

EGS Commercial Real Estate
Retail Totals by Submarket
1st Quarter 2010

Birmingham

	# Buildings	Total SF	Available SF	% Occupied	YTD Absorption	Quarterly Absorption	Average Weighted Rental Rates
Total Market							
Central	34	3,520,737	426,768	87.9%	(11,892)	(11,892)	\$14.27
Eastern	28	3,763,468	423,140	88.8%	(23,529)	(23,529)	\$9.96
Eastwood/Irondale	9	1,648,783	252,751	84.7%	6,508	6,508	\$10.00
Highway 280	22	3,326,398	444,857	86.6%	22,054	22,054	\$18.56
Highway 31 South	15	1,873,837	150,436	92.0%	(6,179)	(6,179)	\$11.17
Hoover/Riverchase	23	4,908,643	602,526	87.7%	3,685	3,685	\$29.34
Northern	14	2,018,126	319,548	84.2%	(6,210)	(6,210)	\$9.75
Western	19	3,162,117	432,062	86.3%	24,800	24,800	\$12.09
TOTAL	164	24,222,109	3,052,088	87.4%	9,237	9,237	\$15.87
Central							
Unanchored & Specialty	13	561,906	63,812	88.6%	(2,698)	(2,698)	\$11.54
Neighborhood	14	738,034	104,588	85.8%	(400)	(400)	\$12.87
Community & Power	6	1,470,043	233,288	84.1%	(1,384)	(1,384)	\$16.96
Regional & Super Regional	1	750,754	25,080	96.7%	(7,410)	(7,410)	\$25.00
	34	3,520,737	426,768	87.9%	(11,892)	(11,892)	\$14.27
Eastern							
Unanchored & Specialty	9	280,963	57,360	79.6%	(25,958)	(25,958)	\$10.58
Neighborhood	12	1,115,798	104,018	90.7%	2,429	2,429	\$8.55
Community & Power	7	2,366,707	261,762	88.9%	0	0	\$10.38
	28	3,763,468	423,140	88.8%	(23,529)	(23,529)	\$9.96
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	239,171	83.4%	6,508	6,508	\$10.11
	9	1,648,783	252,751	84.7%	6,508	6,508	\$10.00
Highway 280							
Unanchored & Specialty	13	568,153	96,724	83.0%	387	387	\$17.28
Neighborhood	4	286,665	110,401	61.5%	(13,901)	(13,901)	\$17.39
Community & Power	4	1,753,650	229,332	86.9%	35,568	35,568	\$19.23
Regional & Super Regional	1	717,930	8,400	98.8%	0	0	\$30.00
	22	3,326,398	444,857	86.6%	22,054	22,054	\$18.56
Highway 31 South							
Unanchored & Specialty	1	54,000	6,000	88.9%	(3,000)	(3,000)	\$9.00
Neighborhood	10	867,478	115,036	86.7%	1,821	1,821	\$10.23
Community & Power	4	952,359	29,400	96.9%	(5,000)	(5,000)	\$15.31
	15	1,873,837	150,436	92.0%	(6,179)	(6,179)	\$11.17
Hoover/Riverchase							
Unanchored & Specialty	6	243,416	25,489	89.5%	6,448	6,448	\$15.25
Neighborhood	5	386,031	74,999	80.6%	2,068	2,068	\$12.80
Community & Power	10	1,953,938	182,814	90.6%	(1,450)	(1,450)	\$19.49
Regional & Super Regional	2	2,325,258	319,224	86.3%	(3,381)	(3,381)	\$39.99
	23	4,908,643	602,526	87.7%	3,685	3,685	\$29.34
Northern							
Unanchored & Specialty	1	43,980	1	100.0%	0	0	\$9.00
Neighborhood	8	961,649	153,899	84.0%	(4,550)	(4,550)	\$9.72
Community & Power	5	1,012,497	165,648	83.6%	(1,660)	(1,660)	\$9.78
	14	2,018,126	319,548	84.2%	(6,210)	(6,210)	\$9.75
Western							
Unanchored & Specialty	1	30,000	1	100.0%	0	0	\$6.00
Neighborhood	11	926,667	116,480	87.4%	11,000	11,000	\$8.16
Community & Power	6	1,661,044	164,581	90.1%	13,800	13,800	\$13.12
Regional & Super Regional	1	544,406	151,000	72.3%	0	0	\$14.00
	19	3,162,117	432,062	86.3%	24,800	24,800	\$12.09

