoStar Property®

## Total Industrial Market Statistics

First Quarter 2018

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Austin County Ind	32	1,599,155	575,016	575,016	36.0%	3,800	0	0	\$9.63
CBD Ind	2,071	59,188,819	2,817,353	2,859,904	4.8%	(249,608)	0	14,250	\$6.21
Liberty County Ind	57	1,329,700	365,229	365,229	27.5%	(69,841)	0	0	\$7.96
North Corridor Ind	3,837	107,804,664	6,990,815	7,590,708	7.0%	606,879	57,106	1,785,077	\$7.53
Northeast Corridor Ind	1,073	37,767,946	858,482	907,408	2.4%	233,154	154,375	29,000	\$6.21
Northwest Corridor Ind	4,944	169,248,925	8,760,854	9,386,361	5.5%	1,250,566	1,431,775	2,190,066	\$7.10
San Jacinto County Ind	5	40,459	0	0	0.0%	0	0	0	\$0.00
Southeast Corridor Ind	2,700	99,199,055	4,498,274	4,850,774	4.9%	(153,311)	470,902	3,421,741	\$5.98
Southern Corridor Ind	2,117	52,548,357	1,862,664	1,889,894	3.6%	(62,935)	52,520	78,193	\$6.15
Southwest Corridor Ind	2,783	76,245,469	4,203,378	4,413,812	5.8%	(32,172)	26,146	648,641	\$7.95
<b>Totals</b>	<b>19,619</b>	<b>604,972,549</b>	<b>30,932,065</b>	<b>32,839,106</b>	<b>5.4%</b>	<b>1,526,532</b>	<b>2,192,824</b>	<b>8,166,968</b>	<b>\$6.92</b>

Source: CoStar Property®



# Houston Industrial Market

Figures at a Glance

## Flex Submarket Statistics

First Quarter 2018

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Austin County Ind	1	1,200	0	0	0.0%	0	0	0	\$0.00
CBD-NW Inner Loop In.	67	2,051,439	136,536	157,387	7.7%	(570)	0	0	\$12.71
Downtown Houston Inc	32	563,993	43,000	43,000	7.6%	0	0	0	\$7.97
East I-10 Outer Loop.	3	13,041	2,500	2,500	19.2%	(2,500)	0	0	\$5.76
East-Southeast Far I.	196	2,833,366	199,007	199,007	7.0%	14,476	0	0	\$10.80
Hwy 290/Tomball Pky	45	1,689,914	135,495	135,495	8.0%	(12,758)	0	0	\$8.74
Hwy 59/Hwy 90 (Alt)	137	2,890,907	196,557	206,592	7.1%	(15,297)	0	0	\$8.50
Liberty County Ind	4	29,215	11,300	11,300	38.7%	0	0	0	\$0.00
North Fwy/Tomball Pk.	101	3,708,132	311,051	329,916	8.9%	(3,582)	0	15,000	\$9.32
North Hardy Toll Roa.	101	3,484,842	342,684	342,684	9.8%	3,067	0	196,000	\$7.21
North Inner Loop Ind	6	44,176	0	0	0.0%	0	0	0	\$0.00
North Outer Loop Ind	59	1,364,722	148,658	148,658	10.9%	14,342	0	0	\$7.11
Northeast Hwy 321 In.	13	77,411	13,130	13,130	17.0%	0	2,400	0	\$10.59
Northeast Hwy 90 Ind	46	436,298	24,475	24,475	5.6%	0	0	0	\$9.87
Northeast I-10 Ind	8	128,047	24,606	24,606	19.2%	(1,586)	0	0	\$14.40
Northeast Inner Loop.	5	56,098	2,790	2,790	5.0%	0	0	0	\$0.00
Northwest Hwy 6 Ind	32	1,405,439	263,594	263,594	18.8%	(9,120)	0	0	\$4.71
Northwest Inner Loop.	276	9,211,287	782,384	851,704	9.2%	16,855	0	0	\$10.10
Northwest Near Ind	79	1,645,155	132,197	132,197	8.0%	(37,369)	0	0	\$11.71
Northwest Outliers I.	82	2,166,584	205,608	210,181	9.7%	(52,190)	0	6,000	\$9.72
San Jacinto County I.	0	0	0	0	0.0%	0	0	0	\$0.00
South Hwy 35 Ind	85	1,637,176	58,551	58,551	3.6%	8,206	0	0	\$6.08
South Inner Loop Ind	42	866,491	192,169	192,169	22.2%	98,272	0	0	\$5.60
Southeast Outer Loop.	24	488,755	11,000	11,000	2.3%	0	0	0	\$3.58
Southwest Far Ind	79	2,152,004	240,451	241,765	11.2%	22,117	0	3,181	\$14.51
Southwest Inner Loop.	74	1,181,787	27,117	27,117	2.3%	26,637	0	0	\$23.43
Southwest Outer Loop.	159	4,357,386	502,873	509,439	11.7%	(10,371)	0	0	\$10.09
Sugar Land Ind	108	3,683,762	217,440	222,440	6.0%	(13,361)	0	0	\$13.60
The Woodlands/Conroe	169	2,782,084	409,314	442,497	15.9%	19,492	0	37,866	\$13.53
West Outer Loop Ind	71	1,490,874	87,486	87,486	5.9%	(19,790)	0	0	\$7.56
<b>Totals</b>	<b>2,104</b>	<b>52,441,585</b>	<b>4,721,973</b>	<b>4,891,680</b>	<b>9.3%</b>	<b>44,970</b>	<b>2,400</b>	<b>258,047</b>	<b>\$9.89</b>

Source: CoStar Property®

## Houston Industrial Market



Figures at a Glance

## Warehouse Submarket Statistics

First Quarter 2018

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Austin County Ind	31	1,597,955	575,016	575,016	36.0%	3,800	0	0	\$9.63
CBD-NW Inner Loop In.	462	10,677,382	510,211	510,211	4.8%	(92,243)	0	14,250	\$9.64
Downtown Houston Inc	873	32,230,350	1,564,823	1,586,523	4.9%	(57,169)	0	0	\$5.27
East I-10 Outer Loop.	201	13,292,647	282,387	282,387	2.1%	(87,809)	0	0	\$9.54
East-Southeast Far I.	1,887	65,203,912	3,336,212	3,673,712	5.6%	107,894	470,902	3,421,741	\$5.78
Hwy 290/Tomball Pky	594	21,962,462	740,619	1,096,924	5.0%	46,465	111,869	219,246	\$6.90
Hwy 59/Hwy 90 (Alt)	893	22,627,816	1,469,043	1,596,312	7.1%	(209,362)	15,610	570,160	\$6.79
Liberty County Ind	53	1,300,485	353,929	353,929	27.2%	(69,841)	0	0	\$7.96
North Fwy/Tomball Pk.	800	22,773,929	2,002,452	2,167,524	9.5%	15,189	33,485	1,096,850	\$7.57
North Hardy Toll Roa.	728	32,319,310	1,909,881	2,171,867	6.7%	407,729	12,500	413,725	\$6.59
North Inner Loop Ind	186	5,251,930	335,994	335,994	6.4%	(63,249)	0	0	\$4.10
North Outer Loop Ind	1,010	23,211,430	933,033	990,168	4.3%	62,034	0	2,836	\$7.35
Northeast Hwy 321 In.	87	1,548,792	80,665	80,665	5.2%	(2,960)	8,475	8,000	\$10.24
Northeast Hwy 90 Ind	572	19,532,614	277,612	304,038	1.6%	300,546	143,500	21,000	\$7.32
Northeast I-10 Ind	162	4,305,618	100,451	100,451	2.3%	46,456	0	0	\$2.28
Northeast Inner Loop.	180	11,683,068	334,753	357,253	3.1%	(109,302)	0	0	\$4.40
Northwest Hwy 6 Ind	331	10,002,764	251,304	251,304	2.5%	135,068	66,745	522,922	\$8.26
Northwest Inner Loop.	1,482	53,907,844	2,340,750	2,394,228	4.4%	(29,088)	19,000	0	\$6.42
Northwest Near Ind	749	18,501,137	966,064	1,000,485	5.4%	(86,096)	154,661	0	\$6.52
Northwest Outliers I.	468	22,095,773	1,459,664	1,496,880	6.8%	1,231,926	1,016,000	972,056	\$6.67
San Jacinto County I.	5	40,459	0	0	0.0%	0	0	0	\$0.00
South Hwy 35 Ind	1,632	37,731,543	1,375,339	1,382,274	3.7%	(300,779)	52,520	78,193	\$6.15
South Inner Loop Ind	358	12,313,147	236,605	256,900	2.1%	131,366	0	0	\$6.25
Southeast Outer Loop.	389	17,367,334	667,168	682,168	3.9%	(185,372)	0	0	\$4.34
Southwest Far Ind	488	11,587,572	673,718	684,968	5.9%	185,352	10,536	75,300	\$7.73
Southwest Inner Loop.	371	7,187,762	199,672	199,672	2.8%	(63,014)	0	0	\$7.19
Southwest Outer Loop.	530	10,520,982	356,547	362,547	3.4%	10,103	0	0	\$9.05
Sugar Land Ind	389	18,425,040	546,749	589,749	3.2%	(1,353)	0	0	\$7.37
The Woodlands/Conroe	869	18,160,215	933,742	997,394	5.5%	88,608	11,121	22,800	\$7.62
West Outer Loop Ind	735	25,169,692	1,395,689	1,465,883	5.8%	66,663	63,500	469,842	\$6.95
<b>Totals</b>	<b>17,515</b>	<b>552,530,964</b>	<b>26,210,092</b>	<b>27,947,426</b>	<b>5.1%</b>	<b>1,481,562</b>	<b>2,190,424</b>	<b>7,908,921</b>	<b>\$6.61</b>

Source: CoStar Property®



# Houston Industrial Market

Figures at a Glance

## Total Industrial Submarket Statistics

First Quarter 2018

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Austin County Ind	32	1,599,155	575,016	575,016	36.0%	3,800	0	0	\$9.63
CBD-NW Inner Loop In.	529	12,728,821	646,747	667,598	5.2%	(92,813)	0	14,250	\$10.50
Downtown Houston Inc	905	32,794,343	1,607,823	1,629,523	5.0%	(57,169)	0	0	\$5.36
East I-10 Outer Loop.	204	13,305,688	284,887	284,887	2.1%	(90,309)	0	0	\$9.52
East-Southeast Far I.	2,083	68,037,278	3,535,219	3,872,719	5.7%	122,370	470,902	3,421,741	\$6.06
Hwy 290/Tomball Pky	639	23,652,376	876,114	1,232,419	5.2%	33,707	111,869	219,246	\$6.98
Hwy 59/Hwy 90 (Alt)	1,030	25,518,723	1,665,600	1,802,904	7.1%	(224,659)	15,610	570,160	\$6.92
Liberty County Ind	57	1,329,700	365,229	365,229	27.5%	(69,841)	0	0	\$7.96
North Fwy/Tomball Pk.	901	26,482,061	2,313,503	2,497,440	9.4%	11,607	33,485	1,111,850	\$7.62
North Hardy Toll Roa.	829	35,804,152	2,252,565	2,514,551	7.0%	410,796	12,500	609,725	\$6.67
North Inner Loop Ind	192	5,296,106	335,994	335,994	6.3%	(63,249)	0	0	\$4.10
North Outer Loop Ind	1,069	24,576,152	1,081,691	1,138,826	4.6%	76,376	0	2,836	\$7.33
Northeast Hwy 321 In.	100	1,626,203	93,795	93,795	5.8%	(2,960)	10,875	8,000	\$10.32
Northeast Hwy 90 Ind	618	19,968,912	302,087	328,513	1.6%	300,546	143,500	21,000	\$7.40
Northeast I-10 Ind	170	4,433,665	125,057	125,057	2.8%	44,870	0	0	\$2.40
Northeast Inner Loop.	185	11,739,166	337,543	360,043	3.1%	(109,302)	0	0	\$4.40
Northwest Hwy 6 Ind	363	11,408,203	514,898	514,898	4.5%	125,948	66,745	522,922	\$7.15
Northwest Inner Loop.	1,758	63,119,131	3,123,134	3,245,932	5.1%	(12,233)	19,000	0	\$7.36
Northwest Near Ind	828	20,146,292	1,098,261	1,132,682	5.6%	(123,465)	154,661	0	\$6.94
Northwest Outliers I.	550	24,262,357	1,665,272	1,707,061	7.0%	1,179,736	1,016,000	978,056	\$6.98
San Jacinto County I.	5	40,459	0	0	0.0%	0	0	0	\$0.00
South Hwy 35 Ind	1,717	39,368,719	1,433,890	1,440,825	3.7%	(292,573)	52,520	78,193	\$6.15
South Inner Loop Ind	400	13,179,638	428,774	449,069	3.4%	229,638	0	0	\$6.14
Southeast Outer Loop.	413	17,856,089	678,168	693,168	3.9%	(185,372)	0	0	\$4.33
Southwest Far Ind	567	13,739,576	914,169	926,733	6.7%	207,469	10,536	78,481	\$8.78
Southwest Inner Loop.	445	8,369,549	226,789	226,789	2.7%	(36,377)	0	0	\$11.04
Southwest Outer Loop.	689	14,878,368	859,420	871,986	5.9%	(268)	0	0	\$9.38
Sugar Land Ind	497	22,108,802	764,189	812,189	3.7%	(14,714)	0	0	\$7.77
The Woodlands/Conroe	1,038	20,942,299	1,343,056	1,439,891	6.9%	108,100	11,121	60,666	\$8.82
West Outer Loop Ind	806	26,660,566	1,483,175	1,553,369	5.8%	46,873	63,500	469,842	\$7.00
<b>Totals</b>	<b>19,619</b>	<b>604,972,549</b>	<b>30,932,065</b>	<b>32,839,106</b>	<b>5.4%</b>	<b>1,526,532</b>	<b>2,192,824</b>	<b>8,166,968</b>	<b>\$6.92</b>

