

2009 EAST& WEST END INLAND EMPIRE MID-YEAR REPORT

*ONTARIO, FONTANA, MIRA LOMA, RANCHO CUCAMONGA
CHINO, BANNING, BEAUMONT, COLTON, MORENO VALLEY,
PERRIS, REDLANDS, RIALTO, RIVERSIDE, SAN BERNARDINO*

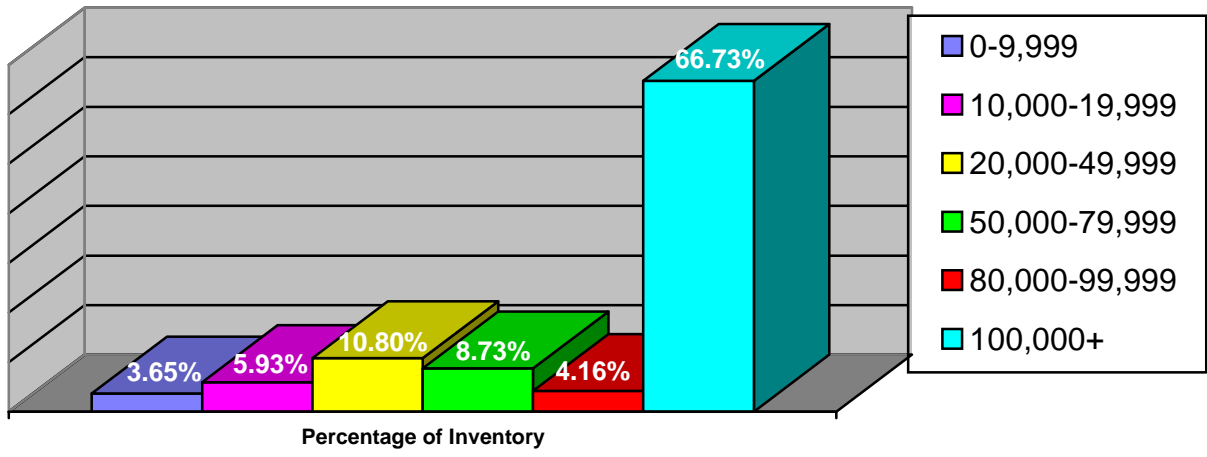
EXISTING INDUSTRIAL BUILDING INVENTORY

(INCLUDES BUILDINGS UNDER CONSTRUCTION)

As Of June 30, 2009

Size Range Square Feet	Number of Buildings Available	Number of Buildings For Sale Only	Number of Buildings For Lease Only	Number of Buildings for Sale or Lease	Total Sq. Ft.	Availability Rate
3,000 – 9,999	401	57	236	108	2,471,007	19%
10,000 – 19,999	286	61	141	84	4,015,990	17%
20,000 – 49,999	233	38	126	69	7,317,493	17%
50,000 – 79,999	95	12	58	25	5,912,022	21%
80,000 – 99,999	32	6	19	7	2,819,875	18%
100,000 +	231	14	110	50	45,203,431	17%
TOTAL	1,221	188	690	343	67,739,818	17%

With an industrial base in Ontario, Fontana, Mira Loma, Rancho Cucamonga, Chino, Banning, Beaumont, Colton, Moreno Valley, Perris, Redlands, Rialto, Riverside, San Bernardino of approximately 389,759,097 square feet, the gross availability for the marketplace as of June 30, 2009 was approximately 17%. This availability is buildings that are available immediately for occupancy.*



