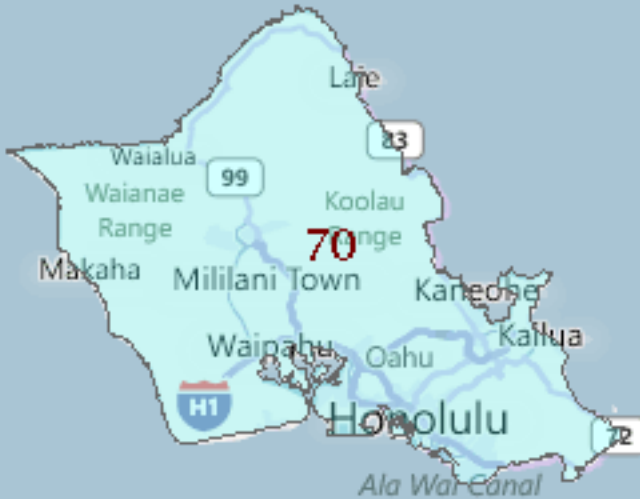


Rent and Vacancy Changes (since last quarter)

Submarkets Rent Vacancy

[Click here for the complete report...](#)



Changes from Previous Quarter / 5 year Forecast

Change from Previous Quarter			
Markets	Rent	Vacancy	Inventory
	0.0%	0 bps	0.0%
United States	0.0%	0 bps	0.0%
Metro vs.US	0.0%	0 bps	0.0%

5 Year Forecast (Avg Annual Growth Rate 2011 - 2015)			
Markets	Rent	Vacancy	Inventory
United States	1.4%	1,048 bps	0.8%

[Click here for more trend information...](#)

Metropolitan Retail Rankings Q3 2011 (Based on 190 U.S. Markets)

Vacancy Rate			
1.San Francisco, CA	3.7%	7.Oakland-East Bay, CA	6.4%
2.Fairfield County, CT	4.9%	8.Orange County, CA	6.4%
3.Long Island, NY	5.6%	9.Suburban Virginia, VA	6.4%
4.Northern New Jersey, NJ	5.7%	10.Athens, GA	6.5%
5.San Jose, CA	6.0%	11.Los Angeles, CA	6.5%
6.Honolulu, HI	6.3%		

Rent Growth			
133.Corus Christi, TX	0.2%	139.Little Rock, AR	0.2%
134.Dallas, TX	0.2%	140.Los Angeles, CA	0.2%
135.Daytona Beach, FL	0.2%	141.McAllen, TX	0.2%
136.Des Moines, IA	0.2%	142.New Haven, CT	0.2%
137.Greenville, SC	0.2%	143.Oakland-East Bay, CA	0.2%
138.Honolulu, HI	0.2%		

Capital Markets Overview

Sales Trends

# Transactions	No Data Available
Total Value	No Data Available
Mean Price (PSF)	No Data Available

Recent Sales

Submarket	Built	Price Range	Date
N/A	1975	\$150 - \$199	Q2 2010
N/A	1976	\$250 - \$299	Q1 2010
N/A	1998	\$525 - \$599	Q2 2009
N/A	1948	\$900 - \$999	Q2 2009
N/A	1979	\$1,000 - \$1,199	Q2 2009
N/A	1954	\$600 - \$699	Q2 2009
N/A	1976	\$125 - \$149	Q1 2009
N/A	1993	\$25 - \$49	Q1 2009
N/A	2000	\$450 - \$524	Q4 2008
N/A	2001	\$150 - \$199	Q4 2008

[View All Property Sales...](#)

[Address Specific Search...](#)

Cap Rate Trends

Mean	No Data Available
Median	No Data Available
12 Month Rolling	No Data Available

Most Recent Updates

Most Recent Observations

Location	Bldg ID	Class	Floors	Rent
N/A	R90148	null	null	\$28
N/A	R91827	null	null	\$24
N/A	R91334	null	null	\$30
N/A	R90921	null	null	\$38
N/A	R91333	null	null	\$34
N/A	R90508	null	null	\$43
N/A	R90155	null	null	\$31
N/A	R92624	null	null	\$54
N/A	R90440	null	null	\$38
N/A	R91704	null	null	\$38

[Click here for property specific rent comps...](#)

Latest New Construction Updates

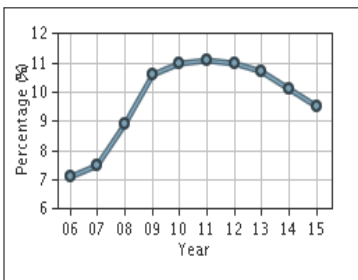
Location	Subtype	Size Range
Click here for property specific new construction comps...		

Most Recent News Stories

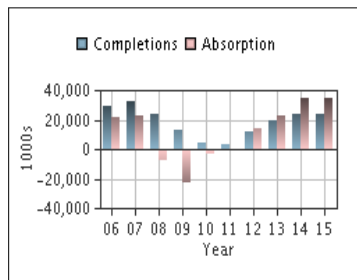
Headline	Date
@ Safeway Will Open New Honolulu Store Dec. 17	12/06/2011
@ Longs Drugs to Anchor New Leeward Oahu Sho...	11/09/2011
International Market Place Moves Closer to R...	11/04/2011
@ Construction Starts on Safeway-Anchored Ce...	11/04/2011
@ Queen Emma Land Co. Moving Ahead With Walk...	11/04/2011
@ the Gap Factory Store to Open First Hawaii...	11/01/2011
@ Construction Starting on \$50m Maui Retail...	10/31/2011
Some Remain Unswayed by Revised Drive-In Plan	10/25/2011
@ Robertson Properties Group Unveils Revised...	10/25/2011
Some Remain Unswayed by Revised Drive-In Plan	10/25/2011

National Retail Real Estate Trends

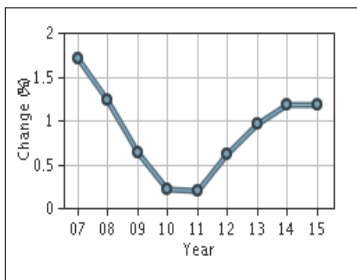
Vacancy



Supply and Demand



Inventory Change



Market Rent