Source: CoStar Property®

## Houston Industrial Market



Figures at a Glance

## Flex Market Statistics

First Quarter 2018

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	
2018 1q	2,104	52,441,585	4,721,973	4,891,680	9.3%	44,970	1	2,400	5	258,047	\$9.89
2017 4q	2,101	52,414,185	4,818,653	4,934,250	9.4%	156,117	1	2,000	5	64,447	\$9.86
2017 3q	2,100	52,412,185	4,918,077	5,088,367	9.7%	(20,940)	3	157,000	3	10,400	\$9.35
2017 2q	2,097	52,255,185	4,692,282	4,910,427	9.4%	(289,844)	7	142,804	4	159,000	\$9.61
2017 1q	2,090	52,026,593	4,193,724	4,391,991	8.4%	(653,845)	4	120,560	12	421,804	\$9.72
2016	2,086	51,906,033	3,413,102	3,617,586	7.0%	(27,680)	18	464,615	13	513,614	\$9.95
2015	2,068	51,555,742	3,068,113	3,239,615	6.3%	273,598	8	84,030	15	395,021	\$10.23
2014	2,062	51,556,907	3,411,647	3,514,378	6.8%	856,667	16	596,546	8	57,710	\$9.79
2013	2,047	51,038,459	3,776,031	3,852,597	7.5%	1,284,497	16	688,336	7	170,816	\$9.54
2012	2,028	50,381,110	4,343,618	4,479,745	8.9%	800,511	11	339,678	15	711,436	\$9.17
2011	2,011	49,864,588	4,652,017	4,763,734	9.6%	1,165,031	8	148,107	12	364,583	\$8.47
2010	1,998	49,658,185	5,622,975	5,722,362	11.5%	706,882	8	102,085	9	119,979	\$8.57
2009	1,985	49,431,286	6,073,340	6,202,345	12.5%	896,447	25	1,109,011	10	117,005	\$9.64
2008	1,958	48,227,055	5,724,313	5,894,561	12.2%	1,238,793	48	1,010,041	26	1,195,981	\$10.61
2007	1,898	46,905,752	5,700,909	5,812,051	12.4%	2,025,675	32	1,048,747	45	935,240	\$9.46
2006	1,857	45,669,009	5,827,914	6,600,983	14.5%	513,438	17	526,525	35	1,256,988	\$7.56

Source: CoStar Property®

## Warehouse Market Statistics

First Quarter 2018

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	
2018 1q	17,515	552,530,964	26,210,092	27,947,426	5.1%	1,481,562	35	2,190,424	96	7,908,921	\$6.61
2017 4q	17,477	550,241,865	25,674,047	27,238,564	5.0%	507,845	18	684,383	108	8,446,541	\$6.70
2017 3q	17,457	549,538,971	25,856,027	27,023,740	4.9%	3,841,549	22	2,059,150	91	6,054,981	\$6.43
2017 2q	17,428	547,044,737	27,253,531	28,390,830	5.2%	688,041	37	1,358,837	72	5,579,277	\$6.40
2017 1q	17,387	545,572,926	26,463,895	27,587,285	5.1%	3,927,917	65	3,788,105	99	6,024,485	\$6.49
2016	17,323	541,802,421	26,510,480	27,744,697	5.1%	10,672,769	141	13,304,093	114	7,719,958	\$6.37
2015	17,170	529,505,654	25,624,086	26,120,699	4.9%	11,216,103	235	12,954,211	103	13,065,681	\$6.22
2014	16,917	516,038,674	23,658,019	23,869,822	4.6%	10,902,598	167	8,853,456	199	11,306,984	\$5.73
2013	16,763	507,632,128	25,865,957	26,365,874	5.2%	5,288,498	133	7,910,623	131	7,705,475	\$5.40
2012	16,598	499,026,282	22,709,530	23,048,526	4.6%	9,215,714	104	4,621,040	89	4,279,233	\$5.15
2011	16,446	492,689,122	25,307,017	25,927,080	5.3%	6,211,485	90	3,068,256	96	4,803,484	\$5.01
2010	16,321	488,879,809	27,776,544	28,329,252	5.8%	6,842,279	74	2,908,488	96	3,158,220	\$4.95
2009	16,208	485,059,730	30,759,203	31,351,452	6.5%	2,166,620	105	6,799,646	88	3,163,222	\$5.11
2008	16,046	477,249,167	24,879,224	25,707,509	5.4%	13,624,566	204	11,949,659	136	7,247,405	\$5.38
2007	15,758	462,486,711	24,057,030	24,569,619	5.3%	10,901,194	210	9,074,080	218	10,695,973	\$5.07
2006	15,476	452,084,132	24,715,831	25,068,234	5.5%	10,303,809	172	6,336,776	224	7,946,103	\$4.69

Source: CoStar Property®

## Total Industrial Market Statistics

First Quarter 2018

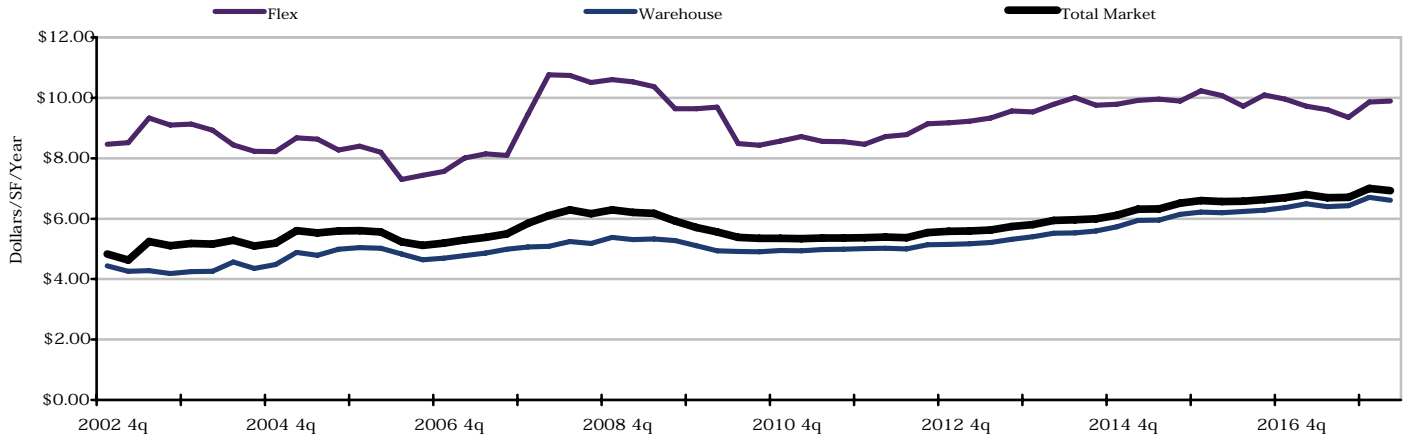
Period	Existing Inventory		Vacancy			Net Absorption	Deliveries		UC Inventory		Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %		# Blds	Total RBA	# Blds	Total RBA	
2018 1q	19,619	604,972,549	30,932,065	32,839,106	5.4%	1,526,532	36	2,192,824	101	8,166,968	\$6.92
2017 4q	19,578	602,656,050	30,492,700	32,172,814	5.3%	663,962	19	686,383	113	8,510,988	\$7.00
2017 3q	19,557	601,951,156	30,774,104	32,112,107	5.3%	3,820,609	25	2,216,150	94	6,065,381	\$6.70
2017 2q	19,525	599,299,922	31,945,813	33,301,257	5.6%	398,197	44	1,501,641	76	5,738,277	\$6.70
2017 1q	19,477	597,599,519	30,657,619	31,979,276	5.4%	3,274,072	69	3,908,665	111	6,446,289	\$6.80
2016	19,409	593,708,454	29,923,582	31,362,283	5.3%	10,645,089	159	13,768,708	127	8,233,572	\$6.69
2015	19,238	581,061,396	28,692,199	29,360,314	5.1%	11,489,701	243	13,038,241	118	13,460,702	\$6.60
2014	18,979	567,595,581	27,069,666	27,384,200	4.8%	11,759,265	183	9,450,002	207	11,364,694	\$6.11
2013	18,810	558,670,587	29,641,988	30,218,471	5.4%	6,572,995	149	8,598,959	138	7,876,291	\$5.80
2012	18,626	549,407,392	27,053,148	27,528,271	5.0%	10,016,225	115	4,960,718	104	4,990,669	\$5.58
2011	18,457	542,553,710	29,959,034	30,690,814	5.7%	7,376,516	98	3,216,363	108	5,168,067	\$5.37
2010	18,319	538,537,994	33,399,519	34,051,614	6.3%	7,549,161	82	3,010,573	105	3,278,199	\$5.35
2009	18,193	534,491,016	36,832,543	37,553,797	7.0%	3,063,067	130	7,908,657	98	3,280,227	\$5.71
2008	18,004	525,476,222	30,603,537	31,602,070	6.0%	14,863,359	252	12,959,700	162	8,443,386	\$6.30
2007	17,656	509,392,463	29,757,939	30,381,670	6.0%	12,926,869	242	10,122,827	263	11,631,213	\$5.85
2006	17,333	497,753,141	30,543,745	31,669,217	6.4%	10,817,247	189	6,863,301	259	9,203,091	\$5.19

