

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

Birmingham

	# Buildings	Total SF	Available SF	% Occupied	YTD Absorption	Quarterly Absorption	Average Weighted Rental Rates
Total Market							
Central	34	3,520,737	320,805	90.9%	(35,882)	(35,882)	\$13.83
Eastern	28	3,763,468	413,932	89.0%	34,842	34,842	\$7.62
Eastwood/Irondale	10	2,448,783	654,546	73.3%	(56,497)	(56,497)	\$12.44
Highway 280	22	3,326,398	403,372	87.9%	(25,394)	(25,394)	\$18.32
Highway 31 South	15	1,873,673	154,859	91.7%	(292)	(292)	\$12.06
Hoover/Riverchase	22	4,492,291	448,226	90.0%	(94,588)	(94,588)	\$27.84
Northern	14	2,018,126	269,181	86.7%	15,490	15,490	\$9.33
Western	18	3,121,272	581,562	81.4%	16,339	16,339	\$10.82
TOTAL	163	24,564,748	3,246,483	86.8%	(145,982)	(145,982)	\$14.24
Central							
Unanchored & Specialty	13	561,906	66,661	88.1%	(10,005)	(10,005)	\$12.44
Neighborhood	14	738,034	105,954	85.6%	(13,458)	(13,458)	\$11.44
Community & Power	6	1,470,043	125,515	91.5%	(8,619)	(8,619)	\$15.63
Regional & Super Regional	1	750,754	22,675	97.0%	(3,800)	(3,800)	\$25.00
	34	3,520,737	320,805	90.9%	(35,882)	(35,882)	\$13.83
Eastern							
Unanchored & Specialty	9	280,963	48,819	82.6%	6,095	6,095	\$12.11
Neighborhood	12	1,115,798	97,137	91.3%	24,060	24,060	\$8.55
Community & Power	7	2,366,707	267,976	88.7%	4,687	4,687	\$16.48
	28	3,763,468	413,932	89.0%	34,842	34,842	\$7.62
Eastwood/Irondale							
Unanchored & Specialty	1	44,000	4,000	90.9%	0	0	\$12.00
Neighborhood	3	165,147	9,580	94.2%	0	0	\$6.50
Community & Power	5	1,439,636	240,966	83.3%	(56,497)	(56,497)	\$10.08
Regional & Super Regional	1	800,000	400,000	50.0%	0	0	\$14.00
	10	2,448,783	654,546	73.3%	(56,497)	(56,497)	\$12.44
Highway 280							
Unanchored & Specialty	13	568,153	89,412	84.3%	(12,478)	(12,478)	\$17.09
Neighborhood	4	286,665	101,312	64.7%	7,998	7,998	\$17.30
Community & Power	4	1,753,650	204,248	88.4%	(20,914)	(20,914)	\$18.89
Regional & Super Regional	1	717,930	8,400	98.8%	0	0	\$30.00
	22	3,326,398	403,372	87.9%	(25,394)	(25,394)	\$18.32
Highway 31 South							
Unanchored & Specialty	1	54,000	6,000	88.9%	(3,000)	(3,000)	\$9.00
Neighborhood	10	867,314	141,459	83.7%	(292)	(292)	\$11.77
Community & Power	4	952,359	7,400	99.2%	3,000	3,000	\$20.00
	15	1,873,673	154,859	91.7%	(292)	(292)	\$12.06
Hoover/Riverchase							
Unanchored & Specialty	6	243,416	21,137	91.3%	(1,878)	(1,878)	\$15.90
Neighborhood	5	386,031	22,717	94.1%	1,332	1,332	\$13.13
Community & Power	9	1,537,586	194,241	87.4%	(89,223)	(89,223)	\$16.57
Regional & Super Regional	2	2,325,258	210,131	91.0%	(4,819)	(4,819)	\$41.06
	22	4,492,291	448,226	90.0%	(94,588)	(94,588)	\$27.84
Northern							
Unanchored & Specialty	1	43,980	1	100.0%	0	0	\$9.00
Neighborhood	8	961,649	110,152	88.5%	0	0	\$8.98
Community & Power	5	1,012,497	159,028	84.3%	15,490	15,490	\$9.57
	14	2,018,126	269,181	86.7%	15,490	15,490	\$9.33
Western							
Unanchored & Specialty	1	30,000	1	100.0%	0	0	\$6.00
Neighborhood	10	885,822	212,955	76.0%	16,339	16,339	\$6.42
Community & Power	6	1,661,044	217,606	86.9%	0	0	\$12.92
Regional & Super Regional	1	544,406	151,000	72.3%	0	0	\$14.00
	18	3,121,272	581,562	81.4%	16,339	16,339	\$10.82

