

EGS Commercial Real Estate

Industrial Totals by Submarket

2nd Quarter 2008

Birmingham

	# Buildings	Total SF	Available SF	% Occupied	YTD Absorption	Quarterly Absorption	Average Weighted Rental Rates
Total Market							
Total Central	73	4,197,328	337,083	92.0%	5,187	(42,343)	\$3.20
Total Eastern	17	1,224,300	99,950	91.8%	101,263	98,700	\$4.48
Total Oxmoor Valley	52	2,723,744	225,929	91.7%	(35,115)	(17,843)	\$5.30
Total Southern	61	3,762,587	469,803	87.5%	(48,365)	(78,075)	\$4.80
Total Southwestern	18	2,227,362	849,470	61.9%	52,700	37,550	\$3.95
TOTAL	221	14,135,321	1,982,235	86.0%	75,670	(2,011)	\$4.34
Central							
Bulk Distribution	46	3,415,306	295,917	91.3%	8,521	(45,829)	\$2.73
Office/Warehouse	9	277,635	6,400	97.7%	(3,400)	0	\$3.50
Service Center	18	504,387	34,766	93.1%	66	3,486	\$7.13
	73	4,197,328	337,083	92.0%	5,187	(42,343)	\$3.20
Eastern							
Bulk Distribution	8	954,400	72,000	92.5%	97,738	102,400	\$3.70
Office/Warehouse	6	201,550	16,150	92.0%	7,425	0	\$5.39
Service Center	3	68,350	11,800	82.7%	(3,900)	(3,700)	\$8.01
	17	1,224,300	99,950	91.8%	101,263	98,700	\$4.48
Oxmoor Valley							
Bulk Distribution	16	1,658,741	50,202	97.0%	(32,702)	(12,600)	\$5.30
Office/Warehouse	20	504,830	52,250	89.6%	250	0	\$5.96
Service Center	16	560,173	123,477	78.0%	(2,663)	(5,243)	\$7.22
	52	2,723,744	225,929	91.7%	(35,115)	(17,843)	\$5.30
Southern							
Bulk Distribution	9	2,277,118	356,750	84.3%	(52,000)	(91,000)	\$4.00
Office/Warehouse	45	1,251,206	91,803	92.7%	13,335	15,425	\$7.00
Service Center	7	234,263	21,250	90.9%	(9,700)	(2,500)	\$8.75
	61	3,762,587	469,803	87.5%	(48,365)	(78,075)	\$4.80
Southwestern							
Bulk Distribution	7	1,846,570	707,630	61.7%	21,600	21,600	\$3.49
Office/Warehouse	11	380,792	141,840	62.8%	31,100	15,950	\$6.25
	18	2,227,362	849,470	61.9%	52,700	37,550	\$3.95

EGS Commercial Real Estate

Industrial Totals by Property Type

2nd Quarter 2008

Birmingham

	# Buildings	Total SF	Available SF	% Occupied	YTD Absorption	Quarterly Absorption	Average Weighted Rental Rates
Total Market							
Bulk Distribution	86	10,152,135	1,482,499	85.4%	43,157	(25,429)	\$3.54
Office/Warehouse	91	2,616,013	308,443	88.2%	48,710	31,375	\$6.32
Service Center	44	1,367,173	191,293	86.0%	(16,197)	(7,957)	\$7.42
TOTAL	221	14,135,321	1,982,235	86.0%	75,670	(2,011)	\$4.34
Bulk Distribution							
Central	46	3,415,306	295,917	91.3%	8,521	(45,829)	\$2.73
Eastern	8	954,400	72,000	92.5%	97,738	102,400	\$3.70
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Southwestern	7	1,846,570	707,630	61.7%	21,600	21,600	\$3.49
	86	10,152,135	1,482,499	85.4%	43,157	(25,429)	\$3.54
Office/Warehouse							
Central	9	277,635	6,400	97.7%	(3,400)	0	\$3.50
Eastern	6	201,550	16,150	92.0%	7,425	0	\$5.39
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Oxmoor Valley	16	560,173	123,477	78.0%	(2,663)	(5,243)	\$7.22
Southern	7	234,263	21,250	90.9%	(9,700)	(2,500)	\$8.75
	44	1,367,173	191,293	86.0%	(16,197)	(7,957)	\$7.42