*CoStar

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(909) 390-1400

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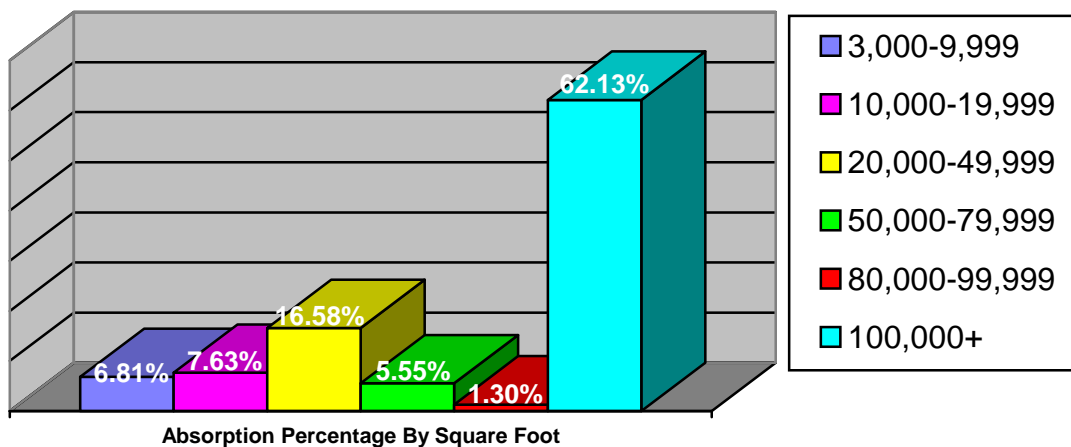
INDUSTRIAL BUILDING LEASE AND SALE ACTIVITY

GROSS ABSORPTION

As of June 30, 2009

Size Range Square Feet	Available Buildings As of January 1, 2009	Number of Transactions	Number of Sales	Number of Leases	Total Sq. Ft.	Available Buildings as of June 30, 2009
3,000 – 9,999	375	101	16	85	578,013	401
10,000 – 19,999	214	48	4	44	648,164	286
20,000 – 49,999	212	44	9	35	1,407,963	233
50,000 – 79,999	78	8	3	5	471,276	95
80,000 – 99,999	25	2	2	0	110,844	32
100,000 +	146	22	4	18	5,277,614	174
TOTAL	1,050	225	38	187	8,493,874	1,221

The above numbers include build-to-suits with leases that have been completely executed on or before June 30, 2009.



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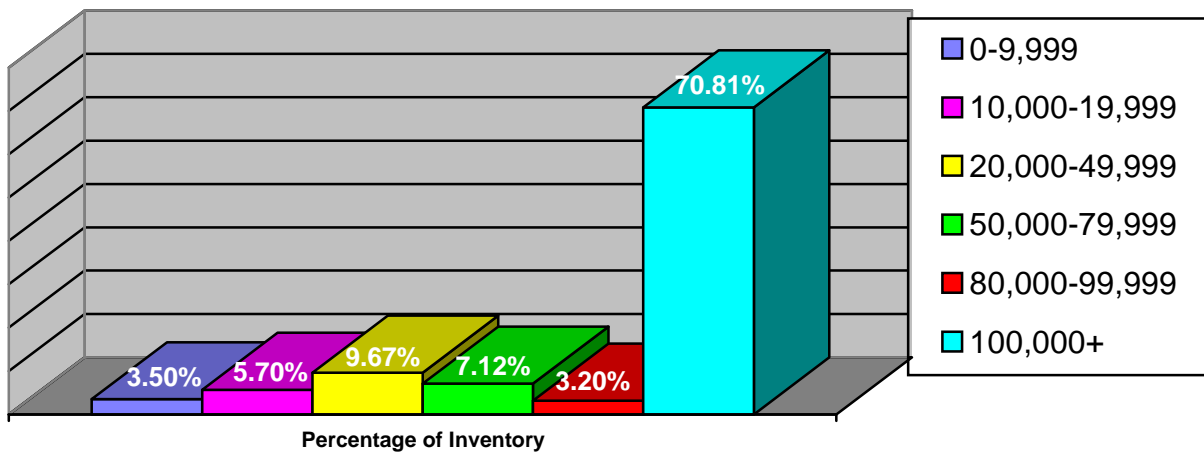
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EXISTING INDUSTRIAL BUILDING INVENTORY
(INCLUDES BUILDINGS UNDER CONSTRUCTION)

As Of June 30, 2009

Size Range Square Feet	Number of Buildings Available	Number of Buildings For Sale Only	Number of Buildings For Lease Only	Number of Buildings for Sale or Lease	Total Sq. Ft.	Availability Rate
3,000 – 9,999	188	33	98	57	1,163,346	22%
10,000 – 19,999	135	36	54	45	1,892,410	20%
20,000 – 49,999	102	15	42	45	3,210,999	19%
50,000 – 79,999	38	9	11	18	2,366,419	22%
80,000 – 99,999	12	1	5	6	1,062,270	20%
100,000 +	85	4	49	32	23,523,618	28%
TOTAL	560	98	259	203	33,219,062	25%

