



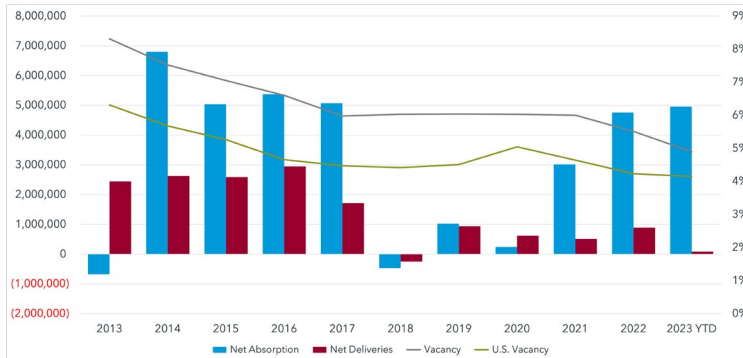
RETAIL MARKET OVERVIEW

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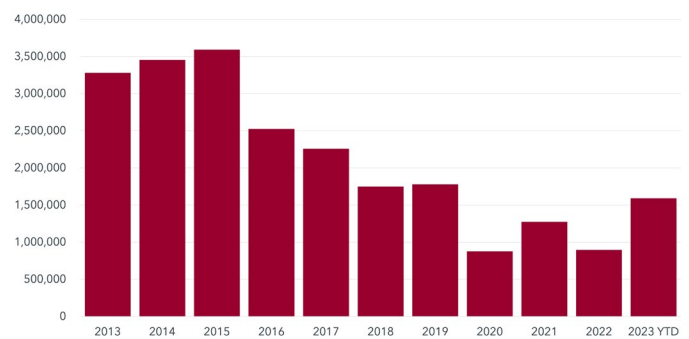
The overall availability rate of 6.3% is 170 basis points below the Chicago retail market's historical average. Availability rates are compressing across all property footprints and retail segments, recording the market's lowest availability rate since 2007. Leasing levels are 20% below the 10-year historic norm, and absorption, while positive, is registering an average 12-month move-in rate around 3.2 million SF. During 23Q3, 1.3 million SF was removed from the market through demolitions while construction starts and the under-construction supply levels are down nearly 15% and 50%, respectively, from their 10-year averages. Chicago's rental growth rate fell by almost 60% from the previous year-over-year rate. At 1.4%, it is well above the market's historic 0.5% growth rate.

MARKET INDICATORS	Q3 2023	Q2 2023	Q1 2023	Q4 2022	Q3 2022
▲ 12 Mo. Net Absorption SF	5,038,278	4,316,186	3,842,304	2,011,024	2,802,618
▼ Vacancy Rate	4.90%	5.10%	5.33%	5.51%	5.81%
▼ Avg NNN Asking Rate PSF	\$20.93	\$21.05	\$20.88	\$18.02	\$17.86
▲ SF Under Construction	1,590,391	1,559,628	2,918,547	897,320	1,259,987
▼ Inventory SF	585,896,916	586,276,688	584,486,216	582,647,663	582,305,048

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
424 W. Division Street Chicago, IL	87,123 SF	\$27,510,000 \$315.76 PSF	Regency Centers Corporation Principal	Multi-Tenant
14200 Chicago Road Dolton, IL	83,300 SF	\$775,000 \$9.30 PSF	American Assoc of Single Parents Evangelical Covenant Church	Multi-Tenant
799 Central Avenue Highland Park, IL	65,000 SF	\$9,600,000 \$147.69 PSF	Keshet KeyCorp	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
7200 Woodward Avenue Woodridge, IL	110,552 SF	CTO Realty Growth, Inc.	The Home Depot	Home improvement
2367 W. Logan Boulevard Chicago, IL	50,019 SF	Windy City Fieldhouse	Exhibition Hub	Edutainment
50-180 Waukegan Road Deerfield, IL	47,000 SF	Mid-America Real Estate Corporation	Burlington	Home improvement

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