EGS Commercial Real Estate
Retail Totals by Property Type
1st Quarter 2010

Birmingham

	# Buildings	Total SF	Available SF	% Occupied	YTD Absorption	Quarterly Absorption	Average Weighted Rental Rates
Total Market							
Unanchored & Specialty Neighborhood	45	1,826,418	253,387	86.1%	(24,821)	(24,821)	\$12.76
Community & Power	47	12,609,874	1,505,996	88.1%	46,382	46,382	\$14.14
Regional & Super Regional	5	4,338,348	503,704	88.4%	(10,791)	(10,791)	\$31.28
TOTAL	164	24,222,109	3,052,088	87.4%	9,237	9,237	\$15.87
Unanchored & Specialty							
Central	13	561,906	63,812	88.6%	(2,698)	(2,698)	\$11.54
Eastern	9	280,963	57,360	79.6%	(25,958)	(25,958)	\$10.58
Eastwood/Irondale	1	44,000	4,000	90.9%	0	0	\$12.00
Highway 280	13	568,153	96,724	83.0%	387	387	\$17.28
Highway 31 South	1	54,000	6,000	88.9%	(3,000)	(3,000)	\$9.00
Hoover/Riverchase	6	243,416	25,489	89.5%	6,448	6,448	\$15.25
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	253,387	86.1%	(24,821)	(24,821)	\$12.76
Neighborhood							
Central	14	738,034	104,588	85.8%	(400)	(400)	\$12.87
Eastern	12	1,115,798	104,018	90.7%	2,429	2,429	\$8.55
Eastwood/Irondale	3	165,147	9,580	94.2%	0	0	\$6.50
Highway 280	4	286,665	110,401	61.5%	(13,901)	(13,901)	\$17.39
Highway 31 South	10	867,478	115,036	86.7%	1,821	1,821	\$10.23
Hoover/Riverchase	5	386,031	74,999	80.6%	2,068	2,068	\$12.80
Northern	8	961,649	153,899	84.0%	(4,550)	(4,550)	\$9.72
Western	11	926,667	116,480	87.4%	11,000	11,000	\$8.16
	67	5,447,469	789,001	85.5%	(1,533)	(1,533)	\$11.15
Community & Power							
Central	6	1,470,043	233,288	84.1%	(1,384)	(1,384)	\$16.96
Eastern	7	2,366,707	261,762	88.9%	0	0	\$10.38
Eastwood/Irondale	5	1,439,636	239,171	83.4%	6,508	6,508	\$10.11
Highway 280	4	1,753,650	229,332	86.9%	35,568	35,568	\$19.23
Highway 31 South	4	952,359	29,400	96.9%	(5,000)	(5,000)	\$15.31
Hoover/Riverchase	10	1,953,938	182,814	90.6%	(1,450)	(1,450)	\$19.49
Northern	5	1,012,497	165,648	83.6%	(1,660)	(1,660)	\$9.78
Western	6	1,661,044	164,581	90.1%	13,800	13,800	\$13.12
	47	12,609,874	1,505,996	88.1%	46,382	46,382	\$14.14
Regional & Super Regional							
Central	1	750,754	25,080	96.7%	(7,410)	(7,410)	\$25.00
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Western	1	544,406	151,000	72.3%	0	0	\$14.00
	5	4,338,348	503,704	88.4%	(10,791)	(10,791)	\$31.28