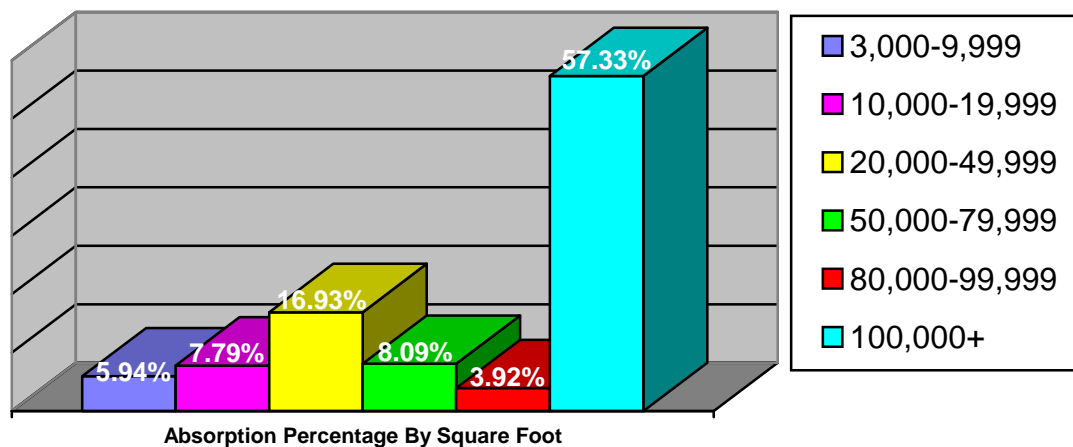
With an industrial base in Banning, Beaumont, Colton, Moreno Valley, Perris, Redlands, Rialto, Riverside, San Bernardino of approximately 131,218,281 square feet*, the gross availability for the marketplace as of June 30, 2009 was approximately 25%. This availability are buildings that are available immediately for occupancy.



2009 EAST END INLAND EMPIRE MID-YEAR REPORT
BANNING, BEAUMONT, COLTON, MORENO VALLEY, PERRIS,
REDLANDS, RIALTO, RIVERSIDE, SAN BERNARDINO
INDUSTRIAL BUILDING LEASE AND SALE ACTIVITY
GROSS ABSORPTION
As of June 30, 2009

Size Range Square Feet	Available Buildings As of January 1, 2009	Number of Transactions	Number of Sales	Number of Leases	Total Sq. Ft.	Available Buildings as of June 30, 2009
3,000 – 9,999	156	35	6	29	167,660	188
10,000 – 19,999	85	18	1	17	220,127	135
20,000 – 49,999	92	15	2	13	478,224	102
50,000 – 79,999	29	4	3	1	228,549	38
80,000 – 99,999	9	2	2	0	110,844	12
100,000 +	75	8	2	6	1,619,402	85
TOTAL	446	82	16	66	2,824,806	560

The above numbers include build-to-suits with leases that have been completely executed on or before June 30, 2009.



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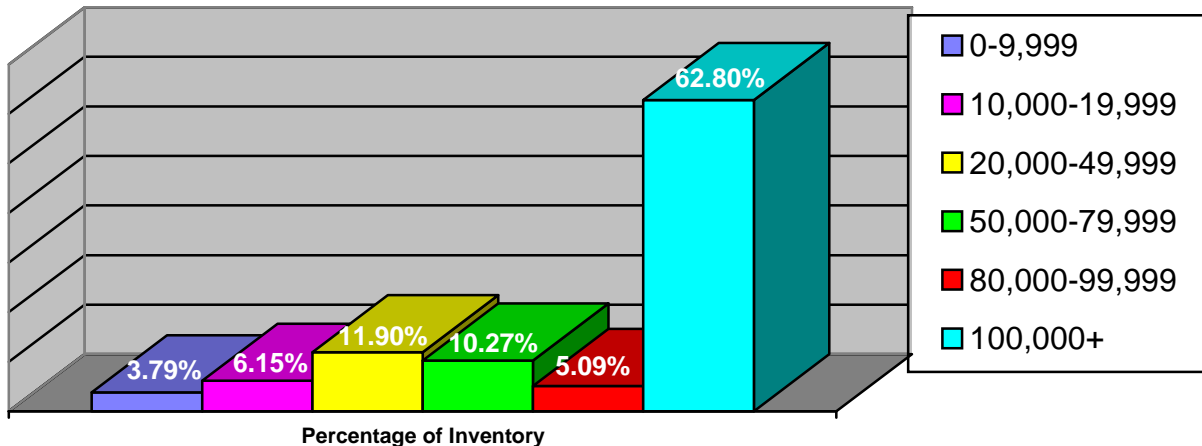
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EXISTING INDUSTRIAL BUILDING INVENTORY
(INCLUDES BUILDINGS UNDER CONSTRUCTION)

