

Starwood Real Estate Income Trust

Southwest Light Industrial Portfolio

Various, U.S.

Snapshot

Acquisition Date

Ownership %

Properties

Square Feet

SEPT 2021

100%

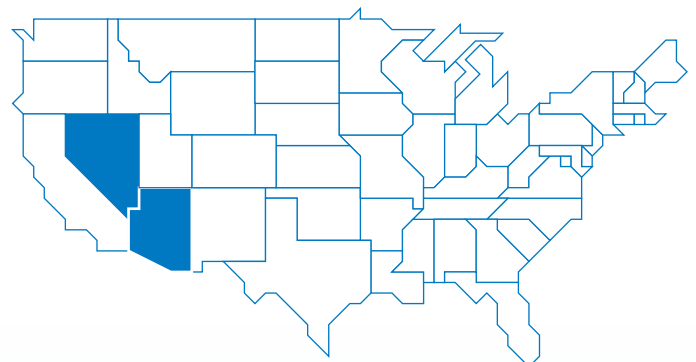
15

2.5 M



Investment Highlights

- 15 high quality light industrial and warehouse assets located in Las Vegas and Phoenix.
- The Portfolio appeals to a wide range of tenant demand given its easy divisibility and flexibility, and offers a variety of unit sizes and formats.
- All 15 properties benefit from A+/A infill locations for last-mile industrial in their respective markets with high barriers to entry and immediate access to major transportation arteries and airports, multiple population centers, and deep labor pools.
- Light industrial (assets <250k SF) has historically outperformed through cycles. Over the last 20 years, occupancy rates for light industrial buildings have averaged a ~250 bps premium over bulk product and rent growth for smaller light industrial (assets <70k SF) has outperformed all industrial sizes by nearly 1.7x over the last 5 years.



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