

EGS Commercial Real Estate
Industrial Totals by Submarket
2nd 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	681,545	83.8%	550	2,304	12,125	\$3.27
Total Eastern	16	1,247,100	167,432	86.6%	(35,500)	2,475	78,000	\$4.40
Total Oxmoor Valley	47	2,666,564	474,225	82.2%	(17,662)	29,468	144,132	\$5.37
Total Southern	77	3,947,937	657,454	83.3%	100,230	(19,077)	336,775	\$5.04
Total Southwestern	24	2,248,677	803,195	64.3%	12,100	9,800	104,000	\$4.00
TOTAL	237	14,307,606	2,783,851	80.5%	59,718	24,970	675,032	\$4.33
Central								
Bulk Distribution	47	3,469,306	590,291	83.0%	1,900	2,304	10,375	\$2.87
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)	0	1,750	\$6.68
	73	4,197,328	681,545	83.8%	550	2,304	12,125	\$3.27
Eastern								
Bulk Distribution	8	1,012,400	131,732	87.0%	(28,600)	0	78,000	\$3.90
Office/Warehouse	6	201,550	25,950	87.1%	(4,950)	2,475	0	\$5.86
Service Center	2	33,150	9,750	70.6%	(1,950)	0	0	\$7.19
	16	1,247,100	167,432	86.6%	(35,500)	2,475	78,000	\$4.40
Oxmoor Valley								
Bulk Distribution	16	1,658,741	261,235	84.3%	(32,265)	33,000	141,758	\$4.25
Office/Warehouse	17	447,650	63,500	85.8%	4,500	(4,500)	0	\$7.02
Service Center	14	560,173	149,490	73.3%	10,103	968	2,374	\$6.63
	47	2,666,564	474,225	82.2%	(17,662)	29,468	144,132	\$5.37
Southern								
Bulk Distribution	10	2,431,118	460,750	81.0%	65,000	0	319,000	\$4.28
Office/Warehouse	55	1,329,956	185,404	86.1%	29,380	(24,077)	17,775	\$6.80
Service Center	12	186,863	11,300	94.0%	5,850	5,000	0	\$7.06
	77	3,947,937	657,454	83.3%	100,230	(19,077)	336,775	\$5.04
Southwestern								
Bulk Distribution	7	1,846,570	684,680	62.9%	0	0	104,000	\$3.56
Office/Warehouse	16	380,792	97,200	74.5%	12,100	9,800	0	\$6.29
Service Center	1	21,315	21,315	0.0%	0	0	0	\$7.95
	24	2,248,677	803,195	64.3%	12,100	9,800	104,000	\$4.00

EGS Commercial Real Estate
Industrial Totals by Property Type
2nd 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	2,128,688	79.6%	6,035	35,304	653,133	\$3.63
Office/Warehouse	88	2,637,583	400,690	84.8%	41,030	(16,302)	17,775	\$6.46
Service Center	46	1,251,888	254,473	79.7%	12,653	5,968	4,124	\$6.80
TOTAL	222	14,307,606	2,783,851	80.5%	59,718	24,970	675,032	\$4.33
Bulk Distribution								
Central	47	3,469,306	590,291	83.0%	1,900	2,304	10,375	\$2.87
Eastern	8	1,012,400	131,732	87.0%	(28,600)	0	78,000	\$3.90
Oxmoor Valley	16	1,658,741	261,235	84.3%	(32,265)	33,000	141,758	\$4.25
Southern	10	2,431,118	460,750	81.0%	65,000	0	319,000	\$4.28
Southwestern	7	1,846,570	684,680	62.9%	0	0	104,000	\$3.56
TOTAL	88	10,418,135	2,128,688	79.6%	6,035	35,304	653,133	\$3.63
Office/Warehouse								
Central	9	277,635	28,636	89.7%	0	0	0	\$4.18
Eastern	6	201,550	25,950	87.1%	(4,950)	2,475	0	\$5.86
Oxmoor Valley	17	447,650	63,500	85.8%	4,500	(4,500)	0	\$7.02
Southern	55	1,329,956	185,404	86.1%	29,380	(24,077)	17,775	\$6.80
Southwestern	1	21,315	21,315	0.0%	0	0	0	\$7.95
TOTAL	88	2,278,106	324,805	85.7%	28,930	(26,102)	17,775	\$6.46
Service Center								
Central	17	450,387	62,618	86.1%	(1,350)	0	1,750	\$6.68
Eastern	2	33,150	9,750	70.6%	(1,950)	0	0	\$7.19
Oxmoor Valley	14	560,173	149,490	73.3%	10,103	968	2,374	\$6.63
Southern	12	186,863	11,300	94.0%	5,850	5,000	0	\$7.06
Southwestern	1	21,315	21,315	0.0%	0	0	0	\$7.95
TOTAL	46	1,230,573	233,158	81.1%	12,653	5,968	4,124	\$6.80