



# TREND REPORT

AMAZON / 2021



- Since 2020, 7% of all industrial sales have Amazon as the tenant. *(GlobeSt)*
- A pricing analysis on the U.S. logistics market shows that when one controls for factors such as property location, size and age, investors will pay a premium of around 8% for an Amazon-let property. This premium equates to approximately a 45 bps difference in yields, based on current market averages. *(RCA)*
- Amazon distribution centers will account for 8 of the top 10 largest industrial projects underway in the US this year, with a total footprint of 28.3 million square feet—an area about the size of New York City’s Central Park. *(GlobeSt)*

<b>HEADQUARTERS</b>	Seattle, WA
<b>INDUSTRY</b>	Internet Services and Retailing
<b>WEBSITE</b>	www.amazon.com
<b>COMPANY TYPE</b>	Public
<b>TICKER</b>	NASDAQ: AMZN
<b>REVENUES (\$M)</b>	\$419,130M
<b>PROFITS (\$M)</b>	\$26,903M
<b>MARKET VALUE (\$M)</b>	\$1,664,579M
<b>EMPLOYEES</b>	1,335,000

2021 YTD HISTORICAL DATA

NUMBER OF SOLD LISTINGS	33
AVERAGE SALE PRICE	\$54,600,000
HIGHEST SALE PRICE	\$170,000,000
LOWEST SALE PRICE	\$6,330,000
AVERAGE CAP RATE	4.37%
HIGHEST CAP RATE	5.58%
LOWEST CAP RATE	3.10%
AVERAGE SF	430,967 SF

2020 HISTORICAL DATA

NUMBER OF SOLD LISTINGS	79
AVERAGE SALE PRICE	\$52,500,000
HIGHEST SALE PRICE	\$355,000,000
LOWEST SALE PRICE	\$7,500,000
AVERAGE CAP RATE	4.80%
HIGHEST CAP RATE	7.00%
LOWEST CAP RATE	3.78%
AVERAGE SF	369,000 SF



**BUYERS WILLING TO PAY PREMIUMS FOR WAREHOUSES WITH AMAZON AS TENANT**

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**PRIME REAL ESTATE — AMAZON IS DRIVING THE MAJORITY OF MARYLAND’S CRE**

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**AMAZON TO OCCUPY 8 OUT OF 10 TOP INDUSTRIAL PROJECTS THIS YEAR**

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**RCA INSIGHTS — AMAZON WAREHOUSES ARE PRIME FOR PROPERTY INVESTORS**

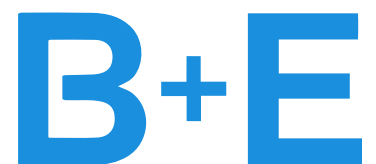
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Complementing senior talent with exceptional technology, B+E's proprietary process affords greater speed, unrivaled transaction efficiencies, and stronger asset value. With offices in New York, Chicago, Tampa, Atlanta, Denver, San Francisco, and Charlotte, our brokers trade property for our clients across the US. B+E allows virtually anyone to confidently trade net lease real estate.



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