Source: CoStar Property®



## Historical Rental Rates

Based on Quoted Rental Rates



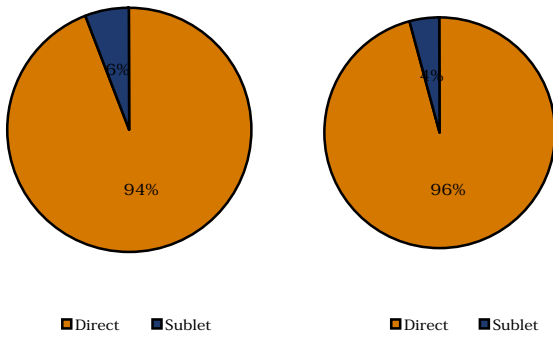
Source: CoStar Property®

## Vacancy by Available Space Type

Percent of All Vacant Space in Direct vs. Sublet

Houston

United States



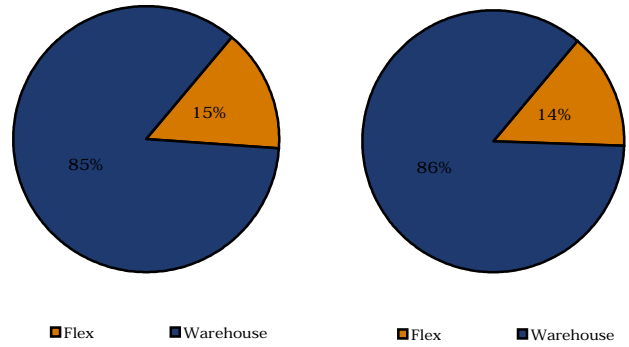
Source: CoStar Property®

## Vacancy by Building Type

Percent of All Vacant Space by Building Type

Houston

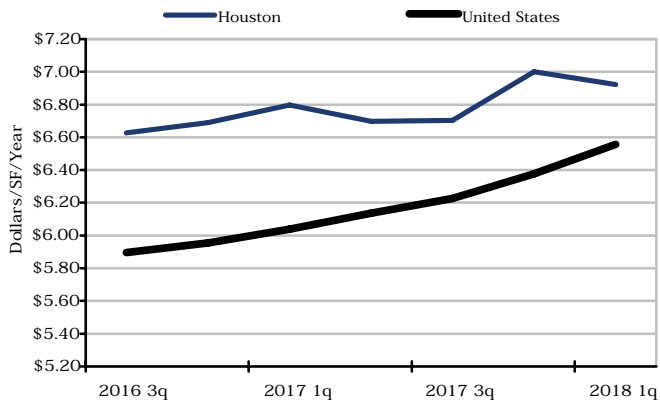
United States



Source: CoStar Property®

## U.S. Rental Rate Comparison

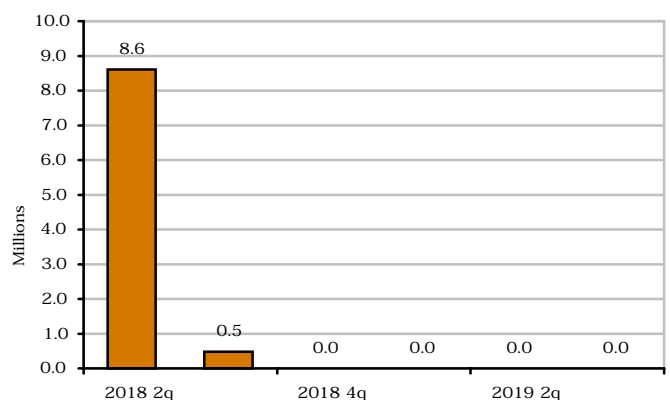
Based on Average Quoted Rental Rates



Source: CoStar Property®

## Future Space Available

Space Scheduled to be Available for Occupancy\*



Source: CoStar Property®

\* Includes Under Construction Space

## Houston Industrial Market



Leasing Activity

## Select Top Industrial Leases Based on Leased Square Footage For Deals Signed in 2018

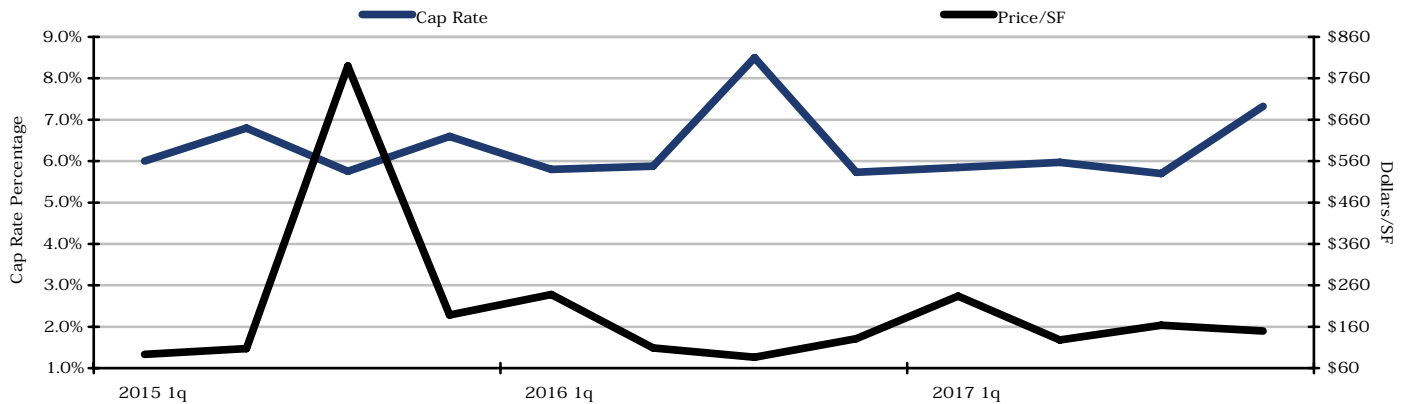
Building	Submarket	SF	Qtr	Tenant Name	Tenant Rep Company	Landlord Rep Company	
1	10535 Red Bluff Rd	East-Southeast Far Ind	257,835	1st	N/A	N/A	Cushman & Wakefield
2	9033 Spikewood Dr	Northeast Hwy 90 Ind	170,017	1st	N/A	N/A	Stream Realty Partners, L.P.
3	2333 Clinton Dr	East I-10 Outer Loop Ind	138,921	1st	Richardson Steel	Direct Deal	Moody Ramin
4	Interstate Commerce Center - Building 2	North Fwy/Tomball Pky Ind	124,385	1st	N/A	N/A	Stream Realty Partners, L.P.
5	8575 Volta Dr	North Hardy Toll Road Ind	112,000	1st	Flexo Converters USA	Brazos ML	Lee & Associates
6	3000 Brittmoore Rd - Building 2	Northwest Inner Loop Ind	107,600	1st	N/A	N/A	Adkisson Development
7	504 Bestway Dr	Southwest Far Ind	100,000	1st	N/A	N/A	Fincher Companies
8	6000 S Loop Fwy E	South Hwy 35 Ind	94,000	1st	N/A	N/A	BoydCommercial,LLC/CORFACInterna
9	Greens Crossing DC - Bldg 5	North Fwy/Tomball Pky Ind	90,864	1st	N/A	N/A	Liberty Property Trust
10	850 Sens Road	East-Southeast Far Ind	89,440	1st	N/A	N/A	Cushman & Wakefield
11	Bay Area Business Park - Bldg II	East-Southeast Far Ind	76,440	1st	N/A	N/A	Stream Realty Partners, L.P.
12	10225 Mula Road	Hwy 59/Hwy 90 (Alt) Ind	65,130	1st	N/A	N/A	Phillip Arnett Commercial Real Esta
13	3900 Distribution Blvd	Northwest Near Ind	54,420	1st	N/A	N/A	InSite Commercial Real Estate
14	Northwest Place Industrial Park - Phase II -	Hwy 290/Tomball Pky Ind	47,426	1st	OmniSource	FoundryCommercial; Avison Young	Levey Group; CBRE
15	Kempwood Business Center - Bldg 7	Northwest Inner Loop Ind	43,535	1st	N/A	N/A	Prologis; Boyd Commercial, LLC/CORF
16	433 Northpark Central Dr	North Hardy Toll Road Ind	42,000	1st	Charbonneau Industries, Inc.	N/A	JLL
17	714 Highway 3	East-Southeast Far Ind	40,263	1st	N/A	N/A	Lee & Associates
18	455 W 38th Street	Northwest Near Ind	38,573	1st	N/A	N/A	Cushman & Wakefield
19	2000 Nance St	Downtown Houston Ind	33,000	1st	N/A	N/A	Metro Realty Group
20	Port Northwest Bld 4B	West Outer Loop Ind	31,868	1st	N/A	N/A	Transwestern
21	14620 Henry Rd	North Outer Loop Ind	30,000	1st	N/A	N/A	Lee & Associates
22	339 Magnolia Business Park Dr	Northwest Hwy 6 Ind	28,500	1st	N/A	N/A	CBRE
23	4553 Aldine Bender Rd	North Outer Loop Ind	28,270	1st	HFJ Group LLC	JLL	Lee & Associates
24	10020 Galveston Rd	East-Southeast Far Ind	28,000	1st	Premier IEC	N/A	Colliers International
25	6855 Wynnwood Dr	CBD-NW Inner Loop Ind	27,700	1st	Morsco	Glauer Properties, Inc.	Glauer Properties, Inc.
26	6118 Westview Dr	Northwest Inner Loop Ind	27,040	1st	N/A	N/A	BoydCommercial,LLC/CORFACInterna
27	11993 FM-529	West Outer Loop Ind	26,640	1st	N/A	N/A	Texas Development Company
28	5105 Broadway St	East-Southeast Far Ind	26,455	1st	N/A	N/A	N/A
29	Hempstead Distribution Ctr 2	Northwest Inner Loop Ind	26,298	1st	N/A	N/A	Bridge Commercial Real Estate
30	Northwoods Industrial park	West Outer Loop Ind	25,188	1st	N/A	N/A	Texas Development Company
31	1242 Kress St	Downtown Houston Ind	24,244	1st	N/A	N/A	PrinGroup Commercial
32	Techway SW Business Park - Bldg 3	Sugar Land Ind	22,970	1st	Window World	N/A	InSite Commercial Real Estate
33	8301 W Monroe Rd	South Hwy 35 Ind	22,719	1st	IPP Pump Services	N/A	NAI Partners
34	Four Seasons Business Park - Building 4	Hwy 290/Tomball Pky Ind	22,400	1st	Four Seasons Development	N/A	Four Seasons Development Co., Inc.
35	13720 Fm 529	West Outer Loop Ind	22,000	1st	N/A	N/A	Cushman & Wakefield
36	Kempwood Business Center - Bldg 5*	Northwest Inner Loop Ind	21,098	1st	The Miner Corporation-Houston	JLL	BoydCommercial,LLC/CORFACInterna
37	10811 Vinecrest Dr	North Fwy/Tomball Pky Ind	21,024	1st	TR Fastenings	Lee & Associates	InSite Commercial Real Estate
38	23445 Clay Rd	Northwest Outliers Ind	20,850	1st	Veterans Hydraulic Service	JLL	Capital Real Estate Commercial, Inc
39	505 Canino Rd	North Outer Loop Ind	19,092	1st	Drive Away Autos LLC	NewQuest Properties	Lee & Associates
40	9211 Windfern Rd	Hwy 290/Tomball Pky Ind	17,163	1st	Cryoworks USA	Direct Deal	Capital Real Estate Commercial, Inc

Source: CoStar Property®

\* Renewal

## The Optimist Sales Index

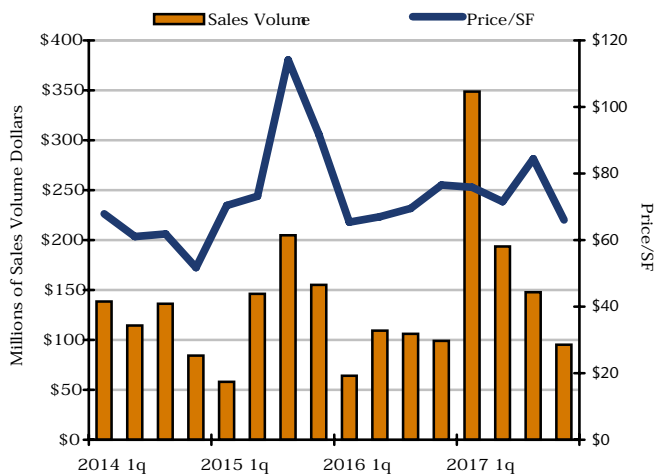
Average of Two Highest Price/SF's and Two Lowest Cap Rates Per Quarter



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

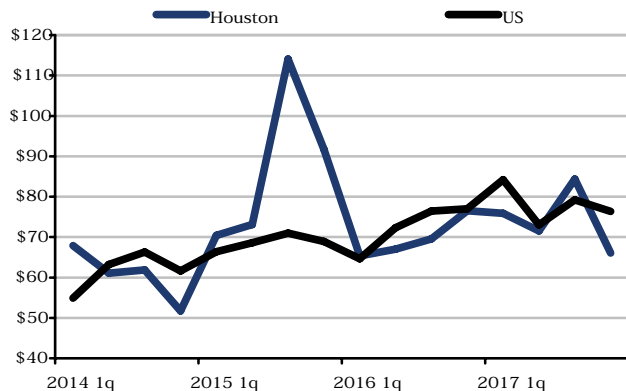
Based on Industrial Bldg Sales From Jan. 2017 - Dec. 2017

Bldg Size	#	RBA	\$ Volume	Price/SF	Cap Rate
< 25,000 SF	60	794,003	\$67,319,996	\$ 84.79	9.46%
25K-99K SF	56	2,705,920	\$209,187,899	\$ 77.31	7.99%
100K-249K SF	11	1,729,557	\$137,688,000	\$ 79.61	6.94%
>250K SF	7	5,574,379	\$401,800,000	\$ 72.08	5.94%

Source: CoStar COMPS®

## U.S. Price/SF Comparison

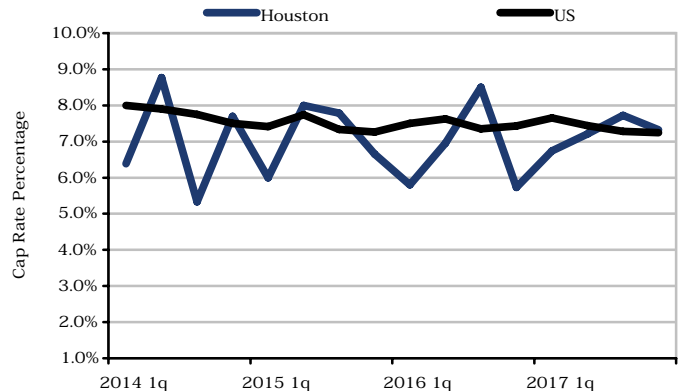
Based on Industrial Building Sales of 15,000 SF and Larger



