

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

Birmingham

	# Buildings	Total SF	Available SF	% Occupied	YTD Absorption	Quarterly Absorption	Sublease Available SF	Average Weighted Rental Rates
Total Market								
Total Central	73	4,197,328	602,171	85.7%	14,025	(17,487)	0	\$3.16
Total Eastern	17	1,282,300	130,825	89.8%	(40,175)	(29,275)	78,000	\$4.21
Total Oxmoor Valley	48	2,666,564	394,956	85.2%	(95,966)	(31,310)	55,958	\$5.70
Total Southern	70	3,947,937	716,418	81.9%	(57,255)	(56,650)	336,775	\$5.01
Total Southwestern	23	2,227,362	817,860	63.3%	31,610	8,460	52,000	\$3.97
TOTAL	231	14,321,491	2,662,230	81.4%	(147,761)	(126,262)	522,733	\$4.34
Central								
Bulk Distribution	47	3,469,306	530,025	84.7%	(6,796)	(31,512)	0	\$2.74
Office/Warehouse	9	277,635	18,970	93.2%	30,921	23,625	0	\$3.62
Service Center	17	450,387	53,176	88.2%	(10,100)	(9,600)	0	\$7.19
	73	4,197,328	602,171	85.7%	14,025	(17,487)	0	\$3.16
Eastern								
Bulk Distribution	8	1,012,400	100,700	90.1%	(28,000)	(28,000)	78,000	\$3.61
Office/Warehouse	6	201,550	22,325	88.9%	(16,175)	(1,275)	0	\$5.86
Service Center	3	68,350	7,800	88.6%	4,000	0	0	\$7.25
	17	1,282,300	130,825	89.8%	(40,175)	(29,275)	78,000	\$4.21
Oxmoor Valley								
Bulk Distribution	16	1,658,741	196,872	88.1%	(83,320)	(30,800)	55,958	\$4.71
Office/Warehouse	18	447,650	36,500	91.8%	(900)	(500)	0	\$7.00
Service Center	14	560,173	161,584	71.2%	(11,746)	(10)	0	\$6.61
	48	2,666,564	394,956	85.2%	(95,966)	(31,310)	55,958	\$5.70
Southern								
Bulk Distribution	10	2,431,118	460,750	81.0%	52,000	0	319,000	\$4.37
Office/Warehouse	54	1,329,956	240,218	81.9%	(111,735)	(59,050)	17,775	\$6.07
Service Center	6	186,863	15,450	91.7%	2,480	2,400	0	\$7.64
	70	3,947,937	716,418	81.9%	(57,255)	(56,650)	336,775	\$5.01
Southwestern								
Bulk Distribution	7	1,846,570	684,680	62.9%	22,950	0	52,000	\$3.56
Office/Warehouse	16	380,792	133,180	65.0%	8,660	8,460	0	\$6.11
	23	2,227,362	817,860	63.3%	31,610	8,460	52,000	\$3.97

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

Birmingham

	# Buildings	Total SF	Available SF	% Occupied	YTD Absorption	Quarterly Absorption	Sublease Available SF	Average Weighted Rental Rates
Total Market								
Bulk Distribution	88	10,418,135	1,973,027	81.1%	(43,166)	(90,312)	504,958	\$3.64
Office/Warehouse	103	2,637,583	451,193	82.9%	(89,229)	(28,740)	17,775	\$6.05
Service Center	40	1,265,773	238,010	81.2%	(15,366)	(7,210)	0	\$6.83
TOTAL	231	14,321,491	2,662,230	81.4%	(147,761)	(126,262)	522,733	\$4.34
Bulk Distribution								
Central	47	3,469,306	530,025	84.7%	(6,796)	(31,512)	0	\$2.74
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	40	1,265,773	238,010	81.2%	(15,366)	(7,210)	0	\$6.83