

EGS Commercial Real Estate
Retail Totals by Submarket
3rd Quarter 2009

Birmingham

	# Buildings	Total SF	Available SF	% Occupied	YTD Absorption	Quarterly Absorption	Average Weighted Rental Rates
Total Market							
Central	34	3,520,737	288,035	91.8%	(3,112)	3,407	\$13.93
Eastern	28	3,763,468	428,292	88.6%	20,482	(25,745)	\$10.14
Eastwood/Irondale	9	1,648,783	256,123	84.5%	(58,074)	869	\$10.00
Highway 280	22	3,326,398	419,184	87.4%	(41,206)	(21,744)	\$18.30
Highway 31 South	15	1,873,837	159,561	91.5%	(4,994)	11,768	\$11.04
Hoover/Riverchase	22	4,492,291	495,622	89.0%	(141,984)	(45,160)	\$29.18
Northern	14	2,018,126	261,718	87.0%	22,953	(42,947)	\$9.90
Western	19	3,162,117	454,762	85.6%	147,139	90,782	\$11.86
TOTAL	163	23,805,757	2,763,297	88.4%	(58,796)	(28,770)	\$15.44
Central							
Unanchored & Specialty	13	561,906	63,826	88.6%	(7,170)	(4,055)	\$11.85
Neighborhood	14	738,034	106,519	85.6%	(14,023)	(1,981)	\$12.74
Community & Power	6	1,470,043	98,815	93.3%	18,081	5,643	\$16.07
Regional & Super Regional	1	750,754	18,875	97.5%	0	3,800	\$25.00
	34	3,520,737	288,035	91.8%	(3,112)	3,407	\$13.93
Eastern							
Unanchored & Specialty	9	280,963	31,738	88.7%	23,176	0	\$11.90
Neighborhood	12	1,115,798	110,447	90.1%	10,750	(1,400)	\$8.65
Community & Power	7	2,366,707	286,107	87.9%	(13,444)	(24,345)	\$10.52
	28	3,763,468	428,292	88.6%	20,482	(25,745)	\$10.14
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	242,543	83.2%	(58,074)	869	\$10.10
	9	1,648,783	256,123	84.5%	(58,074)	869	\$10.00
Highway 280							
Unanchored & Specialty	13	568,153	101,893	82.1%	(24,959)	(21,564)	\$17.14
Neighborhood	4	286,665	96,500	66.3%	12,810	(1,398)	\$17.32
Community & Power	4	1,753,650	212,391	87.9%	(29,057)	1,218	\$18.84
Regional & Super Regional	1	717,930	8,400	98.8%	0	0	\$30.00
	22	3,326,398	419,184	87.4%	(41,206)	(21,744)	\$18.30
Highway 31 South							
Unanchored & Specialty	1	54,000	6,000	88.9%	(3,000)	0	\$9.00
Neighborhood	10	867,478	129,161	85.1%	12,006	7,768	\$10.13
Community & Power	4	952,359	24,400	97.4%	(14,000)	4,000	\$16.39
	15	1,873,837	159,561	91.5%	(4,994)	11,768	\$11.04
Hoover/Riverchase							
Unanchored & Specialty	6	243,416	31,087	87.2%	(11,828)	(2,450)	\$15.62
Neighborhood	5	386,031	83,163	78.5%	(59,114)	5,893	\$13.05
Community & Power	9	1,537,586	121,956	92.1%	(16,938)	682	\$16.77
Regional & Super Regional	2	2,325,258	259,416	88.8%	(54,104)	(49,285)	\$41.81
	22	4,492,291	495,622	89.0%	(141,984)	(45,160)	\$29.18
Northern							
Unanchored & Specialty	1	43,980	1	100.0%	0	0	\$9.00
Neighborhood	8	961,649	97,729	89.8%	12,423	(42,947)	\$10.28
Community & Power	5	1,012,497	163,988	83.8%	10,530	0	\$9.68
	14	2,018,126	261,718	87.0%	22,953	(42,947)	\$9.90
Western							
Unanchored & Specialty	1	30,000	1	100.0%	0	0	\$6.00
Neighborhood	11	926,667	127,480	86.2%	105,814	51,557	\$7.98
Community & Power	6	1,661,044	176,281	89.4%	41,325	39,225	\$12.82
Regional & Super Regional	1	544,406	151,000	72.3%	0	0	\$14.00
	19	3,162,117	454,762	85.6%	147,139	90,782	\$11.86

