

EGS Commercial Real Estate

Office Totals by Submarket

1st Quarter 2008

Birmingham

	# Buildings	Total SF	Available SF	% Occupied	YTD Absorption	Quarterly Absorption	Average Weighted Rental Rates
Total Market							
CBD	29	5,165,764	461,610	91.1%	22,478	22,478	\$20.10
Midtown	60	3,903,117	161,687	95.9%	(30,403)	(30,403)	\$17.87
280/Southern	51	5,218,682	253,250	95.1%	(58,948)	(58,948)	\$21.10
Hoover/Riverchase	40	1,961,284	172,148	91.2%	21,255	21,255	\$16.73
Vulcan/Oxmoor	17	823,591	85,681	89.6%	(3,551)	(3,551)	\$13.78
TOTAL	197	17,072,438	1,134,376	93.4%	(49,169)	(49,169)	\$19.02
CBD							
Class A	16	3,909,038	313,210	92.0%	9,440	9,440	\$21.75
Class B	11	1,150,033	148,400	87.1%	13,038	13,038	\$16.62
Business Park	2	106,693	0	100.0%	0	0	\$17.59
	29	5,165,764	461,610	91.1%	22,478	22,478	\$20.10
Total Suburban Market							
Class A	62	7,941,322	311,383	96.1%	(100,439)	(100,439)	\$21.11
Class B	84	3,246,380	325,894	90.0%	7,844	7,844	\$15.46
Business Park	22	718,972	35,489	95.1%	20,948	20,948	\$19.21
	168	11,906,674	672,766	94.3%	(71,647)	(71,647)	\$18.27
Midtown							
Class A	24	2,742,968	57,082	97.9%	(25,207)	(25,207)	\$19.56
Class B	36	1,160,149	104,605	91.0%	(5,196)	(5,196)	\$16.95
	60	3,903,117	161,687	95.9%	(30,403)	(30,403)	\$17.87
280/Southern							
Class A	34	4,543,616	212,323	95.3%	(73,782)	(73,782)	\$21.84
Class B	9	499,648	19,800	96.0%	7,224	7,224	\$16.09
Business Park	8	175,418	21,127	88.0%	7,610	7,610	\$18.38
	51	5,218,682	253,250	95.1%	(58,948)	(58,948)	\$21.10
Hoover/Riverchase							
Class A	4	654,738	41,978	93.6%	(1,450)	(1,450)	\$19.55
Class B	26	952,546	120,708	87.3%	9,367	9,367	\$15.22
Business Park	10	354,000	9,462	97.3%	13,338	13,338	\$23.50
	40	1,961,284	172,148	91.2%	21,255	21,255	\$16.73
Vulcan/Oxmoor							
Class B	13	634,037	80,781	87.3%	(3,551)	(3,551)	\$13.74
Business Park	4	189,554	4,900	97.4%	0	0	\$14.50
	17	823,591	85,681	89.6%	(3,551)	(3,551)	\$13.78

EGS Commercial Real Estate

Office Totals by Property Type

1st Quarter 2008

Birmingham

	# Buildings	Total SF	Available SF	% Occupied	YTD Absorption	Quarterly Absorption	Average Weighted Rental Rates
Total Market							
Class A	78	11,850,360	624,593	94.7%	(90,999)	(90,999)	\$21.43
Class B	95	4,396,413	474,294	89.2%	20,882	20,882	\$15.82
Business Park	24	825,665	35,489	95.7%	20,948	20,948	\$19.21
TOTAL	197	17,072,438	1,134,376	93.4%	(49,169)	(49,169)	\$19.02
Class A							
CBD	16	3,909,038	313,210	92.0%	9,440	9,440	\$21.75
Midtown	24	2,742,968	57,082	97.9%	(25,207)	(25,207)	\$19.56
280/Southern	34	4,543,616	212,323	95.3%	(73,782)	(73,782)	\$21.84
Hoover/Riverchase	4	654,738	41,978	93.6%	(1,450)	(1,450)	\$19.55
	78	11,850,360	624,593	94.7%	(90,999)	(90,999)	\$21.43
Class B							
CBD	11	1,150,033	148,400	87.1%	13,038	13,038	\$16.62
Midtown	36	1,160,149	104,605	91.0%	(5,196)	(5,196)	\$16.95
280/Southern	9	499,648	19,800	96.0%	7,224	7,224	\$16.09
Hoover/Riverchase	26	952,546	120,708	87.3%	9,367	9,367	\$15.22
Vulcan/Oxmoor	13	634,037	80,781	87.3%	(3,551)	(3,551)	\$13.74
	95	4,396,413	474,294	89.2%	20,882	20,882	\$15.82
Business Park							
CBD	2	106,693	0	100.0%	0	0	\$17.59
280/Southern	8	175,418	21,127	88.0%	7,610	7,610	\$18.38
Hoover/Riverchase	10	354,000	9,462	97.3%	13,338	13,338	\$23.50
Vulcan/Oxmoor	4	189,554	4,900	97.4%	0	0	\$14.50
	24	825,665	35,489	95.7%	20,948	20,948	\$19.21