

**EGS Commercial Real Estate**  
Office Totals by Submarket  
1st Quarter 2009

**Birmingham**

	# Buildings	Total SF	Direct Available SF	% Occupied	YTD Absorption	Quarterly Absorption	Sublease Available SF	Average Weighted Rental Rates
<b>Total Market</b>								
CBD	29	5,165,764	478,927	90.7%	(43,215)	(43,215)	22,503	\$19.68
Midtown	60	3,905,209	133,719	96.6%	15,023	15,023	22,217	\$18.92
280/Southern	52	5,394,559	404,419	92.5%	(99,546)	(99,546)	499,794	\$21.66
Hoover/Riverchase	40	1,961,284	227,590	88.4%	(82,496)	(82,496)	38,915	\$17.57
Vulcan/Oxmoor	17	823,591	132,432	83.9%	(33,281)	(33,281)	1,500	\$13.87
<b>TOTAL</b>	<b>198</b>	<b>17,250,407</b>	<b>1,377,087</b>	<b>92.0%</b>	<b>(243,515)</b>	<b>(243,515)</b>	<b>584,929</b>	<b>\$19.28</b>
<b>CBD</b>								
Class A	16	3,909,038	343,922	91.2%	(26,333)	(26,333)	18,185	\$21.10
Class B	11	1,150,033	129,005	88.8%	(16,882)	(16,882)	4,318	\$16.18
Business Park	2	106,693	6,000	94.4%	0	0	0	\$13.50
	29	5,165,764	478,927	90.7%	(43,215)	(43,215)	22,503	\$19.68
<b>Total Suburban Market</b>								
Class A	63	8,119,291	563,658	93.1%	(177,946)	(177,946)	512,740	\$21.24
Class B	84	3,246,380	271,603	91.6%	(12,259)	(12,259)	31,186	\$15.54
Business Park	22	718,972	62,899	91.3%	(10,095)	(10,095)	18,500	\$14.77
	169	12,084,643	898,160	92.6%	(200,300)	(200,300)	562,426	\$19.07
<b>Midtown</b>								
Class A	24	2,745,060	65,686	97.6%	(10,374)	(10,374)	12,917	\$20.53
Class B	36	1,160,149	68,033	94.1%	25,397	25,397	9,300	\$17.35
	60	3,905,209	133,719	96.6%	15,023	15,023	22,217	\$18.92
<b>280/Southern</b>								
Class A	35	4,719,493	371,480	92.1%	(98,072)	(98,072)	476,935	\$22.14
Class B	9	499,648	16,323	96.7%	4,184	4,184	8,859	\$15.28
Business Park	8	175,418	16,616	90.5%	(5,658)	(5,658)	14,000	\$17.15
	52	5,394,559	404,419	92.5%	(99,546)	(99,546)	499,794	\$21.66
<b>Hoover/Riverchase</b>								
Class A	4	654,738	126,492	80.7%	(69,500)	(69,500)	22,888	\$18.98
Class B	26	952,546	86,862	90.9%	(12,996)	(12,996)	11,527	\$16.11
Business Park	10	354,000	14,236	96.0%	0	0	4,500	\$14.00
	40	1,961,284	227,590	88.4%	(82,496)	(82,496)	38,915	\$17.57
<b>Vulcan/Oxmoor</b>								
Class B	13	634,037	100,385	84.2%	(28,844)	(28,844)	1,500	\$13.86
Business Park	4	189,554	32,047	83.1%	(4,437)	(4,437)	0	\$13.88
	17	823,591	132,432	83.9%	(33,281)	(33,281)	1,500	\$13.87

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

**Birmingham**

	# Buildings	Total SF	Direct Available SF	% Occupied	YTD Absorption	Quarterly Absorption	Sublease Available SF	Average Weighted Rental Rates
<b>Total Market</b>								
Class A	79	12,028,329	907,580	92.5%	(204,279)	(204,279)	530,925	\$21.19
Class B	95	4,396,413	400,608	90.9%	(29,141)	(29,141)	35,504	\$15.75
Business Park	24	825,665	68,899	91.7%	(10,095)	(10,095)	18,500	\$14.66
<b>TOTAL</b>	<b>198</b>	<b>17,250,407</b>	<b>1,377,087</b>	<b>92.0%</b>	<b>(243,515)</b>	<b>(243,515)</b>	<b>584,929</b>	<b>\$19.28</b>
<b>Class A</b>								
CBD	16	3,909,038	343,922	91.2%	(26,333)	(26,333)	18,185	\$21.10
Midtown	24	2,745,060	65,686	97.6%	(10,374)	(10,374)	12,917	\$20.53
280/Southern	35	4,719,493	371,480	92.1%	(98,072)	(98,072)	476,935	\$22.14
Hoover/Riverchase	4	654,738	126,492	80.7%	(69,500)	(69,500)	22,888	\$18.98
	79	12,028,329	907,580	92.5%	(204,279)	(204,279)	530,925	\$21.19
<b>Class B</b>								
CBD	11	1,150,033	129,005	88.8%	(16,882)	(16,882)	4,318	\$16.18
Midtown	36	1,160,149	68,033	94.1%	25,397	25,397	9,300	\$17.35
280/Southern	9	499,648	16,323	96.7%	4,184	4,184	8,859	\$15.28
Hoover/Riverchase	26	952,546	86,862	90.9%	(12,996)	(12,996)	11,527	\$16.11
Vulcan/Oxmoor	13	634,037	100,385	84.2%	(28,844)	(28,844)	1,500	\$13.86
	95	4,396,413	400,608	90.9%	(29,141)	(29,141)	35,504	\$15.75
<b>Business Park</b>								
CBD	2	106,693	6,000	94.4%	0	0	0	\$13.50
280/Southern	8	175,418	16,616	90.5%	(5,658)	(5,658)	14,000	\$17.15
Hoover/Riverchase	10	354,000	14,236	96.0%	0	0	4,500	\$14.00
Vulcan/Oxmoor	4	189,554	32,047	83.1%	(4,437)	(4,437)	0	\$13.88
	24	825,665	68,899	91.7%	(10,095)	(10,095)	18,500	\$14.66