

EGS Commercial Real Estate
Industrial Totals by Submarket
4th 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	682,095	83.7%	(65,899)	(22,932)	0	\$3.25
Total Eastern	17	1,282,300	131,932	89.7%	(41,282)	(3,807)	78,000	\$4.33
Total Oxmoor Valley	47	2,666,564	456,563	82.9%	(157,573)	(24,410)	71,958	\$5.46
Total Southern	70	3,947,937	757,684	80.8%	(98,521)	(76,283)	336,775	\$4.95
Total Southwestern	23	2,227,362	793,980	64.4%	55,490	22,890	52,000	\$3.92
TOTAL	230	14,321,491	2,822,254	80.3%	(307,785)	(104,542)	538,733	\$4.30
Central								
Bulk Distribution	47	3,469,306	592,191	82.9%	(68,962)	(34,666)	0	\$2.85
Office/Warehouse	9	277,635	28,636	89.7%	21,255	11,734	0	\$4.18
Service Center	17	450,387	61,268	86.4%	(18,192)	0	0	\$6.68
	73	4,197,328	682,095	83.7%	(65,899)	(22,932)	0	\$3.25
Eastern								
Bulk Distribution	8	1,012,400	103,132	89.8%	(30,432)	(132)	78,000	\$3.81
Office/Warehouse	6	201,550	21,000	89.6%	(14,850)	(3,675)	0	\$5.80
Service Center	3	68,350	7,800	88.6%	4,000	0	0	\$7.25
	17	1,282,300	131,932	89.7%	(41,282)	(3,807)	78,000	\$4.33
Oxmoor Valley								
Bulk Distribution	16	1,658,741	228,970	86.2%	(115,418)	(6,648)	71,958	\$4.33
Office/Warehouse	17	447,650	68,000	84.8%	(32,400)	(18,000)	0	\$6.85
Service Center	14	560,173	159,593	71.5%	(9,755)	238	0	\$6.48
	47	2,666,564	456,563	82.9%	(157,573)	(24,410)	71,958	\$5.46
Southern								
Bulk Distribution	10	2,431,118	525,750	78.4%	(13,000)	(65,000)	319,000	\$4.24
Office/Warehouse	54	1,329,956	214,784	83.9%	(86,301)	(6,983)	17,775	\$6.47
Service Center	6	186,863	17,150	90.8%	780	(4,300)	0	\$7.50
	70	3,947,937	757,684	80.8%	(98,521)	(76,283)	336,775	\$4.95
Southwestern								
Bulk Distribution	7	1,846,570	684,680	62.9%	22,950	0	52,000	\$3.56
Office/Warehouse	16	380,792	109,300	71.3%	32,540	22,890	0	\$6.20
	23	2,227,362	793,980	64.4%	55,490	22,890	52,000	\$3.92

EGS Commercial Real Estate
Industrial Totals by Property Type
4th 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	2,134,723	79.5%	(204,862)	(106,446)	520,958	\$3.62
Office/Warehouse	102	2,637,583	441,720	83.3%	(79,756)	5,966	17,775	\$6.28
Service Center	40	1,265,773	245,811	80.6%	(23,167)	(4,062)	0	\$6.63
TOTAL	230	14,321,491	2,822,254	80.3%	(307,785)	(104,542)	538,733	\$4.30
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