

**EGS Commercial Real Estate**  
Industrial Totals by Submarket  
3rd Quarter 2010

**Birmingham**

	# Buildings	Total SF	Available SF	% Occupied	YTD Absorption	Quarterly Absorption	Sublease Available SF	Average Weighted Rental Rates
<b>Total Market</b>								
Total Central	73	4,197,328	674,945	83.9%	7,150	6,600	12,125	\$3.25
Total Eastern	16	1,247,100	164,132	86.8%	(32,200)	3,300	78,000	\$4.23
Total Oxmoor Valley	47	2,666,564	499,096	81.3%	(42,533)	(24,871)	114,174	\$5.51
Total Southern	77	3,947,937	716,179	81.9%	41,505	(58,725)	205,400	\$4.86
Total Southwestern	24	2,248,677	796,595	64.6%	18,700	6,600	104,000	\$3.98
<b>TOTAL</b>	<b>237</b>	<b>14,307,606</b>	<b>2,850,947</b>	<b>80.1%</b>	<b>(7,378)</b>	<b>(67,096)</b>	<b>513,699</b>	<b>\$4.31</b>
<b>Central</b>								
Bulk Distribution	47	3,469,306	576,191	83.4%	16,000	14,100	10,375	\$2.86
Office/Warehouse	9	277,635	39,136	85.9%	(10,500)	(10,500)	0	\$3.93
Service Center	17	450,387	59,618	86.8%	1,650	3,000	1,750	\$6.61
	73	4,197,328	674,945	83.9%	7,150	6,600	12,125	\$3.25
<b>Eastern</b>								
Bulk Distribution	8	1,012,400	131,732	87.0%	(28,600)	0	78,000	\$3.68
Office/Warehouse	6	201,550	14,850	92.6%	6,150	11,100	0	\$5.67
Service Center	2	33,150	17,550	47.1%	(9,750)	(7,800)	0	\$7.17
	16	1,247,100	164,132	86.8%	(32,200)	3,300	78,000	\$4.23
<b>Oxmoor Valley</b>								
Bulk Distribution	16	1,658,741	261,235	84.3%	(32,265)	0	111,800	\$4.32
Office/Warehouse	17	447,650	72,250	83.9%	(4,250)	(8,750)	0	\$6.89
Service Center	14	560,173	165,611	70.4%	(6,018)	(16,121)	2,374	\$6.77
	47	2,666,564	499,096	81.3%	(42,533)	(24,871)	114,174	\$5.51
<b>Southern</b>								
Bulk Distribution	10	2,431,118	515,700	78.8%	10,050	(54,950)	200,000	\$4.16
Office/Warehouse	55	1,329,956	185,679	86.0%	29,105	(275)	5,400	\$6.58
Service Center	12	186,863	14,800	92.1%	2,350	(3,500)	0	\$7.41
	77	3,947,937	716,179	81.9%	41,505	(58,725)	205,400	\$4.86
<b>Southwestern</b>								
Bulk Distribution	7	1,846,570	684,680	62.9%	0	0	104,000	\$3.56
Office/Warehouse	16	380,792	90,600	76.2%	18,700	6,600	0	\$6.27
Service Center	1	21,315	21,315	0.0%	0	0	0	\$7.95
	24	2,248,677	796,595	64.6%	18,700	6,600	104,000	\$3.98

**EGS Commercial Real Estate**  
Industrial Totals by Property Type  
3rd Quarter 2010

**Birmingham**

	# Buildings	Total SF	Available SF	% Occupied	YTD Absorption	Quarterly Absorption	Sublease Available SF	Average Weighted Rental Rates
<b>Total Market</b>								
Bulk Distribution	88	10,418,135	2,169,538	79.2%	(34,815)	(40,850)	504,175	\$3.61
Office/Warehouse	88	2,637,583	402,515	84.7%	39,205	(1,825)	5,400	\$6.27
Service Center	46	1,251,888	278,894	77.7%	(11,768)	(24,421)	4,124	\$6.88
<b>TOTAL</b>	<b>222</b>	<b>14,307,606</b>	<b>2,850,947</b>	<b>80.1%</b>	<b>(7,378)</b>	<b>(67,096)</b>	<b>513,699</b>	<b>\$4.31</b>
<b>Bulk Distribution</b>								
Central	47	3,469,306	576,191	83.4%	16,000	14,100	10,375	\$2.86
Eastern	8	1,012,400	131,732	87.0%	(28,600)	0	78,000	\$3.68
Oxmoor Valley	16	1,658,741	261,235	84.3%	(32,265)	0	111,800	\$4.32
Southern	10	2,431,118	515,700	78.8%	10,050	(54,950)	200,000	\$4.16
Southwestern	7	1,846,570	684,680	62.9%	0	0	104,000	\$3.56
<b>TOTAL</b>	<b>88</b>	<b>10,418,135</b>	<b>2,169,538</b>	<b>79.2%</b>	<b>(34,815)</b>	<b>(40,850)</b>	<b>504,175</b>	<b>\$3.61</b>
<b>Office/Warehouse</b>								
Central	9	277,635	39,136	85.9%	(10,500)	(10,500)	0	\$3.93
Eastern	6	201,550	14,850	92.6%	6,150	11,100	0	\$5.67
Oxmoor Valley	17	447,650	72,250	83.9%	(4,250)	(8,750)	0	\$6.89
Southern	55	1,329,956	185,679	86.0%	29,105	(275)	5,400	\$6.58
Southwestern	1	21,315	21,315	0.0%	0	0	0	\$7.95
<b>TOTAL</b>	<b>88</b>	<b>2,278,106</b>	<b>333,230</b>	<b>85.4%</b>	<b>20,505</b>	<b>(8,425)</b>	<b>5,400</b>	<b>\$6.27</b>
<b>Service Center</b>								
Central	17	450,387	59,618	86.8%	1,650	3,000	1,750	\$6.61
Eastern	2	33,150	17,550	47.1%	(9,750)	(7,800)	0	\$7.17
Oxmoor Valley	14	560,173	165,611	70.4%	(6,018)	(16,121)	2,374	\$6.77
Southern	12	186,863	14,800	92.1%	2,350	(3,500)	0	\$7.41
Southwestern	1	21,315	21,315	0.0%	0	0	0	\$7.95
<b>TOTAL</b>	<b>46</b>	<b>1,230,573</b>	<b>257,579</b>	<b>79.1%</b>	<b>(11,768)</b>	<b>(24,421)</b>	<b>4,124</b>	<b>\$6.88</b>