

EGS Commercial Real Estate
Retail Totals by Submarket
2nd Quarter 2009

Birmingham

	# Buildings	Total SF	Available SF	% Occupied	YTD Absorption	Quarterly Absorption	Average Weighted Rental Rates
Total Market							
Central	34	3,520,737	291,442	91.7%	(6,519)	29,363	\$13.79
Eastern	28	3,763,468	402,547	89.3%	46,227	11,385	\$10.04
Eastwood/Irondale	9	1,648,783	256,992	84.4%	(58,943)	(2,446)	\$9.98
Highway 280	22	3,326,398	397,440	88.1%	(19,462)	5,932	\$18.23
Highway 31 South	15	1,873,837	171,329	90.9%	(16,762)	(16,470)	\$11.05
Hoover/Riverchase	22	4,492,291	450,462	90.0%	(96,824)	(84,854)	\$27.38
Northern	14	2,018,126	218,771	89.2%	65,900	50,410	\$9.46
Western	19	3,162,117	545,544	82.7%	56,357	40,018	\$11.13
TOTAL	163	23,805,757	2,734,527	88.5%	(30,026)	33,338	\$14.69
Central							
Unanchored & Specialty	13	561,906	59,771	89.4%	(3,115)	6,890	\$11.63
Neighborhood	14	738,034	104,538	85.8%	(12,042)	1,416	\$12.20
Community & Power	6	1,470,043	104,458	92.9%	12,438	21,057	\$15.88
Regional & Super Regional	1	750,754	22,675	97.0%	(3,800)	0	\$25.00
	34	3,520,737	291,442	91.7%	(6,519)	29,363	\$13.79
Eastern							
Unanchored & Specialty	9	280,963	31,738	88.7%	23,176	17,081	\$11.90
Neighborhood	12	1,115,798	109,047	90.2%	12,150	(11,910)	\$8.66
Community & Power	7	2,366,707	261,762	88.9%	10,901	6,214	\$10.38
	28	3,763,468	402,547	89.3%	46,227	11,385	\$10.04
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	243,412	83.1%	(58,943)	(2,446)	\$10.08
	9	1,648,783	256,992	84.4%	(58,943)	(2,446)	\$9.98
Highway 280							
Unanchored & Specialty	13	568,153	80,329	85.9%	(3,395)	9,083	\$16.50
Neighborhood	4	286,665	95,102	66.8%	14,208	6,210	\$17.32
Community & Power	4	1,753,650	213,609	87.8%	(30,275)	(9,361)	\$18.82
Regional & Super Regional	1	717,930	8,400	98.8%	0	0	\$30.00
	22	3,326,398	397,440	88.1%	(19,462)	5,932	\$18.23
Highway 31 South							
Unanchored & Specialty	1	54,000	6,000	88.9%	(3,000)	0	\$9.00
Neighborhood	10	867,478	136,929	84.2%	4,238	4,530	\$9.93
Community & Power	4	952,359	28,400	97.0%	(18,000)	(21,000)	\$16.90
	15	1,873,837	171,329	90.9%	(16,762)	(16,470)	\$11.05
Hoover/Riverchase							
Unanchored & Specialty	6	243,416	28,637	88.2%	(9,378)	(7,500)	\$15.67
Neighborhood	5	386,031	89,056	76.9%	(65,007)	(66,339)	\$13.75
Community & Power	9	1,537,586	122,638	92.0%	(17,620)	(11,015)	\$16.57
Regional & Super Regional	2	2,325,258	210,131	91.0%	(4,819)	0	\$41.06
	22	4,492,291	450,462	90.0%	(96,824)	(84,854)	\$27.38
Northern							
Unanchored & Specialty	1	43,980	1	100.0%	0	0	\$9.00
Neighborhood	8	961,649	54,782	94.3%	55,370	55,370	\$8.79
Community & Power	5	1,012,497	163,988	83.8%	10,530	(4,960)	\$9.68
	14	2,018,126	218,771	89.2%	65,900	50,410	\$9.46
Western							
Unanchored & Specialty	1	30,000	1	100.0%	0	0	\$6.00
Neighborhood	11	926,667	179,037	80.7%	54,257	37,918	\$6.61
Community & Power	6	1,661,044	215,506	87.0%	2,100	2,100	\$12.87
Regional & Super Regional	1	544,406	151,000	72.3%	0	0	\$14.00
	19	3,162,117	545,544	82.7%	56,357	40,018	\$11.13

