

Miami-Dade Industrial Property Metrics

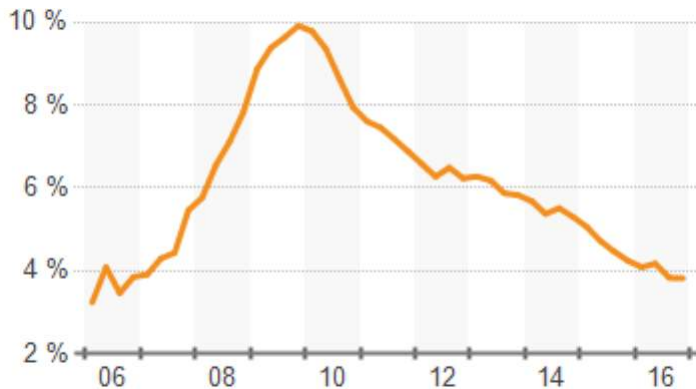
Availability	Survey	5-Year Avg
Rent Per SF	\$9.15	\$7.89
Vacancy Rate	3.8%	5.5%
Vacant SF	8,345,916	11,721,252
Availability Rate	8.1%	9.0%
Available SF	18,097,651	19,333,907
Sublet SF	1,050,858	954,989
Months on Market	6.9	12.3

Inventory	Survey	5-Year Avg
Existing Buildings	8,283	8,268
Existing SF	218,596,927	214,491,120
12 Mo. Const. Starts	5,014,469	2,490,098
Under Construction	3,965,223	1,618,367
12 Mo. Deliveries	2,037,129	1,771,771

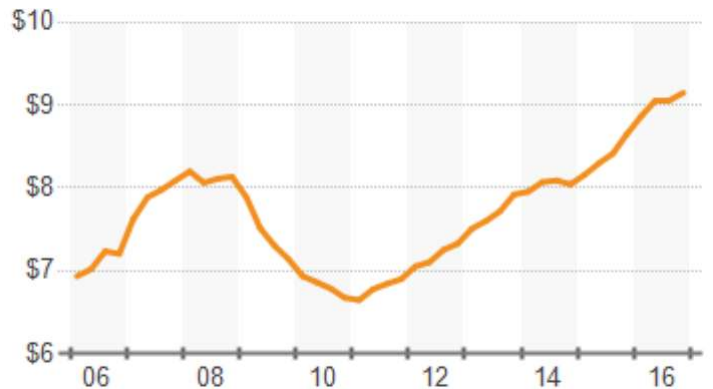
Demand	Survey	5-Year Avg
12 Mo. Absorption SF	3,131,577	2,722,130
12 Mo. Leasing SF	10,517,664	12,582,043

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$124	\$85
Asking Price Per SF	\$130	\$104
Sales Volume (Mil.)	\$1,019	\$834
Cap Rate	6.5%	6.4%

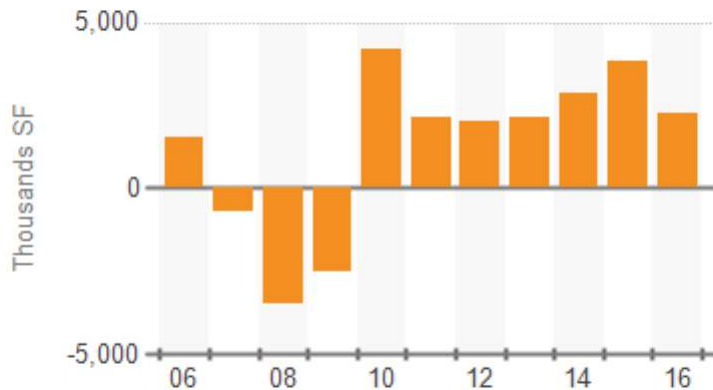
Vacancy Rate



Asking Rent Per SF



Net Absorption



#1

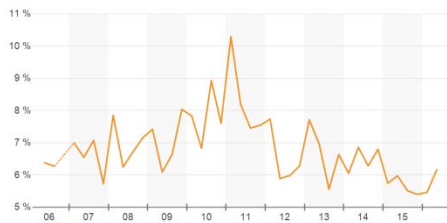
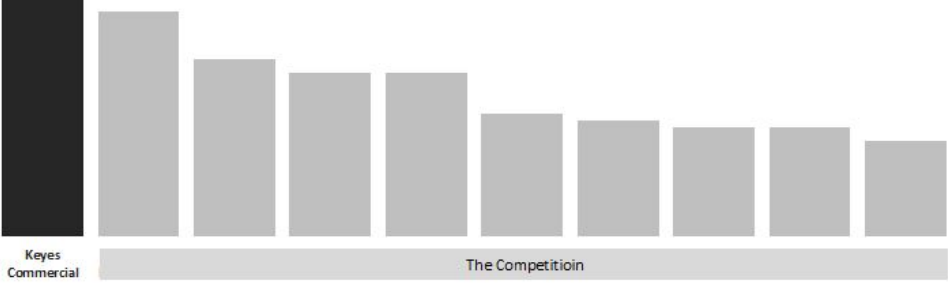
**Broker Market Share
Commercial Improved
Closed Sales**

Miami MLS
Year Ending December 31, 2015

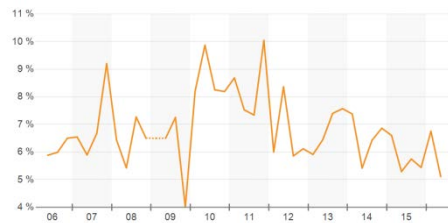


James Hawkins

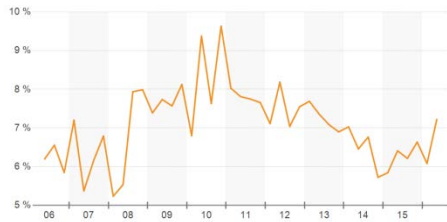
Commercial Real Estate Investment Sales
Keyes Commercial Realty
786.581.7990



Retail Cap Rate



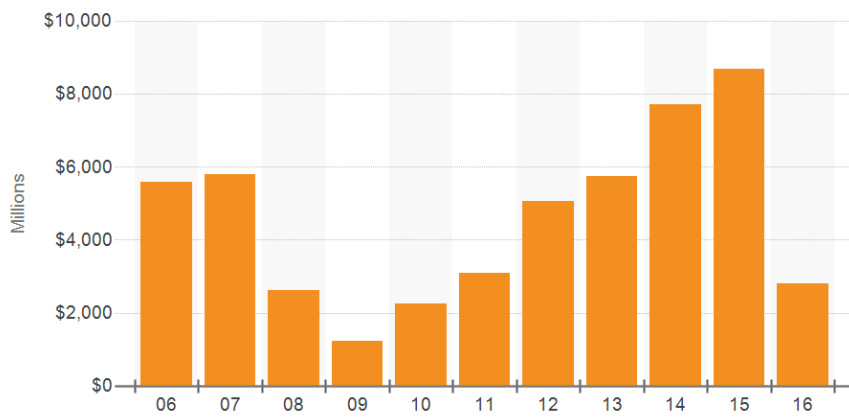
Office Cap Rate



Multifamily Cap Rate



Industrial Cap Rate



Sales Volume

Cap rate and sales volume charts are for Miami-Dade County, courtesy of Costar as of May, 2016