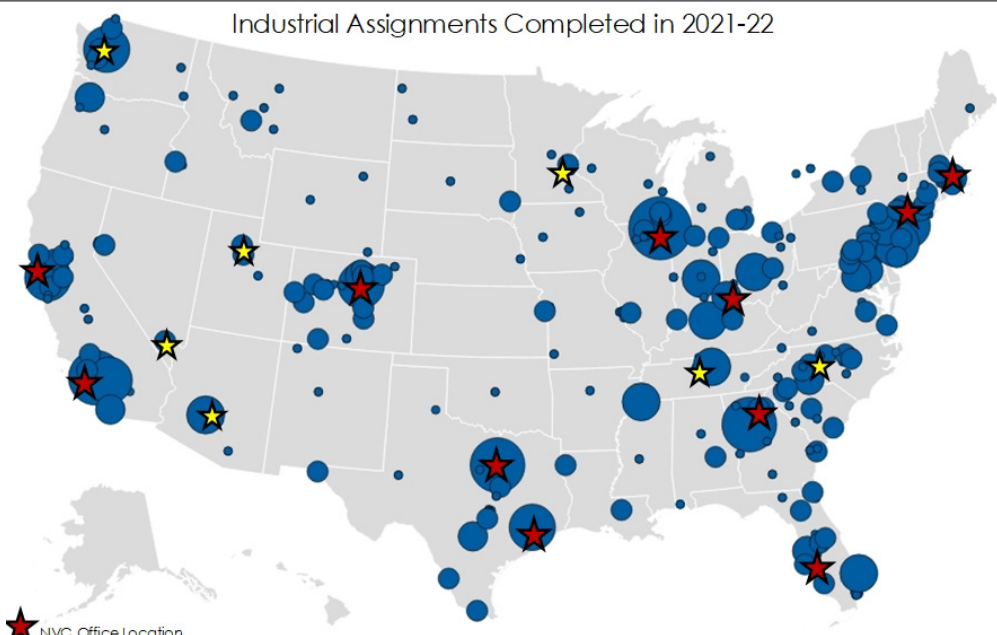


VALUATION & ADVISORY - INDUSTRIAL

Industrial Assignments Completed in 2021-22



★ NVC Office Location
★ NVC Specialist in this Location

3,975

Valuation & Consulting
Assignments in 2021-22

235

Clients Served

200

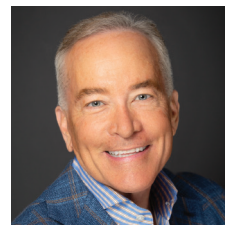
Markets Covered

NOTABLE RECENT ASSIGNMENTS

Exeter Industrial Portfolio	192 Assets	50.0 MM SF	36 Markets
GID Industrial Portfolio	180 Assets	17.9 MM SF	15 States
USAA Industrial Portfolio	86 Assets	44.1 MM SF	23 Markets
Lincoln Property Portfolio	85 Assets	39.2 MM SF	16 States
Starwood Industrial REIT	33 Assets	4.1 MM SF	7 Markets
Oxford Industrial Portfolio	30 Assets	4.1 MM SF	11 Markets
PGIM Industrial Portfolio	30 Assets	5.4 MM SF	5 Markets
RealTerm Truck Terminal Portfolios	84 Assets		24 States
CenterPoint Truck Terminals	32 Assets		16 Markets
Empire Gateway (4 Buildings)	Warehouse/Distrib	2.04 MM SF	Chino, CA
Goodyear Airpark	Warehouse/Distrib	1.62 MM SF	Phoenix, AZ
Pecos Logistics Center (7 Bldgs)	Warehouse/Distrib	1.15 MM SF	Denver, CO
Amazon Distribution Center	Warehouse/Distrib	1.0 MM SF	Concord, NC
Palmetto Logistics Center	Warehouse/Distrib	1.0 MM SF	Palmetto, GA
Mansfield Logistics Center (1 & 2)	Warehouse/Distrib	969,000 SF	Mansfield, NJ
360 Commerce Center I and II	Warehouse/Distrib	645,000 SF	Dallas, TX
Lineage Portfolio	Cold Storage	17.6 MM SF	22 States
Maverick Portfolio	Cold Storage	11.7 MM SF	14 States
Vineland Produce/Sunnyside Fresh	Cold Storage	217,000 SF	Vineland, NJ
Supervalue	Cold Storage	968,000 SF	Joliet, IL
Heritage Corp. Center (23 Bldgs)	Office/Flex	732,000 SF	Los Angeles, CA
Westbelt Four	Office/Flex	505,000 SF	Columbus, OH
L3 Business Center	Office/Flex	183,000 SF	Arlington, TX
Tempe Commerce Park	Office/Flex	160,000 SF	Tempe, AZ
ITC Manufacturing	Manufacturing	667,000 SF	Columbus, OH
Climate by Design (Proposed)	Manufacturing	202,000 SF	Owatonna, MN
Manufacturing Warehouse (2 Bldgs)	Manufacturing	126,000 SF	Firestone, CO
Kone Facility	Manufacturing	122,000 SF	Allen, TX
Data Center Portfolio (10 Assets)	Data Center	1.4 MM SF	5 States
Self Storage Portfolio (24 Assets)	Self Storage	15,864 Units	12 States

NVC

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VALUATION & ADVISORY - INDUSTRIAL



NVC

National Valuation Consultants, Inc.

SERVICES PROVIDED:

- Appraisal & Restricted Reports
- Portfolio Valuations
- Market Studies
- Debt Valuation
- Litigation Support/Expert Testimony
- Estate Valuations
- Tax Appeals

Expertise

NVC completed more than 1,800 industrial valuation and advisory assignments throughout the United States in 2022. Our industrial team's projects cover the entire spectrum of product types including single-tenant buildings, office/flex, light and heavy manufacturing, R&D facilities and bulk distribution warehouses. Our appraisers' expertise also extends to a wide array of specialized property types including data centers, self-storage, food processing facilities and truck terminals.

Market Knowledge

Our staff's analytical expertise is enhanced by NVC's proprietary database, which contains operating statements and transaction data on thousands of industrial properties nationwide. Coupled with access to a wide array of nationally recognized market data resources and a dedicated professional research staff, our valuation team has all the tools necessary to focus on national, regional and local market trends and transactions.

Portfolio Valuation

NVC's valuation team includes nearly 50 certified general appraisers, over half of whom hold the MAI designation. This allows us to promptly allocate the appropriate qualified resources to complex portfolio assignments involving multiple assets of all property types on a national basis. Our ten regional offices and team of highly skilled appraisers and research staff ensures the necessary personnel and geographic coverage to deliver a superior report product that is tailored to each client's needs in a timely manner.

Core Values

NVC was founded upon and continues to operate by two guiding principles: client service and quality of product. Each client is important to our firm, exemplified by our commitment to quality, dedication to valuing assets fairly, delivering a high level of transparency in our reporting, and maintaining open communication throughout the valuation process.

INDUSTRIAL PRODUCT TYPES:

- Air Cargo
- Business Parks
- Cold Storage
- Distribution/Warehouse
- Food Processing
- Manufacturing
- Office/Flex
- Research & Development
- Self-Storage
- Truck/Freight Terminals

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