

## EGS Commercial Real Estate

### Industrial Totals by Submarket

#### 3rd Quarter 2008

### Birmingham

	# Buildings	Total SF	Available SF	% Occupied	YTD Absorption	Quarterly Absorption	Average Weighted Rental Rates
<b>Total Market</b>							
Total Central	73	4,197,328	379,019	91.0%	(36,749)	(41,936)	\$3.08
Total Eastern	17	1,224,300	89,950	92.7%	111,263	10,000	\$4.34
Total Oxmoor Valley	52	2,723,744	285,229	89.5%	(94,415)	(59,300)	\$4.79
Total Southern	61	3,762,587	565,555	85.0%	(144,117)	(95,752)	\$5.18
Total Southwestern	18	2,227,362	841,970	62.2%	60,200	7,500	\$3.99
<b>TOTAL</b>	<b>221</b>	<b>14,135,321</b>	<b>2,161,723</b>	<b>84.7%</b>	<b>(103,818)</b>	<b>(179,488)</b>	<b>\$4.37</b>
<b>Central</b>							
Bulk Distribution	46	3,415,306	336,163	90.2%	(31,725)	(40,246)	\$2.66
Office/Warehouse	9	277,635	6,400	97.7%	(3,400)	0	\$3.50
Service Center	18	504,387	36,456	92.8%	(1,624)	(1,690)	\$6.91
	73	4,197,328	379,019	91.0%	(36,749)	(41,936)	\$3.08
<b>Eastern</b>							
Bulk Distribution	8	954,400	72,000	92.5%	97,738	0	\$3.69
Office/Warehouse	6	201,550	6,150	96.9%	17,425	10,000	\$5.20
Service Center	3	68,350	11,800	82.7%	(3,900)	0	\$7.84
	17	1,224,300	89,950	92.7%	111,263	10,000	\$4.34
<b>Oxmoor Valley</b>							
Bulk Distribution	16	1,658,741	118,652	92.8%	(101,152)	(68,450)	\$4.79
Office/Warehouse	20	504,830	27,300	94.6%	25,200	24,950	\$4.72
Service Center	16	560,173	139,277	75.1%	(18,463)	(15,800)	\$6.70
	52	2,723,744	285,229	89.5%	(94,415)	(59,300)	\$4.79
<b>Southern</b>							
Bulk Distribution	9	2,277,118	356,750	84.3%	(52,000)	0	\$4.00
Office/Warehouse	45	1,251,206	148,075	88.2%	(42,937)	(56,272)	\$7.51
Service Center	7	234,263	60,730	74.1%	(49,180)	(39,480)	\$6.24
	61	3,762,587	565,555	85.0%	(144,117)	(95,752)	\$5.18
<b>Southwestern</b>							
Bulk Distribution	7	1,846,570	707,630	61.7%	21,600	0	\$3.54
Office/Warehouse	11	380,792	134,340	64.7%	38,600	7,500	\$6.35
	18	2,227,362	841,970	62.2%	60,200	7,500	\$3.99

## EGS Commercial Real Estate

### Industrial Totals by Property Type

#### 3rd Quarter 2008

**Birmingham**

	# Buildings	Total SF	Available SF	% Occupied	YTD Absorption	Quarterly Absorption	Average Weighted Rental Rates
<b>Total Market</b>							
Bulk Distribution	86	10,152,135	1,591,195	84.3%	(65,539)	(108,696)	\$3.56
Office/Warehouse	91	2,616,013	322,265	87.7%	34,888	(13,822)	\$6.34
Service Center	44	1,367,173	248,263	81.8%	(73,167)	(56,970)	\$6.67
<b>TOTAL</b>	<b>221</b>	<b>14,135,321</b>	<b>2,161,723</b>	<b>84.7%</b>	<b>(103,818)</b>	<b>(179,488)</b>	<b>\$4.37</b>
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