Source: CoStar COMPS®

## U.S. Cap Rate Comparison

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



Source: CoStar COMPS®

# Houston Industrial Market



Sales Activity

## Select Top Sales

Based on Sales from January 2017 Through March 2018

### 1. Underwood Business Park



**La Porte**

Price: **\$155,000,000**  
 Price/SF: **\$71.59**  
 Cap Rate: **6.1%**  
 RBA: **2,165,200**  
 Date: **2/15/2017**  
 Year Built: **2009**  
 Buyer: **Hines**  
 Seller: **BlackRock**

### 2. Cedar Port Distribution Centre



**Baytown**

Price: **\$63,500,000**  
 Price/SF: **\$63.72**  
 Cap Rate: **6.78%**  
 RBA: **996,482**  
 Date: **4/6/2017**  
 Year Built: **2017**  
 Buyer: **Pure Industrial Real Estate Trust**  
 Seller: **Clay Development & Construction**

### 3. West by Northwest Business Park



**Houston**

Price: **\$55,000,000**  
 Price/SF: **\$66.25**  
 Cap Rate: **6%**  
 RBA: **830,187**  
 Date: **3/8/2017**  
 Year Built: **1982**  
 Buyer: **Prologis**  
 Seller: **TIAA-CREF Investment Management, LLC.**

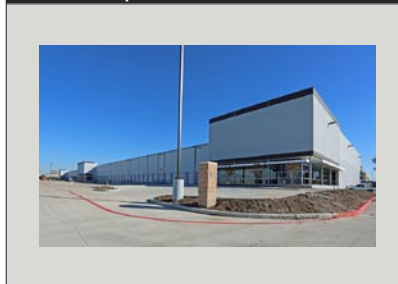
### 4. Houston Central Industries



**Houston**

Price: **\$44,500,000**  
 Price/SF: **\$196.38**  
 Cap Rate: **6.3%**  
 RBA: **226,596**  
 Date: **8/23/2017**  
 Year Built: **1990**  
 Buyer: **Gramercy Property Trust, Inc.**  
 Seller: **H N Gorin, Inc**

### 5. Apex Distribution Center



**Houston**

Price: **\$40,300,000**  
 Price/SF: **\$98.15**  
 Cap Rate: **5.1%**  
 RBA: **410,600**  
 Date: **8/3/2017**  
 Year Built: **2015**  
 Buyer: **WPT Industrial REIT**  
 Seller: **Crow Holdings Industrial**

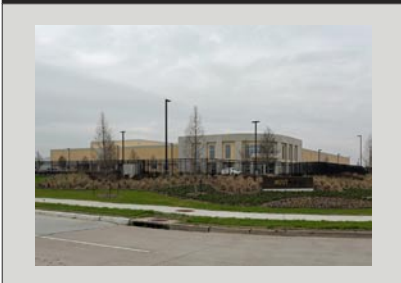
### 6. Techway Southwest I-IV



**Houston**

Price: **\$33,000,000**  
 Price/SF: **\$79.58**  
 Cap Rate: **N/A**  
 RBA: **414,660**  
 Date: **6/30/2017**  
 Year Built: **2001**  
 Buyer: **Cabot Properties, Inc.**  
 Seller: **EastGroup Properties, Inc.**

### 7. Merit Medical



**Houston**

Price: **\$30,762,000**  
 Price/SF: **\$322.12**  
 Cap Rate: **6.09%**  
 RBA: **95,500**  
 Date: **2/6/2017**  
 Year Built: **2014**  
 Buyer: **Syndicated Equities**  
 Seller: **Woodbury Strategic Partners Fund, LP**

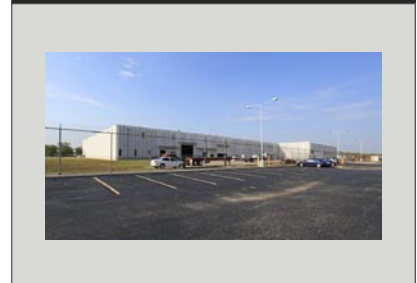
### 8. Mason Creek Business Center



**Katy**

Price: **\$29,000,000**  
 Price/SF: **\$85.32**  
 Cap Rate: **5.7%**  
 RBA: **339,900**  
 Date: **1/30/2017**  
 Year Built: **2013**  
 Buyer: **Hillwood**  
 Seller: **Simpkins Group**

### 9. 9835A Genard Rd



**Houston**

Price: **\$26,000,000**  
 Price/SF: **\$62.30**  
 Cap Rate: **N/A**  
 RBA: **417,350**  
 Date: **12/19/2017**  
 Year Built: **1980**  
 Buyer: **Polytex Fibers**  
 Seller: **First Industrial Realty Trust, Inc.**

Source: CoStar COMPS®



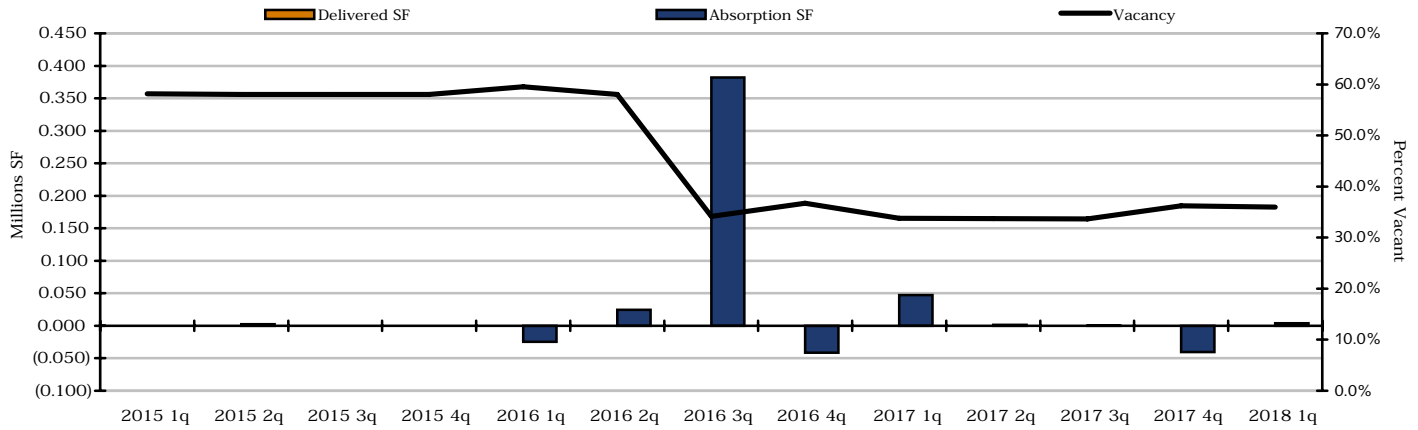
# Houston Industrial Market

## Austin County Market

MARKET HIGHLIGHTS - Flex & Warehouse

### Deliveries, Absorption & Vacancy

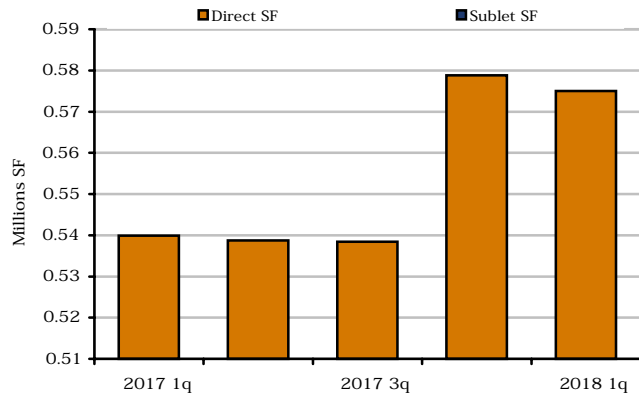
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

### Vacant Space

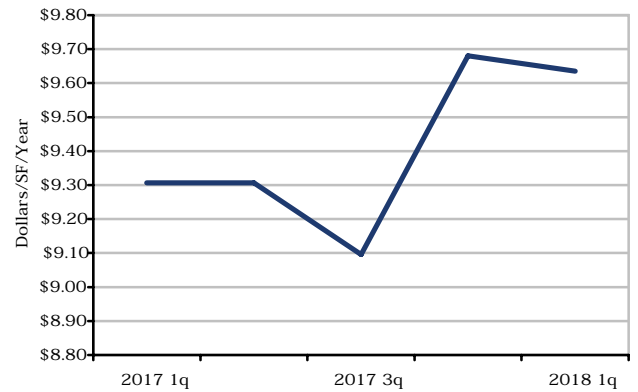
Historical Analysis, Flex and Warehouse



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	
2018 1q	32	1,599,155	575,016	36.0%	3,800	0	0	0	0	\$9.63
2017 4q	32	1,599,155	578,816	36.2%	(40,400)	0	0	0	0	\$9.68
2017 3q	32	1,599,155	538,416	33.7%	300	0	0	0	0	\$9.10
2017 2q	32	1,599,155	538,716	33.7%	1,200	0	0	0	0	\$9.31
2017 1q	32	1,599,155	539,916	33.8%	47,404	0	0	0	0	\$9.31
2016 4q	32	1,599,155	587,320	36.7%	(41,200)	0	0	0	0	\$4.80
2016 3q	32	1,599,155	546,120	34.2%	381,915	0	0	0	0	\$4.80
2016 2q	32	1,599,155	928,035	58.0%	24,500	0	0	0	0	\$0.00
2016 1q	32	1,599,155	952,535	59.6%	(24,500)	0	0	0	0	\$0.00
2015 4q	32	1,599,155	928,035	58.0%	0	0	0	0	0	\$0.00
2015 3q	32	1,599,155	928,035	58.0%	0	0	0	0	0	\$0.00
2015 2q	32	1,599,155	928,035	58.0%	2,400	0	0	0	0	\$0.00
2015 1q	32	1,599,155	930,435	58.2%	0	0	0	0	0	\$0.00
2014 4q	32	1,599,155	930,435	58.2%	0	0	0	0	0	\$0.00
2014 3q	32	1,599,155	930,435	58.2%	3,400	0	0	0	0	\$0.00
2014 2q	32	1,599,155	933,835	58.4%	(2,400)	0	0	0	0	\$0.00

Source: CoStar Property®



# Houston Industrial Market

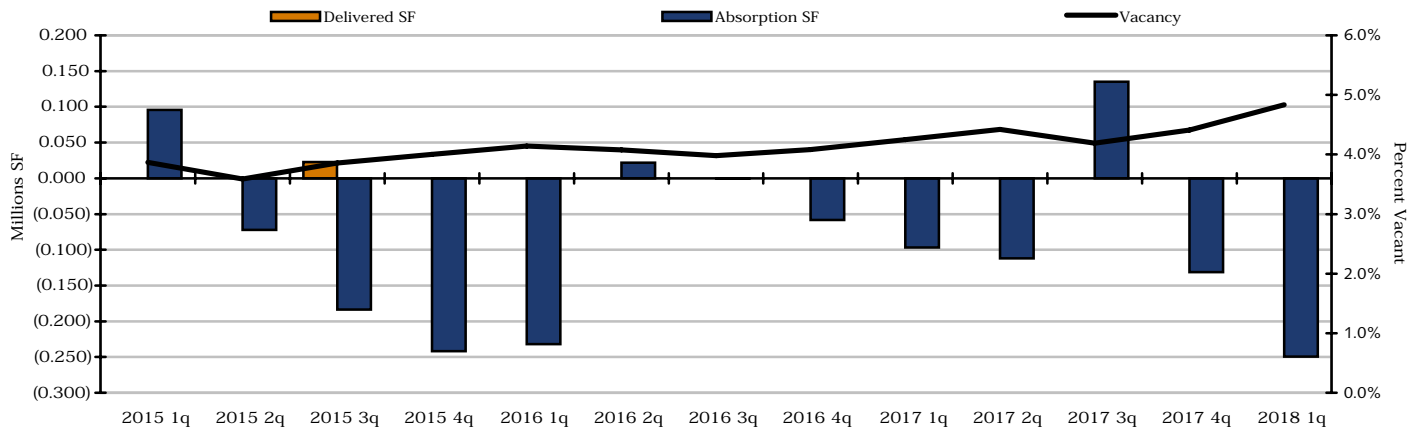


## CBD Market

MARKET HIGHLIGHTS - Flex & Warehouse

### Deliveries, Absorption & Vacancy

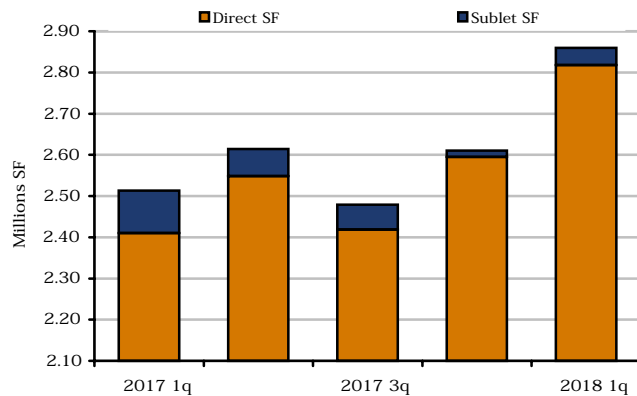
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

