
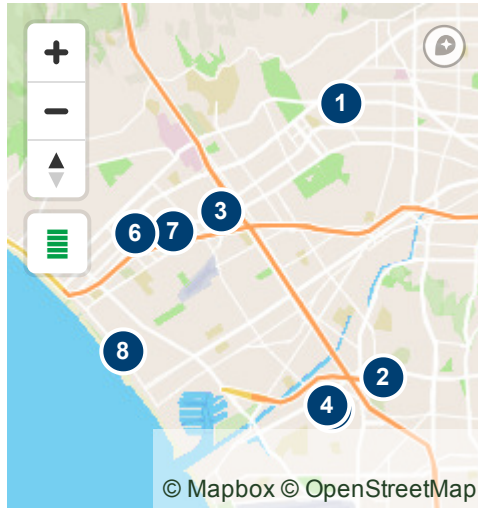
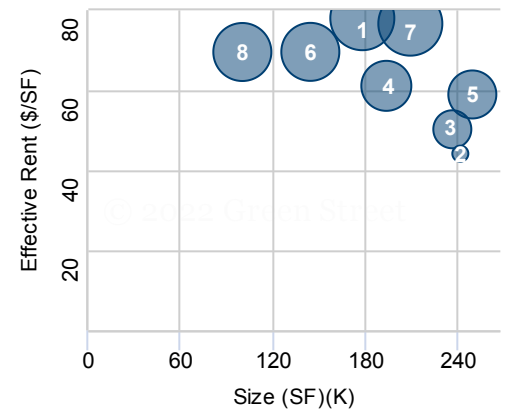


SEARCH CRITERIA

Sector	Office 
Market	Los Angeles
Effective Rent	\$40.00/SF - \$80.00/SF
Avg. Transaction Size	20K SF - 80K SF
Avg. Lease Term (Months)	Not Selected
Avg. Work Value	Not Selected
Avg. Free Months	Not Selected
Radius (miles)	Not Selected



RENT COMPARABLES



RENT COMPS DETAILS

	Address	Market	Zip Code Grade	Size	Effective Rent	Avg. Transaction Size	Avg. Lease Term (Months)	Avg. Work Value	Avg. Free Months	Number of Floors	Year Built	Year Renovated
1	9536 Wilshire Boulevard Beverly Hills, CA 90212	Los Angeles A-	A++	178.2K SF	\$78.04/SF	33.0K SF	149	\$40.50/SF	5	5	1939	1987
2	800 Corporate Pointe Culver City, CA 90230	Los Angeles A-	A-	241.6K SF	\$44.17/SF	41.9K SF	81	\$33.50/SF	6	4	2007	-
3	11444 West Olympic Boulevard Los Angeles, CA 90064	Los Angeles A-	A	237.0K SF	\$50.26/SF	21.9K SF	128	\$32.50/SF	8	-	1984	-
4	12130 Millennium Los Angeles, CA 90094	Los Angeles A-	A++	193.8K SF	\$61.12/SF	44.6K SF	92	\$82.50/SF	6	6	2010	2014
5	12121 Bluff Creek Drive Playa Vista, CA 90094	Los Angeles A-	A++	249.0K SF	\$58.97/SF	20.4K SF	91	\$71.67/SF	8	5	2009	-
6	2425 Colorado Avenue Santa Monica, CA 90404	Los Angeles A-	A-	144.3K SF	\$69.62/SF	38.6K SF	108	\$46.50/SF	4	5	1984	2019
7	3003 Exposition Boulevard Santa Monica, CA 90404	Los Angeles A-	A-	208.9K SF	\$76.67/SF	68.6K SF	156	\$63.74/SF	6	2	1999	-
8	340 Main Street Venice, CA 90291	Los Angeles A-	A++	100K SF	\$69.58/SF	68.8K SF	168	\$70.00/SF	-	4	1991	2011
Average		-	-	194.1K SF	\$63.55/SF	42.2K SF	121	\$55.11/SF	6	4	1990	2007

Sources: CompStak, Green Street

Green Street's Disclosure Information

This report does NOT constitute investment advice nor is it provided in the capacity of a fiduciary.

The information contained in this report is based on data obtained from sources we deem to be reliable; it is not guaranteed as to accuracy and does not purport to be complete. This report is produced solely for informational purposes and is not intended to be used as the primary basis of investment decisions. Because of individual client requirements, it is not, and it should not be construed as, advice designed to meet the particular investment needs of any investor. This report is not an offer or the solicitation of an offer to sell or buy any security.

Issuers of this Report US and EEA: This report has been prepared by analysts working for Green Street (Green Street US) and/or Green Street (U.K.) Limited (Green Street UK). Green Street US is the parent company of Green Street UK.

This report is issued in the US by Green Street US. Green Street UK accepts no responsibility for this report to the extent that it is read by persons based in the US.

This report is issued in the European Economic Area (EEA) by Green Street UK. Green Street US accepts no responsibility for this report to the extent that it is read by persons based in the EEA. Green Street Advisors (UK) Ltd is registered in England, (Company number. 6471304), and its registered office is 6th Floor, 30 Pantoon Street, London SW1Y 4AJ. Green Street Advisors (UK) Ltd is authorized and regulated by the Financial Conduct Authority in the United Kingdom (FRN 482269).