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

Birmingham

	# Buildings	Total SF	Available SF	% Occupied	YTD Absorption	Quarterly Absorption	Average Weighted Rental Rates
Total Market							
Unanchored & Specialty	45	1,826,418	236,031	87.1%	(21,266)	(21,266)	\$13.80
Neighborhood	66	5,406,460	801,266	85.2%	35,979	35,979	\$10.21
Community & Power	46	12,193,522	1,416,980	88.4%	(152,076)	(152,076)	\$12.48
Regional & Super Regional	6	5,138,348	792,206	84.6%	(8,619)	(8,619)	\$21.66
TOTAL	163	24,564,748	3,246,483	86.8%	(145,982)	(145,982)	\$14.24
Unanchored & Specialty							
Central	13	561,906	66,661	88.1%	(10,005)	(10,005)	\$12.44
Eastern	9	280,963	48,819	82.6%	6,095	6,095	\$12.11
Eastwood/Irondale	1	44,000	4,000	90.9%	0	0	\$12.00
Highway 280	13	568,153	89,412	84.3%	(12,478)	(12,478)	\$17.09
Highway 31 South	1	54,000	6,000	88.9%	(3,000)	(3,000)	\$9.00
Hoover/Riverchase	6	243,416	21,137	91.3%	(1,878)	(1,878)	\$15.90
Northern	1	43,980	1	100.0%	0	0	\$9.00
Western	1	30,000	1	100.0%	0	0	\$6.00
	45	1,826,418	236,031	87.1%	(21,266)	(21,266)	\$13.80
Neighborhood							
Central	14	738,034	105,954	85.6%	(13,458)	(13,458)	\$11.44
Eastern	12	1,115,798	97,137	91.3%	24,060	24,060	\$8.55
Eastwood/Irondale	3	165,147	9,580	94.2%	0	0	\$6.50
Highway 280	4	286,665	101,312	64.7%	7,998	7,998	\$17.30
Highway 31 South	10	867,314	141,459	83.7%	(292)	(292)	\$11.77
Hoover/Riverchase	5	386,031	22,717	94.1%	1,332	1,332	\$13.13
Northern	8	961,649	110,152	88.5%	0	0	\$8.98
Western	10	885,822	212,955	76.0%	16,339	16,339	\$6.42
	66	5,406,460	801,266	85.2%	35,979	35,979	\$10.21
Community & Power							
Central	6	1,470,043	125,515	91.5%	(8,619)	(8,619)	\$15.63
Eastern	7	2,366,707	267,976	88.7%	4,687	4,687	\$16.48
Eastwood/Irondale	5	1,439,636	240,966	83.3%	(56,497)	(56,497)	\$10.08
Highway 280	4	1,753,650	204,248	88.4%	(20,914)	(20,914)	\$18.89
Highway 31 South	4	952,359	7,400	99.2%	3,000	3,000	\$20.00
Hoover/Riverchase	9	1,537,586	194,241	87.4%	(89,223)	(89,223)	\$16.57
Northern	5	1,012,497	159,028	84.3%	15,490	15,490	\$9.57
Western	6	1,661,044	217,606	86.9%	0	0	\$12.92
	46	12,193,522	1,416,980	88.4%	(152,076)	(152,076)	\$12.48
Regional & Super Regional							
Central	1	750,754	22,675	97.0%	(3,800)	(3,800)	\$25.00
Eastwood/Irondale	1	800,000	400,000	50.0%	0	0	\$14.00
Highway 280	1	717,930	8,400	98.8%	0	0	\$30.00
Hoover/Riverchase	2	2,325,258	210,131	91.0%	(4,819)	(4,819)	\$41.06
Western	1	544,406	151,000	72.3%	0	0	\$14.00
	6	5,138,348	792,206	84.6%	(8,619)	(8,619)	\$21.66