

# REXUS Portfolio Analysis & Insights

## 1. Summary and Context

This document summarizes the key findings and insights from the REXUS property dataset, focusing on property status (owned vs leased), construction types, usable area, parking availability, and geographical distribution across U.S. cities and counties. It also includes a historical trend analysis from 2000 to 2025.

## 2. Key Findings and Observations

- 77.23% of the constructions are leased, indicating a flexible asset strategy.
- 6.75k properties are owned, while 1.99k are leased, but leased sites host more construction.
- 38.8k ANSI usable area and 428k parking spaces show a large-scale operational footprint.
- Washington leads with 425 constructions, followed by Laredo (90) and El Paso (84).
- ABA flags are evenly split into 'NO', 'Will Confirm', and 'YES', showing one-third lack confirmation.
- Over 8k constructions are buildings, less than 1k are supporting structures.
- Top 3 counties by parking: District of Columbia, Prince George's, and Jefferson.
- From 2007 to 2009, a notable spike in leased constructions likely reflects post-crisis adjustments.

## 3. Strategic Insights

- The dominance of leased constructions suggests a deliberate operational model prioritizing financial agility over asset ownership.
- The lack of ABA confirmation in a third of properties may pose compliance and data integrity risks.
- Parking distribution and construction clustering point to strategic hubs in Washington, DC, and surrounding counties.
- Temporal trends indicate responsiveness to macroeconomic events, especially the 2008 financial crisis.

## 4. Optional Recommendations for Stakeholders

## **REXUS Portfolio Analysis & Insights**

- Improve data governance to address missing ABA confirmations.
- Consider analyzing cost efficiency of leased vs. owned properties.
- Conduct further geospatial analysis for resource allocation and planning.