

**EGS Commercial Real Estate**  
Office Totals by Submarket  
2nd 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	479,743	90.7%	(44,031)	(816)	27,710	\$19.81
Midtown	60	3,905,209	164,873	95.8%	(16,131)	(18,906)	37,425	\$18.90
280/Southern	52	5,394,559	417,323	92.3%	(112,450)	(12,904)	539,985	\$21.43
Hoover/Riverchase	40	1,961,284	255,908	87.0%	(110,814)	(28,318)	36,222	\$17.54
Vulcan/Oxmoor	17	823,591	134,385	83.7%	(35,234)	(1,953)	0	\$13.83
<b>TOTAL</b>	<b>198</b>	<b>17,250,407</b>	<b>1,452,232</b>	<b>91.6%</b>	<b>(318,660)</b>	<b>(62,897)</b>	<b>641,342</b>	<b>\$19.22</b>
<b>CBD</b>								
Class A	16	3,909,038	344,329	91.2%	(26,740)	(407)	20,172	\$21.10
Class B	11	1,150,033	129,414	88.7%	(17,291)	(409)	7,538	\$16.67
Business Park	2	106,693	6,000	94.4%	0	0	0	\$13.50
	29	5,165,764	479,743	90.7%	(44,031)	(816)	27,710	\$19.81
<b>Total Suburban Market</b>								
Class A	63	8,119,291	585,871	92.8%	(200,159)	(17,267)	560,063	\$21.22
Class B	84	3,246,380	300,868	90.7%	(41,524)	(21,963)	34,769	\$15.52
Business Park	22	718,972	85,750	88.1%	(32,946)	(22,851)	18,800	\$15.23
	169	12,084,643	972,489	92.0%	(274,629)	(62,081)	613,632	\$18.93
<b>Midtown</b>								
Class A	24	2,745,060	80,612	97.1%	(25,300)	(9,980)	23,042	\$20.86
Class B	36	1,160,149	84,261	92.7%	9,169	(8,926)	14,383	\$17.04
	60	3,905,209	164,873	95.8%	(16,131)	(18,906)	37,425	\$18.90
<b>280/Southern</b>								
Class A	35	4,719,493	365,819	92.2%	(92,411)	5,661	516,826	\$22.13
Class B	9	499,648	16,323	96.7%	4,184	0	8,859	\$15.28
Business Park	8	175,418	35,181	79.9%	(24,223)	(18,565)	14,300	\$17.08
	52	5,394,559	417,323	92.3%	(112,450)	(12,904)	539,985	\$21.43
<b>Hoover/Riverchase</b>								
Class A	4	654,738	139,440	78.7%	(82,448)	(12,948)	20,195	\$19.07
Class B	26	952,546	97,014	89.8%	(23,148)	(10,152)	11,527	\$16.07
Business Park	10	354,000	19,454	94.5%	(5,218)	(5,218)	4,500	\$14.00
	40	1,961,284	255,908	87.0%	(110,814)	(28,318)	36,222	\$17.54
<b>Vulcan/Oxmoor</b>								
Class B	13	634,037	103,270	83.7%	(31,729)	(2,885)	0	\$13.81
Business Park	4	189,554	31,115	83.6%	(3,505)	932	0	\$13.91
	17	823,591	134,385	83.7%	(35,234)	(1,953)	0	\$13.83

**EGS Commercial Real Estate**  
Office Totals by Property Type  
2nd 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	930,200	92.3%	(226,899)	(17,674)	580,235	\$21.18
Class B	95	4,396,413	430,282	90.2%	(58,815)	(22,372)	42,307	\$15.87
Business Park	24	825,665	91,750	88.9%	(32,946)	(22,851)	18,800	\$15.12
<b>TOTAL</b>	<b>198</b>	<b>17,250,407</b>	<b>1,452,232</b>	<b>91.6%</b>	<b>(318,660)</b>	<b>(62,897)</b>	<b>641,342</b>	<b>\$19.22</b>
<b>Class A</b>								
CBD	16	3,909,038	344,329	91.2%	(26,740)	(407)	20,172	\$21.10
Midtown	24	2,745,060	80,612	97.1%	(25,300)	(9,980)	23,042	\$20.86
280/Southern	35	4,719,493	365,819	92.2%	(92,411)	5,661	516,826	\$22.13
Hoover/Riverchase	4	654,738	139,440	78.7%	(82,448)	(12,948)	20,195	\$19.07
	79	12,028,329	930,200	92.3%	(226,899)	(17,674)	580,235	\$21.18
<b>Class B</b>								
CBD	11	1,150,033	129,414	88.7%	(17,291)	(409)	7,538	\$16.67
Midtown	36	1,160,149	84,261	92.7%	9,169	(8,926)	14,383	\$17.04
280/Southern	9	499,648	16,323	96.7%	4,184	0	8,859	\$15.28
Hoover/Riverchase	26	952,546	97,014	89.8%	(23,148)	(10,152)	11,527	\$16.07
Vulcan/Oxmoor	13	634,037	103,270	83.7%	(31,729)	(2,885)	0	\$13.81
	95	4,396,413	430,282	90.2%	(58,815)	(22,372)	42,307	\$15.87
<b>Business Park</b>								
CBD	2	106,693	6,000	94.4%	0	0	0	\$13.50
280/Southern	8	175,418	35,181	79.9%	(24,223)	(18,565)	14,300	\$17.08
Hoover/Riverchase	10	354,000	19,454	94.5%	(5,218)	(5,218)	4,500	\$14.00
Vulcan/Oxmoor	4	189,554	31,115	83.6%	(3,505)	932	0	\$13.91
	24	825,665	91,750	88.9%	(32,946)	(22,851)	18,800	\$15.12