EGS Commercial Real Estate
Retail Totals by Property Type
2nd Quarter 2009

Birmingham

	# Buildings	Total SF	Available SF	% Occupied	YTD Absorption	Quarterly Absorption	Average Weighted Rental Rates
Total Market							
Unanchored & Specialty Neighborhood	45	1,826,418	210,477	88.5%	4,288	25,554	\$13.34
Community & Power	46	12,193,522	1,353,773	88.9%	(88,869)	(19,411)	\$13.09
Regional & Super Regional	5	4,338,348	392,206	91.0%	(8,619)	0	\$29.48
TOTAL	163	23,805,757	2,734,527	88.5%	(30,026)	33,338	\$14.69
Unanchored & Specialty							
Central	13	561,906	59,771	89.4%	(3,115)	6,890	\$11.63
Eastern	9	280,963	31,738	88.7%	23,176	17,081	\$11.90
Eastwood/Irondale	1	44,000	4,000	90.9%	0	0	\$12.00
Highway 280	13	568,153	80,329	85.9%	(3,395)	9,083	\$16.50
Highway 31 South	1	54,000	6,000	88.9%	(3,000)	0	\$9.00
Hoover/Riverchase	6	243,416	28,637	88.2%	(9,378)	(7,500)	\$15.67
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	210,477	88.5%	4,288	25,554	\$13.34
Neighborhood							
Central	14	738,034	104,538	85.8%	(12,042)	1,416	\$12.20
Eastern	12	1,115,798	109,047	90.2%	12,150	(11,910)	\$8.66
Eastwood/Irondale	3	165,147	9,580	94.2%	0	0	\$6.50
Highway 280	4	286,665	95,102	66.8%	14,208	6,210	\$17.32
Highway 31 South	10	867,478	136,929	84.2%	4,238	4,530	\$9.93
Hoover/Riverchase	5	386,031	89,056	76.9%	(65,007)	(66,339)	\$13.75
Northern	8	961,649	54,782	94.3%	55,370	55,370	\$8.79
Western	11	926,667	179,037	80.7%	54,257	37,918	\$6.61
	67	5,447,469	778,071	85.7%	63,174	27,195	\$10.51
Community & Power							
Central	6	1,470,043	104,458	92.9%	12,438	21,057	\$15.88
Eastern	7	2,366,707	261,762	88.9%	10,901	6,214	\$10.38
Eastwood/Irondale	5	1,439,636	243,412	83.1%	(58,943)	(2,446)	\$10.08
Highway 280	4	1,753,650	213,609	87.8%	(30,275)	(9,361)	\$18.82
Highway 31 South	4	952,359	28,400	97.0%	(18,000)	(21,000)	\$16.90
Hoover/Riverchase	9	1,537,586	122,638	92.0%	(17,620)	(11,015)	\$16.57
Northern	5	1,012,497	163,988	83.8%	10,530	(4,960)	\$9.68
Western	6	1,661,044	215,506	87.0%	2,100	2,100	\$12.87
	46	12,193,522	1,353,773	88.9%	(88,869)	(19,411)	\$13.09
Regional & Super Regional							
Central	1	750,754	22,675	97.0%	(3,800)	0	\$25.00
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)	0	\$41.06
Western	1	544,406	151,000	72.3%	0	0	\$14.00
	5	4,338,348	392,206	91.0%	(8,619)	0	\$29.48