### Vacant Space

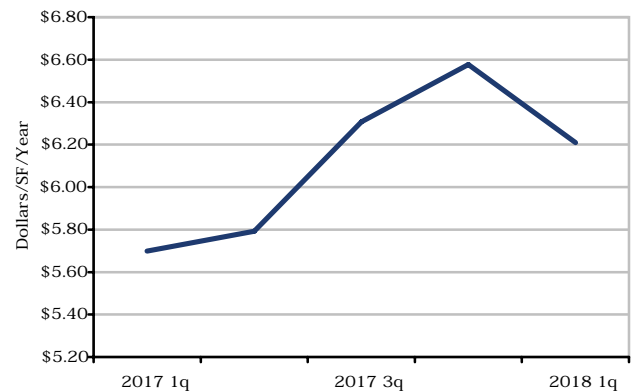
Historical Analysis, Flex and Warehouse



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	
2018 1q	2,071	59,188,819	2,859,904	4.8%	(249,608)	0	0	1	14,250	\$6.21
2017 4q	2,070	59,175,819	2,610,296	4.4%	(131,085)	0	0	1	14,250	\$6.58
2017 3q	2,070	59,175,819	2,479,211	4.2%	135,227	0	0	1	14,250	\$6.31
2017 2q	2,070	59,175,819	2,614,438	4.4%	(112,012)	0	0	1	14,250	\$5.79
2017 1q	2,072	59,186,923	2,513,530	4.2%	(96,769)	0	0	1	14,250	\$5.70
2016 4q	2,072	59,186,923	2,416,761	4.1%	(58,379)	0	0	0	0	\$5.77
2016 3q	2,071	59,185,323	2,356,782	4.0%	(477)	0	0	1	1,600	\$5.28
2016 2q	2,072	59,245,823	2,416,805	4.1%	21,785	0	0	2	5,100	\$5.06
2016 1q	2,073	59,260,823	2,453,590	4.1%	(232,022)	0	0	1	3,500	\$4.89
2015 4q	2,076	59,418,532	2,379,277	4.0%	(241,667)	0	0	0	0	\$5.00
2015 3q	2,081	59,577,805	2,296,883	3.9%	(183,837)	1	22,800	0	0	\$4.95
2015 2q	2,084	59,604,073	2,139,314	3.6%	(72,175)	0	0	1	22,800	\$4.79
2015 1q	2,089	59,852,519	2,315,585	3.9%	95,896	0	0	0	0	\$4.97
2014 4q	2,092	59,904,860	2,463,822	4.1%	211,166	1	22,000	0	0	\$4.68
2014 3q	2,092	59,913,720	2,683,848	4.5%	137,005	0	0	1	22,000	\$4.74
2014 2q	2,101	60,196,758	3,103,891	5.2%	(235,489)	0	0	1	22,000	\$4.83

Source: CoStar Property®



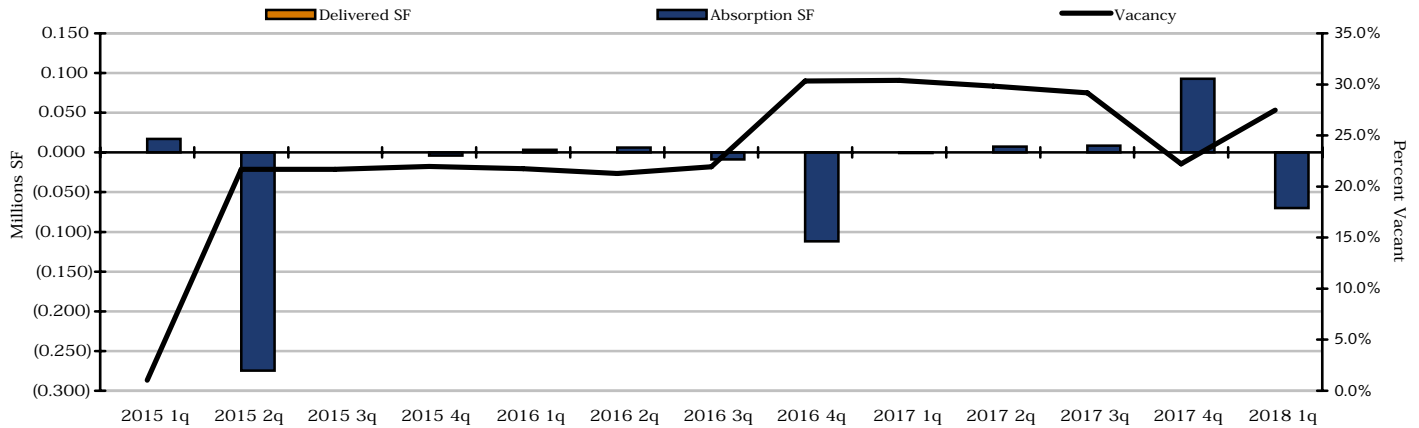
# Houston Industrial Market

## Liberty County Market

MARKET HIGHLIGHTS - Flex & Warehouse

### Deliveries, Absorption & Vacancy

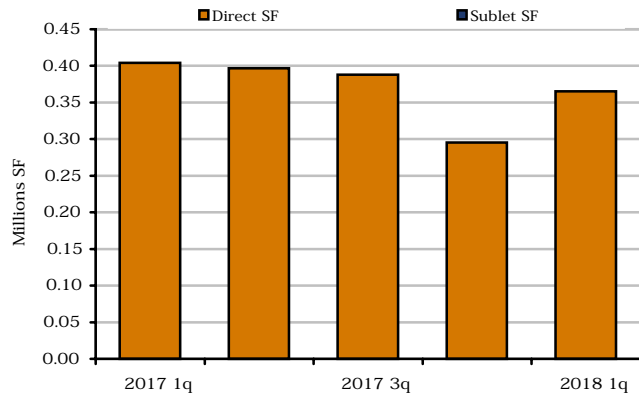
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

### Vacant Space

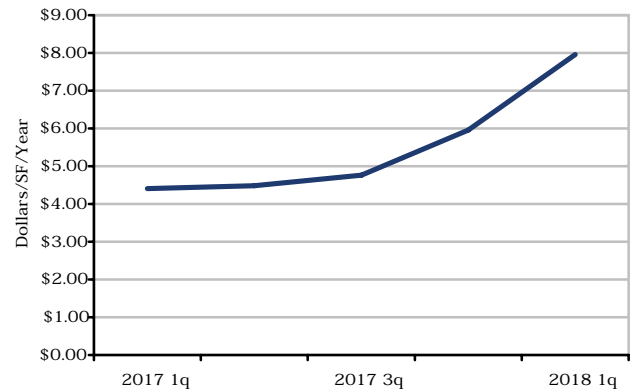
Historical Analysis, Flex and Warehouse



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	
2018 1q	57	1,329,700	365,229	27.5%	(69,841)	0	0	0	0	\$7.96
2017 4q	57	1,329,700	295,388	22.2%	92,600	0	0	0	0	\$5.95
2017 3q	57	1,329,700	387,988	29.2%	8,570	0	0	0	0	\$4.76
2017 2q	57	1,329,700	396,558	29.8%	7,431	0	0	0	0	\$4.49
2017 1q	57	1,329,700	403,989	30.4%	(478)	0	0	0	0	\$4.41
2016 4q	57	1,329,700	403,511	30.3%	(112,000)	0	0	0	0	\$4.59
2016 3q	57	1,329,700	291,511	21.9%	(8,700)	0	0	0	0	\$9.14
2016 2q	57	1,329,700	282,811	21.3%	6,216	0	0	0	0	\$9.54
2016 1q	57	1,329,700	289,027	21.7%	3,200	0	0	0	0	\$9.54
2015 4q	57	1,329,700	292,227	22.0%	(3,816)	0	0	0	0	\$11.46
2015 3q	57	1,329,700	288,411	21.7%	0	0	0	0	0	\$11.49
2015 2q	57	1,329,700	288,411	21.7%	(274,500)	0	0	0	0	\$3.76
2015 1q	57	1,329,700	13,911	1.0%	16,900	0	0	0	0	\$3.76
2014 4q	57	1,329,700	30,811	2.3%	17,388	0	0	0	0	\$3.76
2014 3q	57	1,329,700	48,199	3.6%	5,200	0	0	0	0	\$4.59
2014 2q	57	1,329,700	53,399	4.0%	0	0	0	0	0	\$4.62

Source: CoStar Property®

# Houston Industrial Market

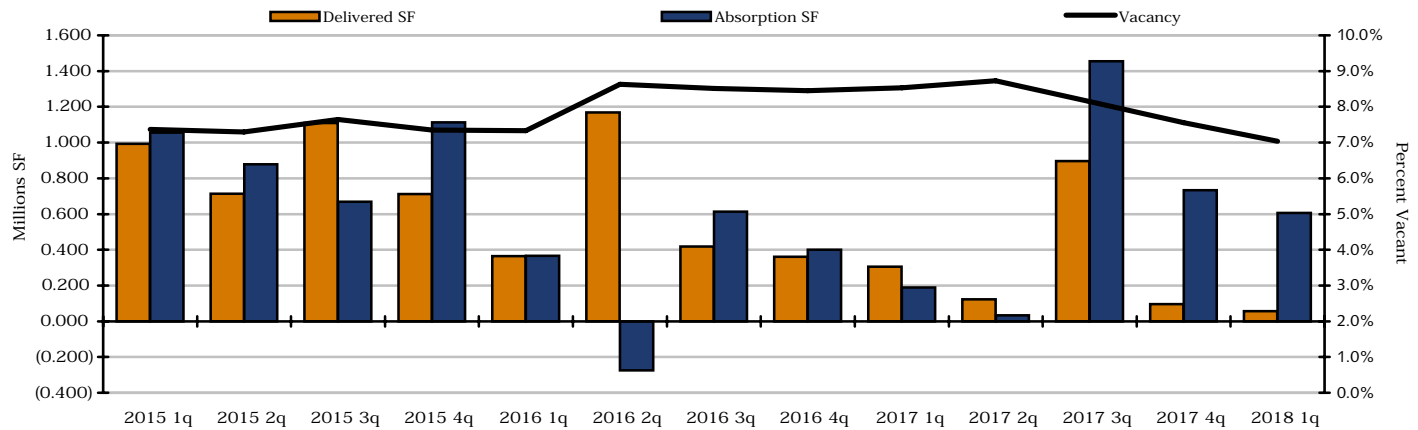


## North Corridor Market

MARKET HIGHLIGHTS - Flex & Warehouse

### Deliveries, Absorption & Vacancy

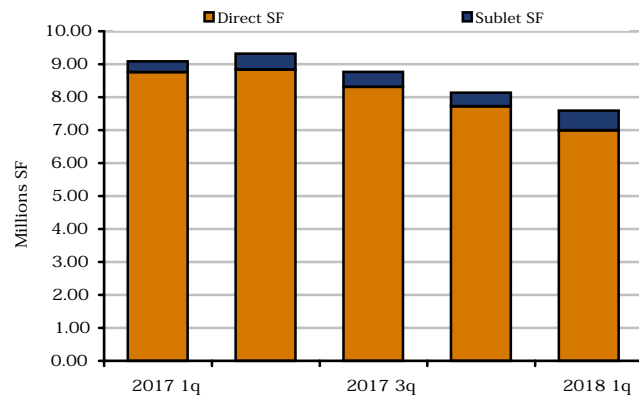
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

