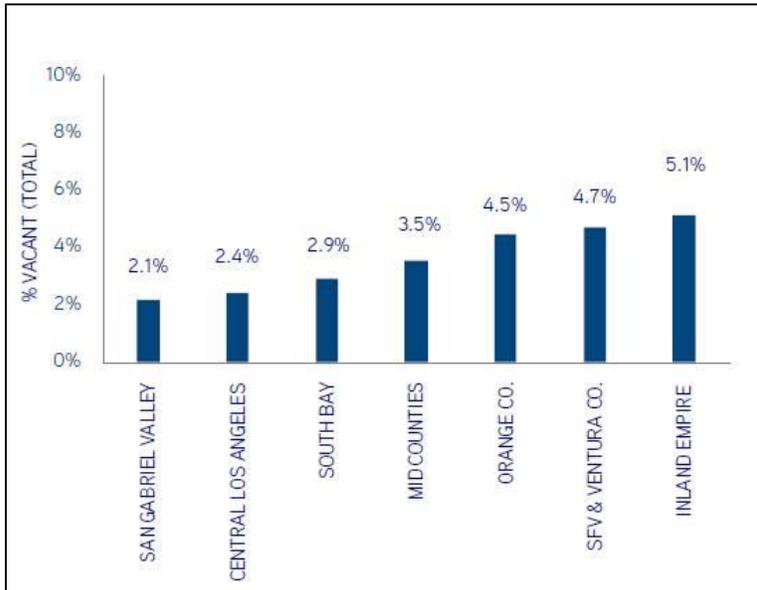


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Third Quarter Industrial Market Update

- San Gabriel Valley has lowest vacancy rate within the greater Los Angeles submarkets at 2.1 percent for the third quarter.
- San Gabriel Valley currently has 900K SF of industrial under construction.

The Los Angeles industrial market has seen great improvement in the third quarter 2013 from last year. Overall vacancy is holding low at 3.8 percent, which is one of the lowest vacancy rates in the country. Construction has also fueled the market and is providing additional much needed inventory to the supply. Currently 2.7 million square feet has been added in 2013 and over 16 million square feet is under construction. A good portion of the space currently under construction is slated

For build-to-suits. The San Gabriel Valley has enjoyed the lowest vacancy rate among the sub-markets due to high demand and lack of inventory. The vacancy rate for the third quarter was 2.1 percent. The San Gabriel Valley reports over 900K square feet currently under construction which will help to add much needed inventory and boost sales and leasing activity. Lease rates are expected to continue to increase to due limited supply and demand remaining strong.

Source: CoStar, Reis Reports and Colliers.

The current SBA 504 Effective Rate for November 2013 is 5.45 percent.

New Laws Impacting Property Owners in 2014

Here are some new laws recently signed by Governor Brown that will take effect January 1, 2014 and impact property owners:

A tax payer acquiring like-kind property outside of California through a 1031 exchange must file an information return with the Franchise Tax Board for that year and every year thereafter that a gain or loss from the exchange has not been recognized. Failure to do so is subject to FTB assessing a tax

interest and penalties.

A property owner that has a master-meter for an apartment building or mobile home park must post in a conspicuous place the applicable current gas or electrical rate schedule as published by the serving utility rather than the prevailing utilities rate schedule as previously required. A web site to access the schedule may be provided with a notice stating the

Customer may request the schedule at no cost from the owner.

The Commercial & Industrial Common Interest Development Act was enacted to provide for regulation of commercial & industrial common interest developments. This includes association governance, operating rules and property use & maintenance.

Source: <http://leginfo.legislature.ca.gov>

Featured Property: Sold!



172 W. Pomona Avenue in Monrovia

- Industrial Condo in Hamby Park
- Fully HVAC Throughout with finished mezzanine area.
- Direct freeway access to the 210
- Adjacent to future Goldline Station
- Represented Buyer

Please feel free to contact me if you are interested in purchasing or would like a market analysis on your property.



Linda Vidov-Elkaim (CA Broker Lic. #1715788)

Linda specializes in commercial and industrial sales and leasing throughout the San Gabriel Valley. She has extensive knowledge in 1031 exchange transactions, investment opportunities, and market analysis. Feel free to contact Linda with any questions or requests for information.

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