

EGS Commercial Real Estate
Industrial Totals by Submarket
3rd 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	659,163	84.3%	(42,967)	(56,992)	0	\$3.28
Total Eastern	17	1,282,300	128,125	90.0%	(37,475)	2,700	78,000	\$4.12
Total Oxmoor Valley	47	2,666,564	432,153	83.8%	(133,163)	(37,197)	71,958	\$5.53
Total Southern	70	3,947,937	681,401	82.7%	(22,238)	35,017	336,775	\$5.05
Total Southwestern	23	2,227,362	816,870	63.3%	32,600	990	52,000	\$3.99
TOTAL	230	14,321,491	2,717,712	81.0%	(203,243)	(55,482)	538,733	\$4.34
Central								
Bulk Distribution	47	3,469,306	557,525	83.9%	(34,296)	(27,500)	0	\$2.83
Office/Warehouse	9	277,635	40,370	85.5%	9,521	(21,400)	0	\$4.13
Service Center	17	450,387	61,268	86.4%	(18,192)	(8,092)	0	\$6.79
	73	4,197,328	659,163	84.3%	(42,967)	(56,992)	0	\$3.28
Eastern								
Bulk Distribution	8	1,012,400	103,000	89.8%	(30,300)	(2,300)	78,000	\$3.58
Office/Warehouse	6	201,550	17,325	91.4%	(11,175)	5,000	0	\$5.89
Service Center	3	68,350	7,800	88.6%	4,000	0	0	\$7.25
	17	1,282,300	128,125	90.0%	(37,475)	2,700	78,000	\$4.12
Oxmoor Valley								
Bulk Distribution	16	1,658,741	222,322	86.6%	(108,770)	(25,450)	71,958	\$4.54
Office/Warehouse	17	447,650	50,000	88.8%	(14,400)	(13,500)	0	\$6.80
Service Center	14	560,173	159,831	71.5%	(9,993)	1,753	0	\$6.50
	47	2,666,564	432,153	83.8%	(133,163)	(37,197)	71,958	\$5.53
Southern								
Bulk Distribution	10	2,431,118	460,750	81.0%	52,000	0	319,000	\$4.37
Office/Warehouse	54	1,329,956	207,801	84.4%	(79,318)	32,417	17,775	\$6.38
Service Center	6	186,863	12,850	93.1%	5,080	2,600	0	\$8.07
	70	3,947,937	681,401	82.7%	(22,238)	35,017	336,775	\$5.05
Southwestern								
Bulk Distribution	7	1,846,570	684,680	62.9%	22,950	0	52,000	\$3.56
Office/Warehouse	16	380,792	132,190	65.3%	9,650	990	0	\$6.25
	23	2,227,362	816,870	63.3%	32,600	990	52,000	\$3.99

EGS Commercial Real Estate
Industrial Totals by Property Type
3rd 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	2,028,277	80.5%	(98,416)	(55,250)	520,958	\$3.65
Office/Warehouse	102	2,637,583	447,686	83.0%	(85,722)	3,507	17,775	\$6.17
Service Center	40	1,265,773	241,749	80.9%	(19,105)	(3,739)	0	\$6.68
TOTAL	230	14,321,491	2,717,712	81.0%	(203,243)	(55,482)	538,733	\$4.34
Bulk Distribution								
Central	47	3,469,306	557,525	83.9%	(34,296)	(27,500)	0	\$2.83
Eastern	8	1,012,400	103,000	89.8%	(30,300)	(2,300)	78,000	\$3.58
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Central	9	277,635	40,370	85.5%	9,521	(21,400)	0	\$4.13
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Oxmoor Valley	17	447,650	50,000	88.8%	(14,400)	(13,500)	0	\$6.80
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	40	1,265,773	241,749	80.9%	(19,105)	(3,739)	0	\$6.68