### Vacant Space

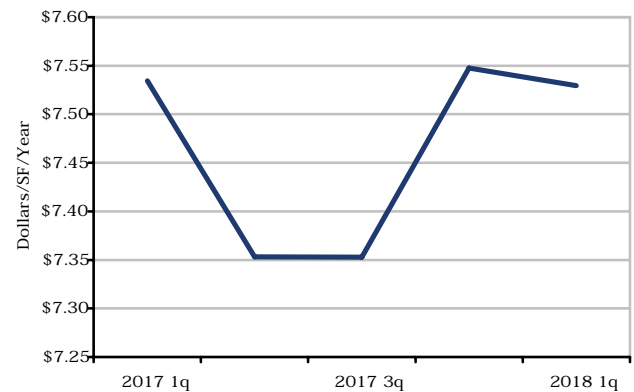
Historical Analysis, Flex and Warehouse



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	
2018 1q	3,837	107,804,664	7,590,708	7.0%	606,879	10	57,106	18	1,785,077	\$7.53
2017 4q	3,826	107,735,558	8,140,481	7.6%	732,526	8	96,195	22	1,227,283	\$7.55
2017 3q	3,817	107,630,363	8,767,812	8.1%	1,455,693	6	897,200	25	1,113,117	\$7.35
2017 2q	3,810	106,727,163	9,320,305	8.7%	33,589	7	123,496	20	1,029,752	\$7.35
2017 1q	3,798	106,460,667	9,087,398	8.5%	188,284	21	305,135	27	1,257,648	\$7.53
2016 4q	3,777	106,155,532	8,970,547	8.5%	400,443	11	360,800	36	1,435,988	\$7.50
2016 3q	3,767	105,795,157	9,010,615	8.5%	613,760	14	418,470	38	1,597,627	\$7.49
2016 2q	3,747	105,255,768	9,084,986	8.6%	(274,864)	10	1,167,696	48	1,180,974	\$7.39
2016 1q	3,735	104,071,772	7,626,126	7.3%	365,766	16	365,094	46	2,148,600	\$7.34
2015 4q	3,719	103,706,678	7,626,798	7.4%	1,112,634	22	712,458	42	1,784,871	\$7.28
2015 3q	3,690	102,829,620	7,862,374	7.6%	669,828	16	1,110,256	53	1,732,870	\$7.25
2015 2q	3,674	101,719,364	7,421,946	7.3%	879,103	23	713,344	56	2,599,872	\$7.20
2015 1q	3,642	100,852,830	7,434,515	7.4%	1,055,908	43	993,363	62	2,619,876	\$7.17
2014 4q	3,600	99,975,863	7,613,456	7.6%	692,723	15	1,038,055	89	2,871,896	\$6.90
2014 3q	3,582	98,571,203	6,901,519	7.0%	805,581	9	340,094	74	3,321,685	\$6.69
2014 2q	3,572	98,203,510	7,339,407	7.5%	1,546,815	16	1,627,953	34	2,755,693	\$6.58

Source: CoStar Property®



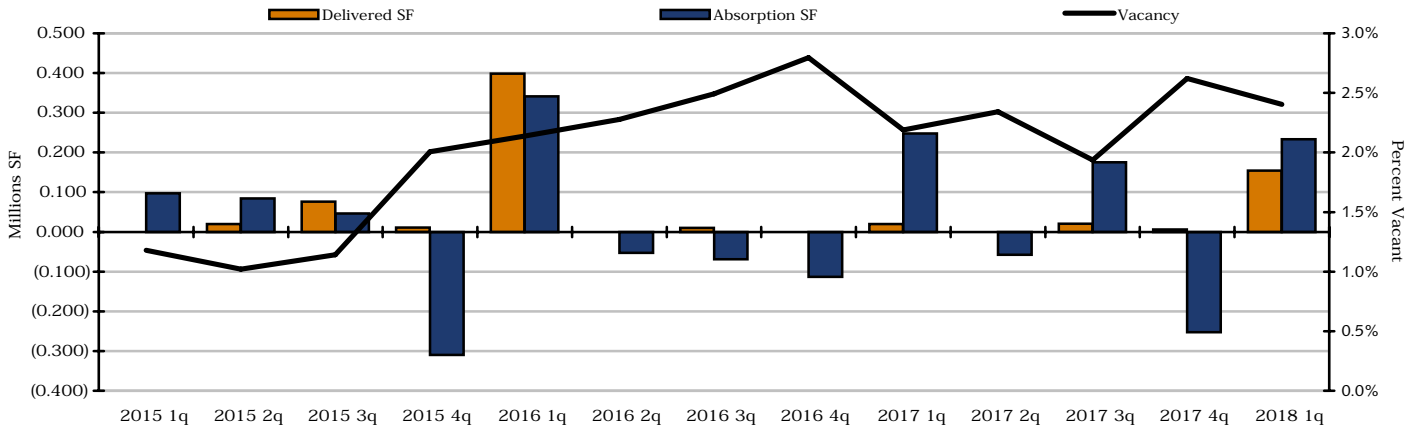
# Houston Industrial Market

## Northeast Corridor Market

### MARKET HIGHLIGHTS - Flex & Warehouse

## Deliveries, Absorption & Vacancy

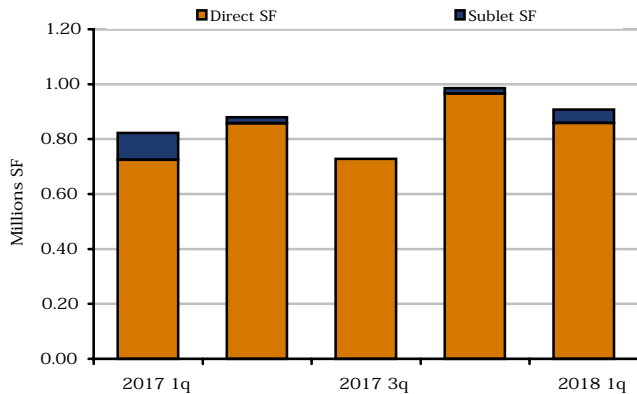
### Historical Analysis, Flex and Warehouse



Source: CoStar Property®

## Vacant Space

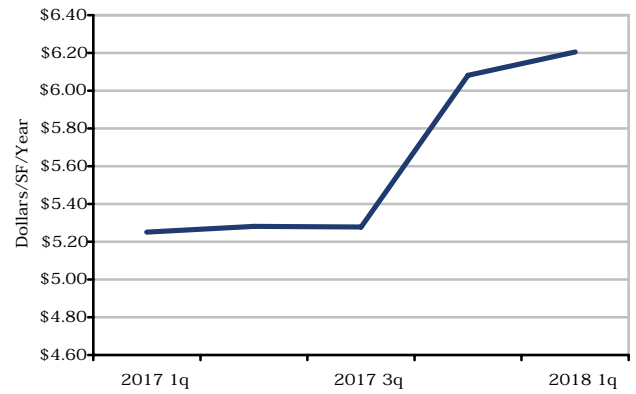
### Historical Analysis, Flex and Warehouse



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	
2018 1q	1,073	37,767,946	907,408	2.4%	233,154	3	154,375	2	29,000	\$6.21
2017 4q	1,070	37,613,571	986,187	2.6%	(252,332)	1	6,075	4	175,375	\$6.08
2017 3q	1,069	37,607,496	727,780	1.9%	175,328	3	20,500	5	181,450	\$5.28
2017 2q	1,065	37,584,296	879,908	2.3%	(57,498)	0	0	7	193,775	\$5.28
2017 1q	1,065	37,584,296	822,410	2.2%	247,465	1	20,088	4	23,200	\$5.25
2016 4q	1,064	37,564,208	1,049,787	2.8%	(113,463)	0	0	1	20,088	\$5.03
2016 3q	1,064	37,564,208	936,324	2.5%	(68,783)	1	10,175	0	0	\$4.89
2016 2q	1,062	37,552,433	855,766	2.3%	(53,016)	0	0	2	11,775	\$4.53
2016 1q	1,062	37,552,433	802,750	2.1%	341,193	3	398,650	2	11,775	\$4.58
2015 4q	1,059	37,153,783	745,293	2.0%	(309,838)	1	11,200	3	398,650	\$4.61
2015 3q	1,058	37,142,583	424,255	1.1%	45,995	1	76,370	4	409,850	\$4.58
2015 2q	1,056	37,050,213	377,880	1.0%	84,356	1	20,000	6	502,220	\$4.67
2015 1q	1,054	37,024,213	436,236	1.2%	97,492	0	0	7	517,020	\$5.05
2014 4q	1,054	37,024,213	533,728	1.4%	91,402	1	20,026	3	102,370	\$5.01
2014 3q	1,053	37,004,187	605,104	1.6%	358,806	0	0	2	40,026	\$4.98
2014 2q	1,053	37,004,187	963,910	2.6%	86,022	0	0	0	0	\$5.07

Source: CoStar Property®

# Houston Industrial Market

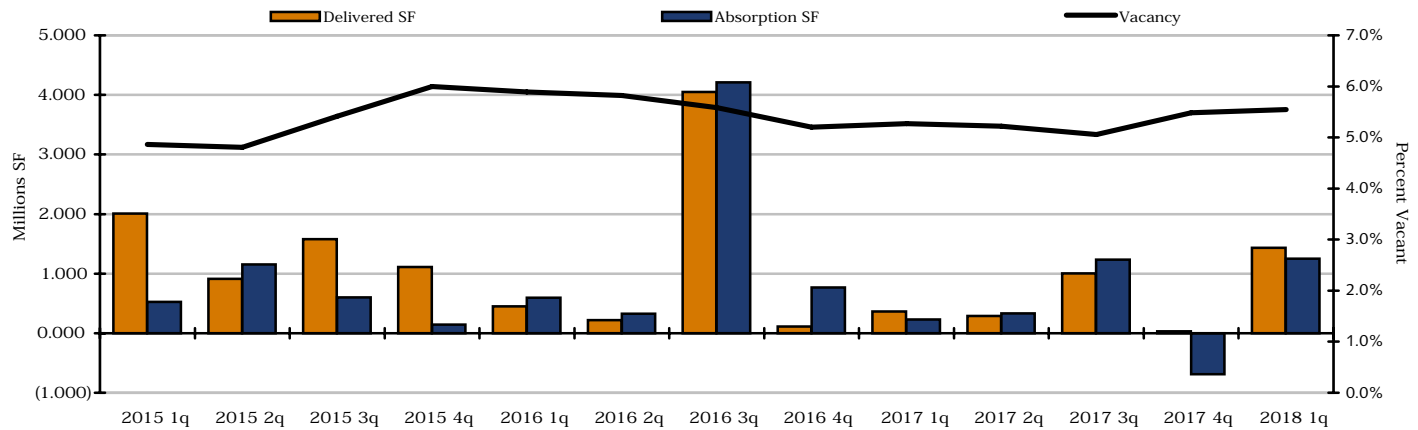


## Northwest Corridor Market

### MARKET HIGHLIGHTS - Flex & Warehouse

## Deliveries, Absorption & Vacancy

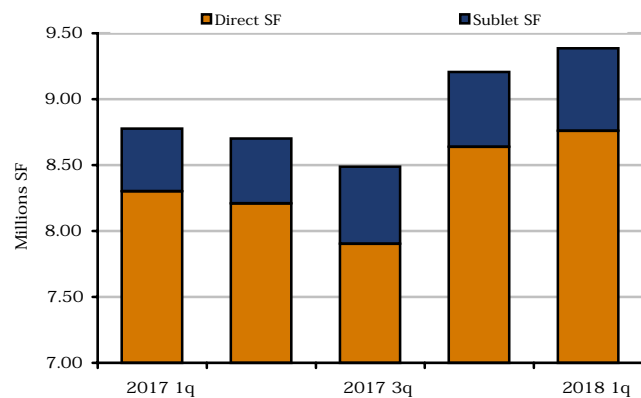
### Historical Analysis, Flex and Warehouse



Source: CoStar Property®

## Vacant Space

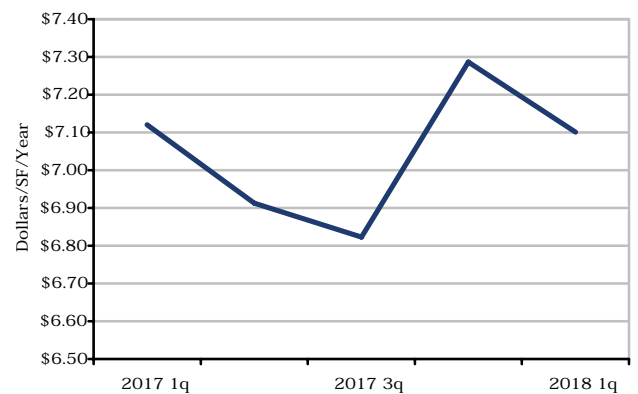
### Historical Analysis, Flex and Warehouse



