

EGS Commercial Real Estate
Industrial Totals by Submarket
1st Quarter 2009

Birmingham

	# Buildings	Total SF	Available SF	% Occupied	YTD Absorption	Quarterly Absorption	Average Weighted Rental Rates
Total Market							
Total Central	73	4,197,328	589,696	86.0%	22,384	22,384	\$3.15
Total Eastern	17	1,282,300	101,550	92.1%	(10,900)	(10,900)	\$4.18
Total Oxmoor Valley	48	2,666,714	363,646	86.4%	(64,656)	(64,656)	\$5.74
Total Southern	69	3,793,937	503,768	86.7%	85,145	85,145	\$5.19
Total Southwestern	23	2,227,362	826,320	62.9%	23,150	23,150	\$4.02
TOTAL	230	14,167,641	2,384,980	83.2%	55,123	55,123	\$4.32
Central							
Bulk Distribution	46	3,415,306	498,513	85.4%	24,716	24,716	\$2.72
Office/Warehouse	9	277,635	47,607	82.9%	(1,832)	(1,832)	\$3.62
Service Center	18	504,387	43,576	91.4%	(500)	(500)	\$7.45
	73	4,197,328	589,696	86.0%	22,384	22,384	\$3.15
Eastern							
Bulk Distribution	8	1,012,400	72,700	92.8%	0	0	\$3.51
Office/Warehouse	6	201,550	21,050	89.6%	(14,900)	(14,900)	\$5.37
Service Center	3	68,350	7,800	88.6%	4,000	4,000	\$7.25
	17	1,282,300	101,550	92.1%	(10,900)	(10,900)	\$4.18
Oxmoor Valley							
Bulk Distribution	16	1,658,741	166,072	90.0%	(52,520)	(52,520)	\$4.75
Office/Warehouse	18	447,800	36,000	92.0%	(400)	(400)	\$6.56
Service Center	14	560,173	161,574	71.2%	(11,736)	(11,736)	\$6.58
	48	2,666,714	363,646	86.4%	(64,656)	(64,656)	\$5.74
Southern							
Bulk Distribution	9	2,277,118	304,750	86.6%	52,000	52,000	\$4.01
Office/Warehouse	54	1,329,956	181,168	86.4%	33,065	33,065	\$6.71
Service Center	6	186,863	17,850	90.4%	80	80	\$6.92
	69	3,793,937	503,768	86.7%	85,145	85,145	\$5.19
Southwestern							
Bulk Distribution	7	1,846,570	684,680	62.9%	22,950	22,950	\$3.56
Office/Warehouse	16	380,792	141,640	62.8%	200	200	\$5.39
	23	2,227,362	826,320	62.9%	23,150	23,150	\$4.02

EGS Commercial Real Estate
Industrial Totals by Property Type
1st Quarter 2009

Birmingham

	# Buildings	Total SF	Available SF	% Occupied	YTD Absorption	Quarterly Absorption	Average Weighted Rental Rates
Total Market							
Bulk Distribution	86	10,210,135	1,726,715	83.1%	47,146	47,146	\$3.38
Office/Warehouse	103	2,637,733	427,465	83.8%	16,133	16,133	\$6.27
Service Center	41	1,319,773	230,800	82.5%	(8,156)	(8,156)	\$6.79
TOTAL	230	14,167,641	2,384,980	83.2%	55,123	55,123	\$4.32
Bulk Distribution							
Central	46	3,415,306	498,513	85.4%	24,716	24,716	\$2.72
Eastern	8	1,012,400	72,700	92.8%	0	0	\$3.51
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Eastern	6	201,550	21,050	89.6%	(14,900)	(14,900)	\$5.37
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Oxmoor Valley	14	560,173	161,574	71.2%	(11,736)	(11,736)	\$6.58
Southern	6	186,863	17,850	90.4%	80	80	\$6.92
	41	1,319,773	230,800	82.5%	(8,156)	(8,156)	\$6.79