

EGS Commercial Real Estate

Office Totals by Submarket

2nd Quarter 2008

Birmingham

	# Buildings	Total SF	Available SF	% Occupied	YTD Absorption	Quarterly Absorption	Average Weighted Rental Rates
Total Market							
CBD	29	5,165,764	449,959	91.3%	34,129	11,651	\$19.38
Midtown	60	3,903,117	140,647	96.4%	(9,363)	21,040	\$18.18
280/Southern	51	5,218,682	288,569	94.5%	(94,267)	(35,319)	\$21.28
Hoover/Riverchase	40	1,961,284	215,469	89.0%	(22,066)	(43,321)	\$16.66
Vulcan/Oxmoor	17	823,591	107,945	86.9%	(25,815)	(22,264)	\$14.03
TOTAL	197	17,072,438	1,202,589	93.0%	(117,382)	(68,213)	\$18.73
CBD							
Class A	16	3,909,038	323,681	91.7%	(1,031)	(10,471)	\$20.68
Class B	11	1,150,033	120,278	89.5%	41,160	28,122	\$16.18
Business Park	2	106,693	6,000	94.4%	(6,000)	(6,000)	\$13.50
	29	5,165,764	449,959	91.3%	34,129	11,651	\$19.38
Total Suburban Market							
Class A	62	7,941,322	359,019	95.5%	(148,075)	(47,636)	\$21.28
Class B	84	3,246,380	336,204	89.6%	(2,466)	(10,310)	\$15.47
Business Park	22	718,972	57,407	92.0%	(970)	(21,918)	\$16.78
	168	11,906,674	752,630	93.7%	(151,511)	(79,864)	\$18.34
Midtown							
Class A	24	2,742,968	56,391	97.9%	(24,516)	691	\$19.68
Class B	36	1,160,149	84,256	92.7%	15,153	20,349	\$17.18
	60	3,903,117	140,647	96.4%	(9,363)	21,040	\$18.18
280/Southern							
Class A	34	4,543,616	249,564	94.5%	(111,023)	(37,241)	\$21.98
Class B	9	499,648	19,031	96.2%	7,993	769	\$16.13
Business Park	8	175,418	19,974	88.6%	8,763	1,153	\$17.47
	51	5,218,682	288,569	94.5%	(94,267)	(35,319)	\$21.28
Hoover/Riverchase							
Class A	4	654,738	53,064	91.9%	(12,536)	(11,086)	\$19.69
Class B	26	952,546	152,943	83.9%	(22,868)	(32,235)	\$15.19
Business Park	10	354,000	9,462	97.3%	13,338	0	\$23.50
	40	1,961,284	215,469	89.0%	(22,066)	(43,321)	\$16.66
Vulcan/Oxmoor							
Class B	13	634,037	79,974	87.4%	(2,744)	807	\$14.04
Business Park	4	189,554	27,971	85.2%	(23,071)	(23,071)	\$14.01
	17	823,591	107,945	86.9%	(25,815)	(22,264)	\$14.03

EGS Commercial Real Estate

Office Totals by Property Type

2nd 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	682,700	94.2%	(149,106)	(58,107)	\$20.99
Class B	95	4,396,413	456,482	89.6%	38,694	17,812	\$15.66
Business Park	24	825,665	63,407	92.3%	(6,970)	(27,918)	\$16.47
TOTAL	197	17,072,438	1,202,589	93.0%	(117,382)	(68,213)	\$18.73
Class A							
CBD	16	3,909,038	323,681	91.7%	(1,031)	(10,471)	\$20.68
Midtown	24	2,742,968	56,391	97.9%	(24,516)	691	\$19.68
280/Southern	34	4,543,616	249,564	94.5%	(111,023)	(37,241)	\$21.98
Hoover/Riverchase	4	654,738	53,064	91.9%	(12,536)	(11,086)	\$19.69
	78	11,850,360	682,700	94.2%	(149,106)	(58,107)	\$20.99
Class B							
CBD	11	1,150,033	120,278	89.5%	41,160	28,122	\$16.18
Midtown	36	1,160,149	84,256	92.7%	15,153	20,349	\$17.18
280/Southern	9	499,648	19,031	96.2%	7,993	769	\$16.13
Hoover/Riverchase	26	952,546	152,943	83.9%	(22,868)	(32,235)	\$15.19
Vulcan/Oxmoor	13	634,037	79,974	87.4%	(2,744)	807	\$14.04
	95	4,396,413	456,482	89.6%	38,694	17,812	\$15.66
Business Park							
CBD	2	106,693	6,000	94.4%	(6,000)	(6,000)	\$13.50
280/Southern	8	175,418	19,974	88.6%	8,763	1,153	\$17.47
Hoover/Riverchase	10	354,000	9,462	97.3%	13,338	0	\$23.50
Vulcan/Oxmoor	4	189,554	27,971	85.2%	(23,071)	(23,071)	\$14.01
	24	825,665	63,407	92.3%	(6,970)	(27,918)	\$16.47