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	
2018 1q	4,944	169,248,925	9,386,361	5.5%	1,250,566	13	1,431,775	44	2,190,066	\$7.10
2017 4q	4,930	167,797,375	9,205,152	5.5%	(687,390)	3	30,191	46	3,468,895	\$7.29
2017 3q	4,928	167,786,959	8,487,571	5.1%	1,236,715	10	1,003,450	25	2,171,229	\$6.82
2017 2q	4,915	166,744,104	8,701,206	5.2%	330,958	25	290,364	24	2,252,691	\$6.91
2017 1q	4,892	166,507,727	8,776,012	5.3%	228,372	23	366,752	45	2,474,444	\$7.12
2016 4q	4,869	166,140,975	8,637,632	5.2%	764,687	8	112,179	44	1,551,276	\$6.91
2016 3q	4,859	166,008,068	9,269,412	5.6%	4,210,094	12	4,047,691	53	1,679,012	\$6.92
2016 2q	4,846	161,957,168	9,428,606	5.8%	324,779	6	221,468	45	5,453,961	\$6.97
2016 1q	4,839	161,732,453	9,528,670	5.9%	593,707	14	448,469	29	5,230,354	\$7.09
2015 4q	4,825	161,283,984	9,673,908	6.0%	141,718	8	1,109,311	23	4,509,219	\$7.27
2015 3q	4,814	160,143,273	8,674,915	5.4%	598,805	24	1,580,332	23	5,465,855	\$7.26
2015 2q	4,787	158,492,229	7,622,676	4.8%	1,151,657	15	913,413	44	6,945,105	\$7.25
2015 1q	4,768	157,371,359	7,653,463	4.9%	526,765	38	2,009,391	54	3,487,075	\$7.08
2014 4q	4,730	155,361,968	6,170,837	4.0%	768,302	11	567,492	78	4,894,724	\$6.98
2014 3q	4,718	154,771,476	6,348,647	4.1%	817,536	22	943,301	63	3,645,910	\$6.90
2014 2q	4,696	153,852,345	6,247,052	4.1%	867,377	9	241,275	65	2,931,510	\$7.00

Source: CoStar Property®



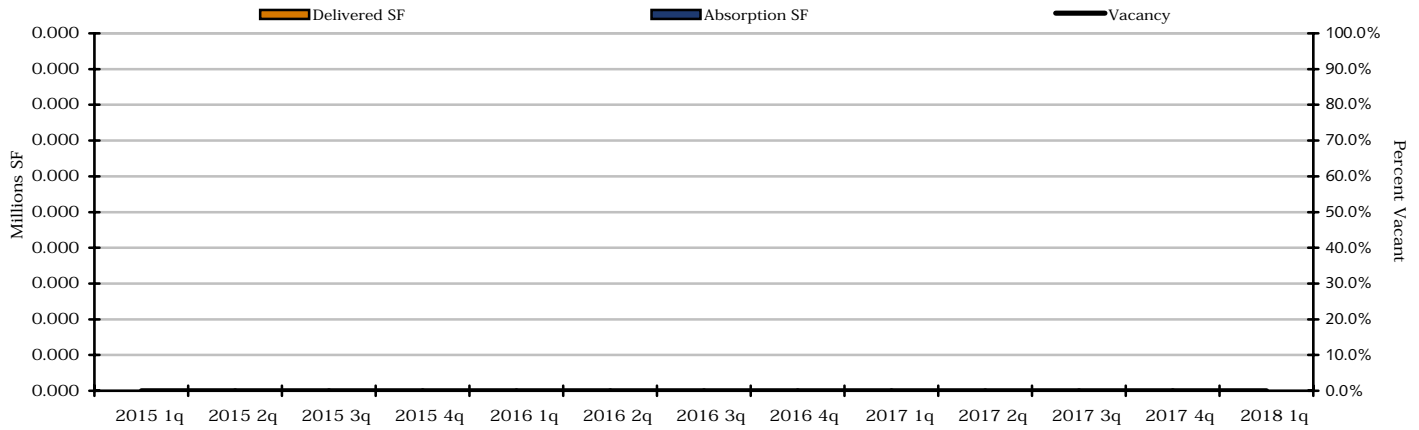
# Houston Industrial Market

## San Jacinto County Market

MARKET HIGHLIGHTS - Flex & Warehouse

### Deliveries, Absorption & Vacancy

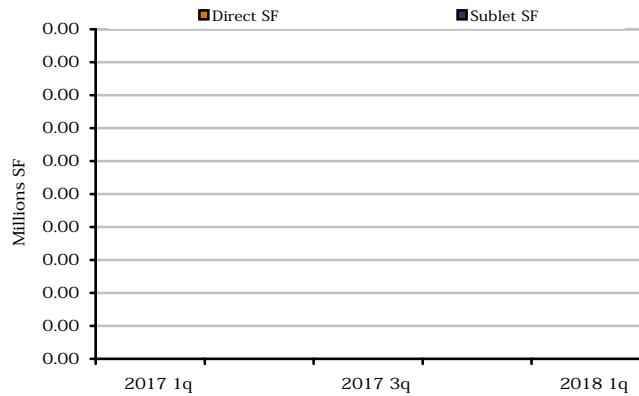
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

### Vacant Space

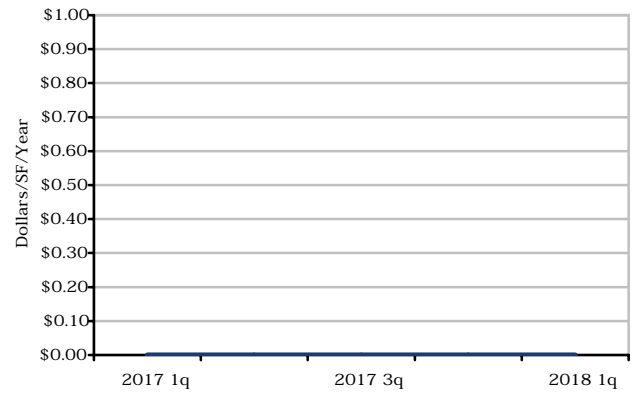
Historical Analysis, Flex and Warehouse



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	
2018 1q	5	40,459	0	0.0%	0	0	0	0	0	\$0.00
2017 4q	5	40,459	0	0.0%	0	0	0	0	0	\$0.00
2017 3q	5	40,459	0	0.0%	0	0	0	0	0	\$0.00
2017 2q	5	40,459	0	0.0%	0	0	0	0	0	\$0.00
2017 1q	5	40,459	0	0.0%	0	0	0	0	0	\$0.00
2016 4q	5	40,459	0	0.0%	0	0	0	0	0	\$0.00
2016 3q	5	40,459	0	0.0%	0	0	0	0	0	\$0.00
2016 2q	5	40,459	0	0.0%	0	0	0	0	0	\$0.00
2016 1q	5	40,459	0	0.0%	0	0	0	0	0	\$0.00
2015 4q	5	40,459	0	0.0%	0	0	0	0	0	\$0.00
2015 3q	5	40,459	0	0.0%	0	0	0	0	0	\$0.00
2015 2q	5	40,459	0	0.0%	0	0	0	0	0	\$0.00
2015 1q	5	40,459	0	0.0%	0	0	0	0	0	\$0.00
2014 4q	5	40,459	0	0.0%	0	0	0	0	0	\$0.00
2014 3q	5	40,459	0	0.0%	0	0	0	0	0	\$0.00
2014 2q	5	40,459	0	0.0%	0	0	0	0	0	\$0.00

Source: CoStar Property®

# Houston Industrial Market

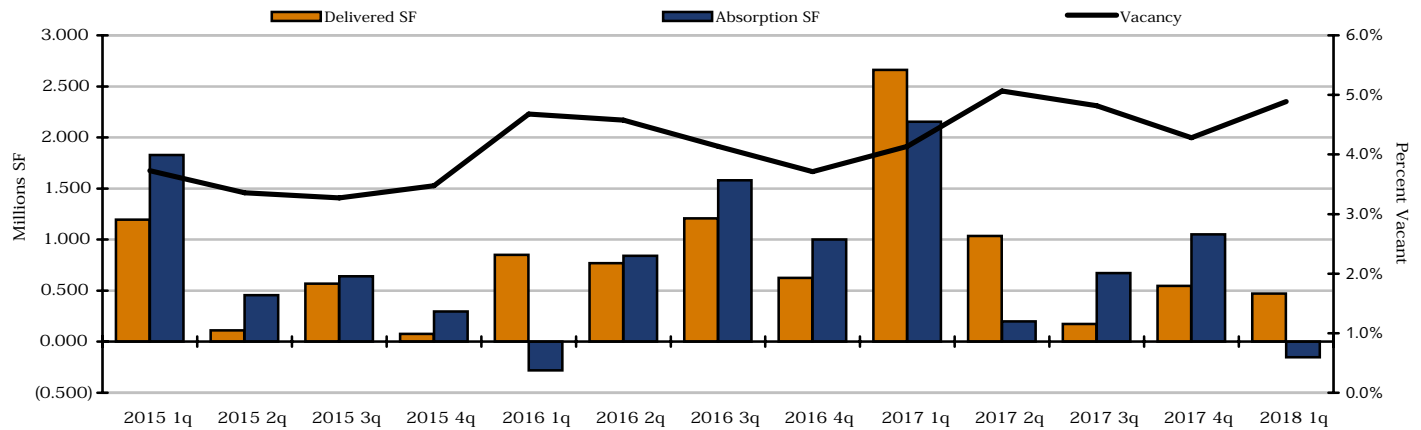


## Southeast Corridor Market

### MARKET HIGHLIGHTS - Flex & Warehouse

## Deliveries, Absorption & Vacancy

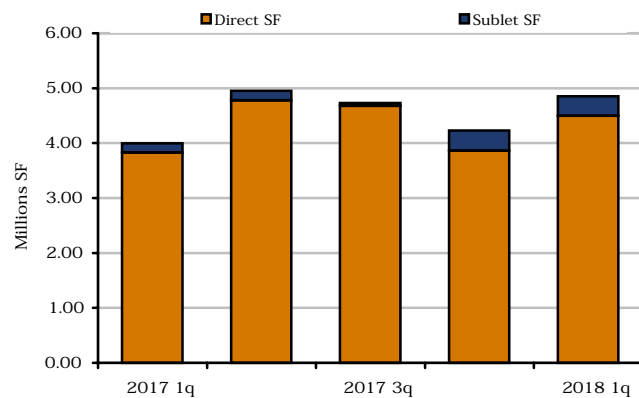
### Historical Analysis, Flex and Warehouse



Source: CoStar Property®

## Vacant Space

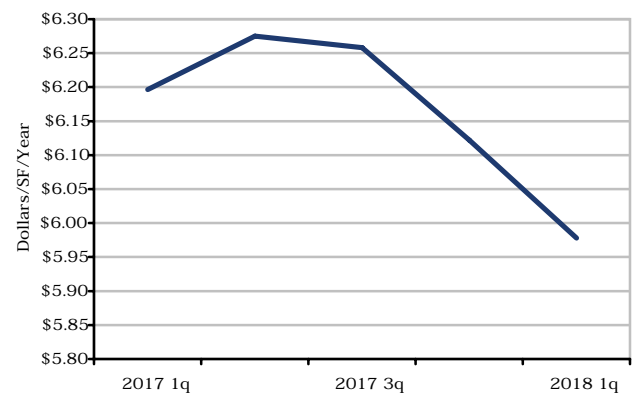
### Historical Analysis, Flex and Warehouse



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	
2018 1q	2,700	99,199,055	4,850,774	4.9%	(153,311)	4	470,902	23	3,421,741	\$5.98
2017 4q	2,695	98,720,653	4,226,561	4.3%	1,049,965	5	547,372	21	2,819,685	\$6.12
2017 3q	2,690	98,173,281	4,729,154	4.8%	670,678	3	174,000	18	2,312,180	\$6.26
2017 2q	2,686	97,724,802	4,951,353	5.1%	197,977	10	1,034,281	14	1,905,624	\$6.28
2017 1q	2,673	96,569,668	3,994,196	4.1%	2,153,868	13	2,660,568	24	2,340,155	\$6.20
2016 4q	2,660	93,909,100	3,487,496	3.7%	999,379	5	624,160	29	4,477,542	\$6.15
2016 3q	2,654	93,279,990	3,857,765	4.1%	1,581,342	9	1,207,900	26	4,902,114	\$6.13
2016 2q	2,644	92,055,590	4,214,707	4.6%	840,644	6	768,536	30	5,059,639	\$6.00
2016 1q	2,636	91,270,604	4,270,365	4.7%	(279,234)	11	850,204	29	5,258,901	\$5.98
2015 4q	2,625	90,420,400	3,140,927	3.5%	294,594	4	75,307	31	4,919,085	\$6.10
2015 3q	2,619	89,928,216	2,943,337	3.3%	640,828	6	569,327	25	4,402,908	\$5.73
2015 2q	2,610	89,341,039	2,996,988	3.4%	456,293	2	110,380	23	3,224,280	\$5.33
2015 1q	2,607	89,215,659	3,327,901	3.7%	1,827,371	11	1,196,188	16	1,915,314	\$5.29
2014 4q	2,597	88,067,161	4,006,774	4.5%	821,890	2	76,000	18	1,671,325	\$5.14
2014 3q	2,593	87,970,733	4,732,236	5.4%	1,377,448	1	400,000	15	1,549,476	\$5.01
2014 2q	2,590	87,546,833	5,685,784	6.5%	92,279	4	91,140	11	1,043,316	\$4.96