References to "Green Street" in Disclosures in this section and in the Other Important Information section apply to:
Green Street US to the extent that this report/presentation has been disseminated in the US; or
Green Street UK to the extent that this report/presentation has been disseminated in the EEA.

Green Street US relies on the Limited Connection Relief for services provided to our clients located in Australia.

Green Street UK is exempt from the requirement to hold an Australian financial services license under the Act in respect of the financial services; and is regulated by the FCA under UK laws, which differ from Australian laws.

Swiss recipients: the funds, the REITs, the investment companies and any collective investment schemes referred to in these reports may not have been registered with the Swiss Financial Market Supervisory Authority (FINMA) and no Swiss representative or paying agent has been appointed. This report is provided in Switzerland for the use of the addressees only and may not be distributed, copied, reproduced, or passed on to any third parties.

Green Street reserves the right to update the disclosures and policies set out in this document at any time.

Other Important Information

Automated Valuation Model: The valuation estimates do not constitute an appraisal of the properties or portfolios and should not be relied upon in lieu of an appraisal or underwriting process. The estimated values are based upon data collected from public record sources, client inputs, and Green Street proprietary metrics and models. The accuracy of the methodology used to develop the valuation estimates are based on available data and are not guaranteed or warranted. The condition of the properties and current market conditions can affect the validity of the valuation estimates and custom reports generated. Any valuation estimate and custom report generated does not include a physical inspection of the properties or a visual inspection or analysis of current market conditions by a licensed or certified appraiser, which is typically included in an appraisal.

Management of Conflicts of Interest: Conflicts of interest can seriously impinge the ability of analysts to do their job, and investors should demand unbiased research. In that spirit, Green Street adheres to the following policies regarding conflicts of interest:

- Green Street employees are prohibited from actively trading the shares of any company in our coverage universe.
- Green Street employees do not serve as officers or directors of any of our subject companies.
- Neither Green Street nor its employees/analysts receive any compensation from subject companies for inclusion in our research.
- On occasion, Green Street analysts may be contacted by companies within the firm's coverage universe regarding potential employment opportunities. Additional disclosure will be made when appropriate.
- Green Street's Advisory business services investors seeking to acquire interests in publicly traded companies. Green Street may provide valuation services to prospective acquirers of companies which are the subject(s) of Green Street's research reports.

A number of companies covered by Green Street research reports pay an annual fee to receive Green Street's research reports. Green Street may periodically solicit this business from the subject companies. In the aggregate, annual fees for Green Street US and Green Street UK research reports received from subject companies represent approximately 3% of each of Green Street US and Green Street UK respective total revenues.

Green Street publishes research reports covering issuers that may offer and sell securities in an initial or secondary offering.

Green Street US generally prohibits research analysts from sending draft research reports to subject companies. However, it should be presumed that the analyst(s) who authored this report has/have had discussions with the subject company to ensure factual accuracy prior to publication and has/have had assistance from the company in conducting due diligence, including visits to company sites and meetings with company management and other representatives.

US Advisory Services

Green Street US Advisory is regulated by the Securities and Exchange Commission, and its headquarters is located at 100 Bayview Circle, Suite 400, Newport Beach, CA 92660. Services are only offered to clients or perspective clients where Green Street and its advisory representatives are properly licensed or exempt from licensure. Please note, Green Street's US Research, Data, and Analytics products along with its global news publications are **not** provided as an investment advisor nor in the capacity of a fiduciary. The firm maintains information barriers to ensure the independence of its non-regulated businesses from the regulated services provided by Green Street.

Green Street US Advisory, at times, assists Eastdil Secured, a real estate brokerage and investment bank, when Eastdil Secured provides investment banking services to companies in Green Street's coverage universe. Green Street is never part of the underwriting syndicate or the selling group, but Green Street may receive compensation from Eastdil Secured for consulting services that Green Street provides to Eastdil Secured related to Eastdil Secured's investment banking services. Green Street does not control, have ownership in, or make any business or investment decisions for, Eastdil Secured.

Terms of Use

Protection of Proprietary Rights: To the extent that this report is issued by Green Street US, this material is the proprietary and confidential information of Green Street and is protected by copyright. To the extent that this report is issued by Green Street UK, this material is the proprietary and confidential information of Green Street (U.K.) Limited and is protected by copyright.

This report may be used solely for reference for internal business purposes. This report may not be reproduced, re-distributed, sold, lent, licensed or otherwise transferred without the prior consent of Green Street. All other rights with respect to this report are reserved by Green Street.

EEA Recipients: For use only by Professional Clients and Eligible Counterparties: Green Street Advisors (UK) Ltd is authorized by the Financial Conduct Authority of the United Kingdom to issue this report to "Professional Clients" and "Eligible Counterparties" only and is not authorized to issue this report to "Retail Clients", as defined by the rules of the Financial Conduct Authority. This report is provided in the United Kingdom for the use of the addressees only and is intended for use only by a person or entity that qualifies as a "Professional Client" or an "Eligible Counterparty". **Consequently, this report is intended for use only by persons having professional experience in matters relating to investments. This report is not intended for use by any other person. In particular, this report is intended only for use by persons who have received written notice from Green Street (UK) that he/she/it has been classified, for the purpose of receiving services from Green Street (UK), as either a "Professional Client" or an "Eligible Counterparty". Any other person who receives this report should not act on the contents of this report.**