As Of June 30, 2009

Size Range Square Feet	Number of Buildings Available	Number of Buildings For Sale Only	Number of Buildings For Lease Only	Number of Buildings for Sale or Lease	Total Sq. Ft.	Availability Rate
3,000 – 9,999	213	24	138	51	1,307,661	17%
10,000 – 19,999	151	25	87	39	2,123,580	15%
20,000 – 49,999	131	23	84	24	4,106,494	15%
50,000 – 79,999	57	3	47	7	3,545,603	20%
80,000 – 99,999	20	5	14	1	1,757,605	17%
100,000 +	89	10	61	18	21,679,813	12%
TOTAL	661	90	431	140	34,520,756	15%

With an industrial base in Ontario, Fontana, Rancho Cucamonga, Mira Loma, Chino of approximately 258,540,816 * square feet, the gross availability for the marketplace as of January 1, 2009 was approximately 15% This availability are buildings that are available immediately for occupancy.



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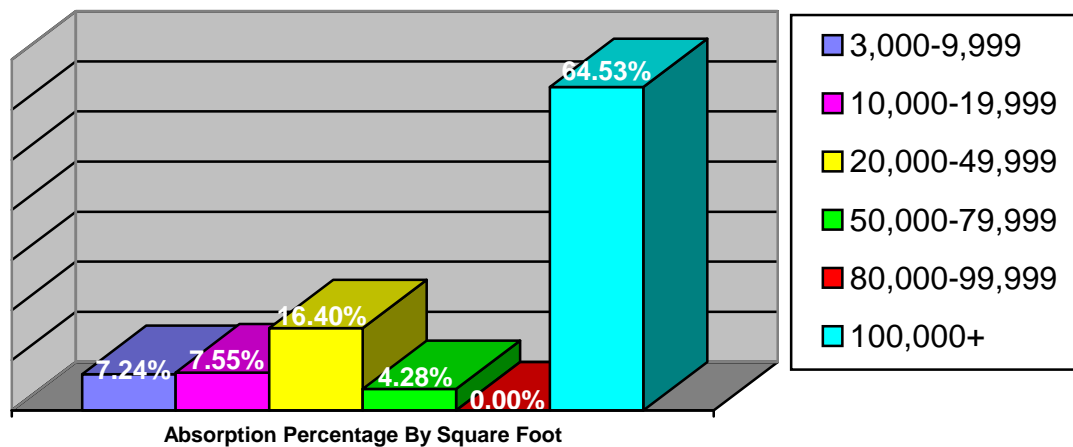
INDUSTRIAL BUILDING LEASE AND SALE ACTIVITY

GROSS ABSORPTION

As of June 30, 2009

Size Range Square Feet	Available Buildings As of January 1, 2009	Number of Transactions	Number of Sales	Number of Leases	Total Sq. Ft.	Available Buildings as of June 30, 2009
3,000 – 9,999	219	66	10	56	410,353	213
10,000 – 19,999	129	30	3	27	428,037	151
20,000 – 49,999	120	29	7	22	929,739	131
50,000 – 79,999	49	4	0	4	242,727	57
80,000 – 99,999	16	0	0	0	0	20
100,000 +	71	14	2	12	3,658,212	89
TOTAL	604	143	22	121	5,699,068	661

The above numbers include build-to-suits with leases that have been completely executed on or before June 30, 2009.



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