Source: CoStar Property®





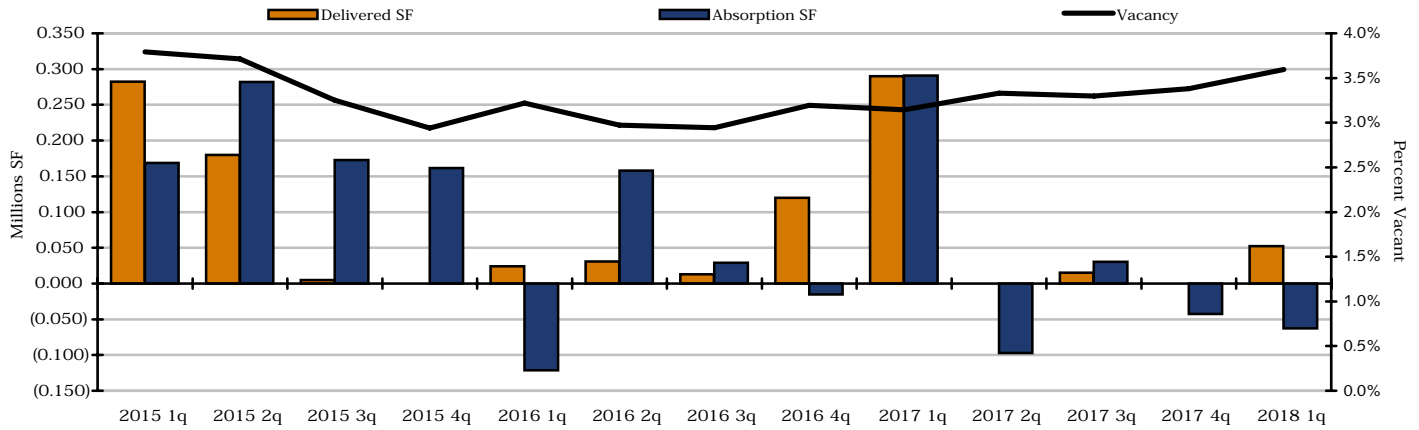
# Houston Industrial Market

## Southern Corridor Market

MARKET HIGHLIGHTS - Flex & Warehouse

### Deliveries, Absorption & Vacancy

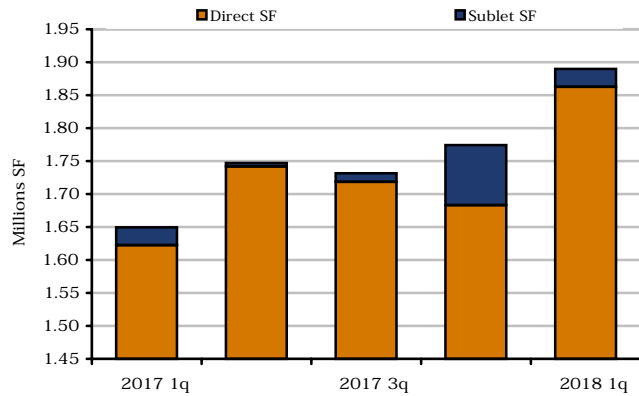
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

### Vacant Space

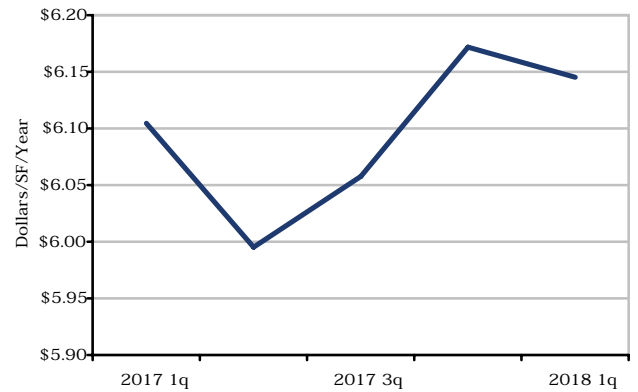
Historical Analysis, Flex and Warehouse



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	
2018 1q	2,117	52,548,357	1,889,894	3.6%	(62,935)	2	52,520	3	78,193	\$6.15
2017 4q	2,115	52,495,837	1,774,439	3.4%	(42,671)	0	0	5	130,713	\$6.17
2017 3q	2,115	52,495,837	1,731,768	3.3%	30,213	1	15,000	5	130,713	\$6.06
2017 2q	2,114	52,480,837	1,746,981	3.3%	(97,331)	0	0	4	100,613	\$6.00
2017 1q	2,114	52,480,837	1,649,650	3.1%	290,805	4	289,922	2	41,520	\$6.10
2016 4q	2,111	52,208,515	1,668,133	3.2%	(15,368)	2	120,000	5	316,442	\$6.00
2016 3q	2,109	52,088,515	1,532,765	2.9%	29,020	2	13,100	6	409,922	\$5.85
2016 2q	2,107	52,075,415	1,548,685	3.0%	157,849	2	31,020	6	407,900	\$5.77
2016 1q	2,105	52,044,395	1,675,514	3.2%	(121,203)	2	24,000	3	241,020	\$5.81
2015 4q	2,103	52,020,395	1,530,311	2.9%	161,544	0	0	5	265,020	\$5.82
2015 3q	2,103	52,020,395	1,691,855	3.3%	172,662	1	4,890	3	28,500	\$6.04
2015 2q	2,102	52,090,505	1,934,627	3.7%	281,740	1	180,000	2	14,890	\$5.62
2015 1q	2,100	51,839,255	1,965,117	3.8%	168,771	6	282,613	4	266,140	\$5.62
2014 4q	2,095	51,559,234	1,853,867	3.6%	27,308	3	28,435	8	533,863	\$5.63
2014 3q	2,094	51,637,799	1,959,740	3.8%	173,938	1	90,067	8	517,123	\$5.54
2014 2q	2,090	51,526,632	2,022,511	3.9%	322,026	6	303,334	9	359,540	\$5.15

Source: CoStar Property®

# Houston Industrial Market

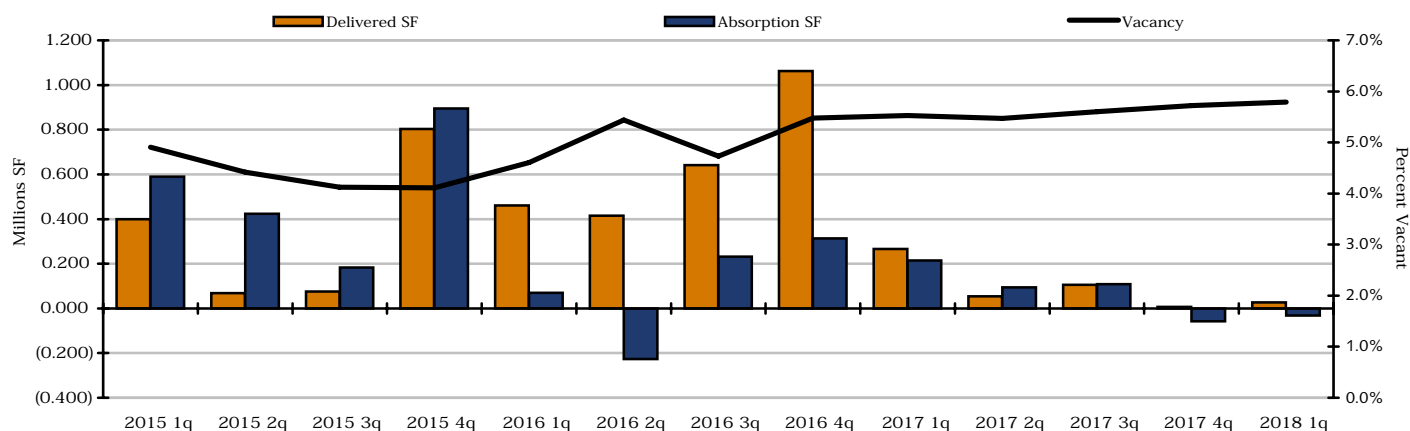


## Southwest Corridor Market

### MARKET HIGHLIGHTS - Flex & Warehouse

## Deliveries, Absorption & Vacancy

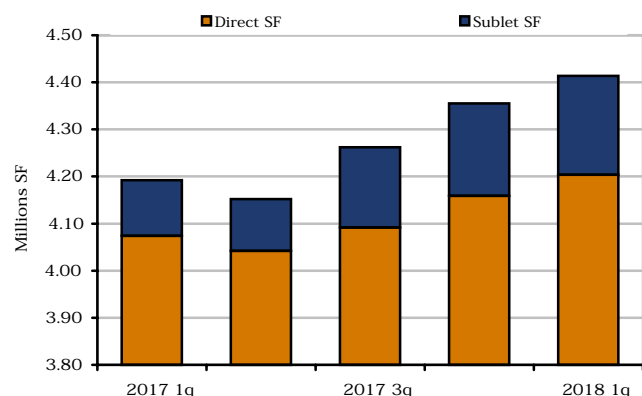
### Historical Analysis, Flex and Warehouse



Source: CoStar Property®

## Vacant Space

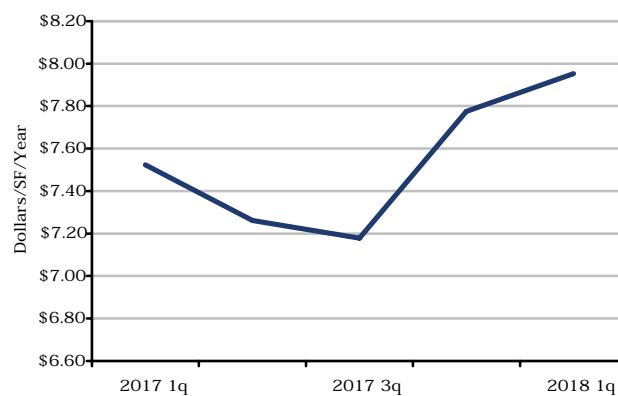
### Historical Analysis, Flex and Warehouse



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	
2018 1q	2,783	76,245,469	4,413,812	5.8%	(32,172)	4	26,146	10	648,641	\$7.95
2017 4q	2,778	76,147,923	4,355,494	5.7%	(57,251)	2	6,550	14	674,787	\$7.77
2017 3q	2,774	76,112,087	4,262,407	5.6%	107,885	2	106,000	15	142,442	\$7.18
2017 2q	2,771	75,893,587	4,151,792	5.5%	93,883	2	53,500	6	241,572	\$7.26
2017 1q	2,769	75,840,087	4,192,175	5.5%	215,121	7	266,200	8	295,072	\$7.52
2016 4q	2,762	75,573,887	4,141,096	5.5%	313,380	9	1,061,869	12	432,236	\$7.47
2016 3q	2,752	74,649,537	3,530,126	4.7%	231,166	7	641,261	19	1,446,750	\$7.32
2016 2q	2,746	74,964,276	4,076,031	5.4%	(226,881)	4	415,335	23	2,067,945	\$7.29
2016 1q	2,742	74,548,941	3,433,815	4.6%	70,354	5	460,631	18	1,876,271	\$7.25
2015 4q	2,737	74,088,310	3,043,538	4.1%	895,069	10	803,328	14	1,583,857	\$7.14
2015 3q	2,726	73,167,261	3,017,558	4.1%	183,596	3	75,750	23	2,319,304	\$7.04
2015 2q	2,723	73,201,188	3,235,081	4.4%	423,773	1	68,370	21	1,911,078	\$6.95
2015 1q	2,722	73,132,818	3,590,484	4.9%	589,836	5	399,850	14	1,202,166	\$7.01
2014 4q	2,717	72,732,968	3,780,470	5.2%	52,623	3	134,989	11	1,290,516	\$6.98
2014 3q	2,710	72,504,042	3,604,167	5.0%	170,622	0	0	13	1,068,766	\$6.91
2014 2q	2,709	72,464,042	3,734,789	5.2%	281,201	4	236,600	10	428,926	\$6.95

Source: CoStar Property®