

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

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	683,849	83.7%	(1,754)	(1,754)	0	\$3.25
Total Eastern	16	1,247,100	169,907	86.4%	(37,975)	(37,975)	78,000	\$4.42
Total Oxmoor Valley	47	2,666,564	503,693	81.1%	(47,130)	(47,130)	95,532	\$5.26
Total Southern	77	3,947,937	638,377	83.8%	119,307	119,307	336,775	\$4.86
Total Southwestern	23	2,227,362	791,680	64.5%	2,300	2,300	104,000	\$3.93
TOTAL	236	14,286,291	2,787,506	80.5%	34,748	34,748	614,307	\$4.25
Central								
Bulk Distribution	47	3,469,306	592,595	82.9%	(404)	(404)	0	\$2.84
Office/Warehouse	9	277,635	28,636	89.7%	0	0	0	\$4.18
Service Center	17	450,387	62,618	86.1%	(1,350)	(1,350)	0	\$6.68
	73	4,197,328	683,849	83.7%	(1,754)	(1,754)	0	\$3.25
Eastern								
Bulk Distribution	8	1,012,400	131,732	87.0%	(28,600)	(28,600)	78,000	\$3.90
Office/Warehouse	6	201,550	28,425	85.9%	(7,425)	(7,425)	0	\$5.87
Service Center	2	33,150	9,750	70.6%	(1,950)	(1,950)	0	\$7.19
	16	1,247,100	169,907	86.4%	(37,975)	(37,975)	78,000	\$4.42
Oxmoor Valley								
Bulk Distribution	16	1,658,741	294,235	82.3%	(65,265)	(65,265)	93,158	\$4.20
Office/Warehouse	17	447,650	59,000	86.8%	9,000	9,000	0	\$7.07
Service Center	14	560,173	150,458	73.1%	9,135	9,135	2,374	\$6.63
	47	2,666,564	503,693	81.1%	(47,130)	(47,130)	95,532	\$5.26
Southern								
Bulk Distribution	10	2,431,118	460,750	81.0%	65,000	65,000	319,000	\$4.28
Office/Warehouse	55	1,329,956	161,327	87.9%	53,457	53,457	17,775	\$6.30
Service Center	12	186,863	16,300	91.3%	850	850	0	\$6.85
	77	3,947,937	638,377	83.8%	119,307	119,307	336,775	\$4.86
Southwestern								
Bulk Distribution	7	1,846,570	684,680	62.9%	0	0	104,000	\$3.56
Office/Warehouse	16	380,792	107,000	71.9%	2,300	2,300	0	\$6.28
	23	2,227,362	791,680	64.5%	2,300	2,300	104,000	\$3.93

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

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	2,163,992	79.2%	(29,269)	(29,269)	594,158	\$3.63
Office/Warehouse	103	2,637,583	384,388	85.4%	57,332	57,332	17,775	\$6.22
Service Center	45	1,230,573	239,126	80.6%	6,685	6,685	2,374	\$6.68
TOTAL	236	14,286,291	2,787,506	80.5%	34,748	34,748	614,307	\$4.25
Bulk Distribution								
Central	47	3,469,306	592,595	82.9%	(404)	(404)	0	\$2.84
Eastern	8	1,012,400	131,732	87.0%	(28,600)	(28,600)	78,000	\$3.90
Oxmoor Valley	16	1,658,741	294,235	82.3%	(65,265)	(65,265)	93,158	\$4.20
Southern	10	2,431,118	460,750	81.0%	65,000	65,000	319,000	\$4.28
Southwestern	7	1,846,570	684,680	62.9%	0	0	104,000	\$3.56
	88	10,418,135	2,163,992	79.2%	(29,269)	(29,269)	594,158	\$3.63
Office/Warehouse								
Central	9	277,635	28,636	89.7%	0	0	0	\$4.18
Eastern	6	201,550	28,425	85.9%	(7,425)	(7,425)	0	\$5.87
Oxmoor Valley	17	447,650	59,000	86.8%	9,000	9,000	0	\$7.07
Southern	55	1,329,956	161,327	87.9%	53,457	53,457	17,775	\$6.30
Southwestern	16	380,792	107,000	71.9%	2,300	2,300	0	\$6.28
	103	2,637,583	384,388	85.4%	57,332	57,332	17,775	\$6.22
Service Center								
Central	17	450,387	62,618	86.1%	(1,350)	(1,350)	0	\$6.68
Eastern	2	33,150	9,750	70.6%	(1,950)	(1,950)	0	\$7.19
Oxmoor Valley	14	560,173	150,458	73.1%	9,135	9,135	2,374	\$6.63
Southern	12	186,863	16,300	91.3%	850	850	0	\$6.85
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