EGS Commercial Real Estate
Retail Totals by Property Type
3rd 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	238,546	86.9%	(23,781)	(28,069)	\$13.88
Neighborhood	67	5,447,469	760,579	86.0%	80,666	17,492	\$11.13
Community & Power	46	12,193,522	1,326,481	89.1%	(61,577)	27,292	\$13.07
Regional & Super Regional	5	4,338,348	437,691	89.9%	(54,104)	(45,485)	\$31.26
TOTAL	163	23,805,757	2,763,297	88.4%	(58,796)	(28,770)	\$15.44
Unanchored & Specialty							
Central	13	561,906	63,826	88.6%	(7,170)	(4,055)	\$11.85
Eastern	9	280,963	31,738	88.7%	23,176	0	\$11.90
Eastwood/Irondale	1	44,000	4,000	90.9%	0	0	\$12.00
Highway 280	13	568,153	101,893	82.1%	(24,959)	(21,564)	\$17.14
Highway 31 South	1	54,000	6,000	88.9%	(3,000)	0	\$9.00
Hoover/Riverchase	6	243,416	31,087	87.2%	(11,828)	(2,450)	\$15.62
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	238,546	86.9%	(23,781)	(28,069)	\$13.88
Neighborhood							
Central	14	738,034	106,519	85.6%	(14,023)	(1,981)	\$12.74
Eastern	12	1,115,798	110,447	90.1%	10,750	(1,400)	\$8.65
Eastwood/Irondale	3	165,147	9,580	94.2%	0	0	\$6.50
Highway 280	4	286,665	96,500	66.3%	12,810	(1,398)	\$17.32
Highway 31 South	10	867,478	129,161	85.1%	12,006	7,768	\$10.13
Hoover/Riverchase	5	386,031	83,163	78.5%	(59,114)	5,893	\$13.05
Northern	8	961,649	97,729	89.8%	12,423	(42,947)	\$10.28
Western	11	926,667	127,480	86.2%	105,814	51,557	\$7.98
	67	5,447,469	760,579	86.0%	80,666	17,492	\$11.13
Community & Power							
Central	6	1,470,043	98,815	93.3%	18,081	5,643	\$16.07
Eastern	7	2,366,707	286,107	87.9%	(13,444)	(24,345)	\$10.52
Eastwood/Irondale	5	1,439,636	242,543	83.2%	(58,074)	869	\$10.10
Highway 280	4	1,753,650	212,391	87.9%	(29,057)	1,218	\$18.84
Highway 31 South	4	952,359	24,400	97.4%	(14,000)	4,000	\$16.39
Hoover/Riverchase	9	1,537,586	121,956	92.1%	(16,938)	682	\$16.77
Northern	5	1,012,497	163,988	83.8%	10,530	0	\$9.68
Western	6	1,661,044	176,281	89.4%	41,325	39,225	\$12.82
	46	12,193,522	1,326,481	89.1%	(61,577)	27,292	\$13.07
Regional & Super Regional							
Central	1	750,754	18,875	97.5%	0	3,800	\$25.00
Highway 280	1	717,930	8,400	98.8%	0	0	\$30.00
Hoover/Riverchase	2	2,325,258	259,416	88.8%	(54,104)	(49,285)	\$41.81
Western	1	544,406	151,000	72.3%	0	0	\$14.00
	5	4,338,348	437,691	89.9%	(54,104)	(45,485)	\$31.26