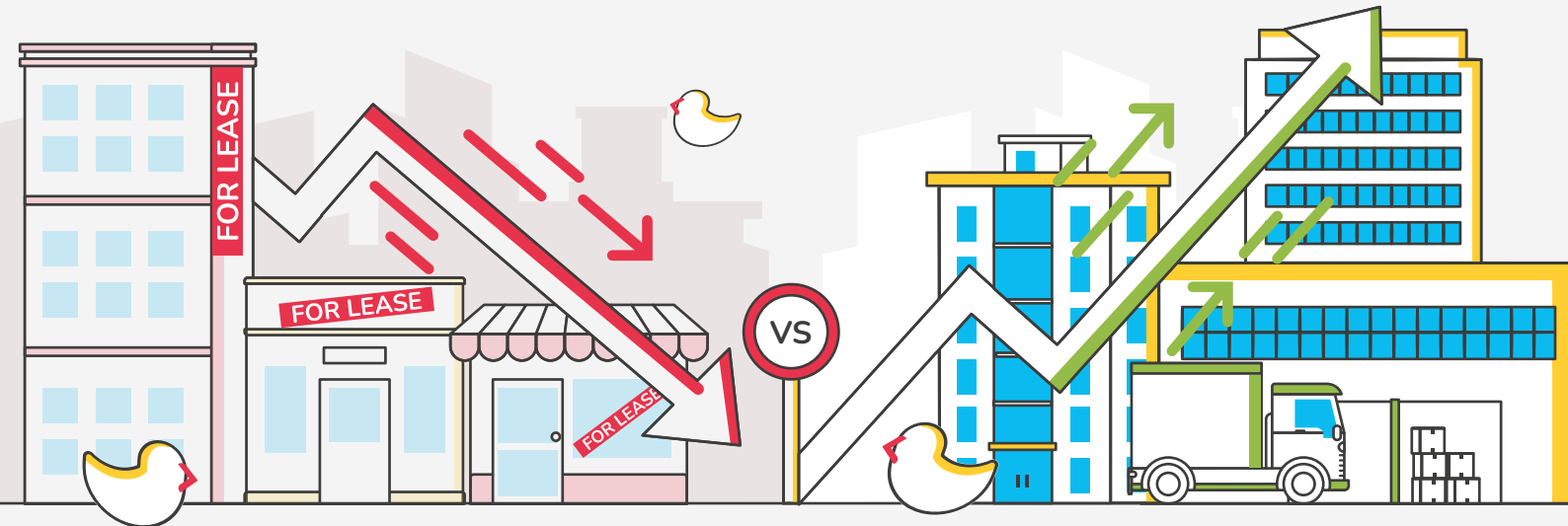


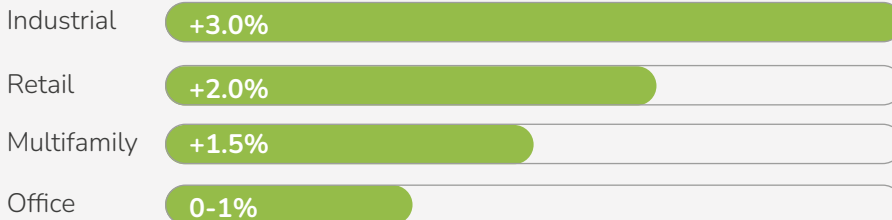
TARIFFS OR NOT, SOME OF AMERICA'S INDUSTRIAL REAL ESTATE IS BOOMING

Discover which industrial hotspots show remarkable growth while other CRE sectors struggle



INDUSTRIAL IS CRE'S TOP PERFORMER

Projected average rent
growth 2025



Source: Moody's

Market uncertainty is
impacting other sectors more

- Recession fear
- Next Fed move unknown
- Tariffs create market turmoil

TOP PERFORMING INDUSTRIAL MARKETS



Nashville

Capitalize on strategic location for distribution facilities

- > 5.0% average cap rate
- > One-day drive to 50% of population
- > Strong demand for new facilities

These cities stand out for growth in an uncertain market



Cleveland

Target value acquisitions in established industrial corridors

- > 8.6% average cap rate
- > Average of \$50 PSF
- > Attracts logistics and manufacturing



Atlanta

Target high-growth corridors with transportation access

- > 6.3% rent growth
- > Converging transport routes
- > Growing demand for space



Charleston

Invest in port-related demand while high vacancy keeps prices low

- > 19.8% vacancy + 4.2% rent growth
- > Excess supply absorbed in 3-5 years
- > Long-term investor confidence

Logistics Hub

Value market