

EGS Commercial Real Estate
Industrial Totals by Submarket
4th 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	658,253	84.3%	23,842	16,692	12,125	\$3.19
Total Eastern	16	1,247,100	226,382	81.8%	(94,450)	(62,250)	0	\$4.14
Total Oxmoor Valley	47	2,666,564	523,190	80.4%	(66,627)	(24,094)	114,174	\$5.46
Total Southern	77	3,947,937	768,656	80.5%	(10,972)	(52,427)	200,000	\$4.62
Total Southwestern	24	2,248,677	839,395	62.7%	(24,100)	(42,800)	52,000	\$3.93
TOTAL	237	14,307,606	3,015,876	78.9%	(172,307)	(164,879)	378,299	\$4.23
Central								
Bulk Distribution	47	3,469,306	562,136	83.8%	30,055	14,055	10,375	\$2.77
Office/Warehouse	9	277,635	39,799	85.7%	(11,163)	(663)	0	\$4.41
Service Center	17	450,387	56,318	87.5%	4,950	3,300	1,750	\$6.52
	73	4,197,328	658,253	84.3%	23,842	16,692	12,125	\$3.19
Eastern								
Bulk Distribution	8	1,012,400	209,732	79.3%	(106,600)	(78,000)	0	\$3.91
Office/Warehouse	6	201,550	4,950	97.5%	16,050	9,900	0	\$6.50
Service Center	2	33,150	11,700	64.7%	(3,900)	5,850	0	\$7.38
	16	1,247,100	226,382	81.8%	(94,450)	(62,250)	0	\$4.14
Oxmoor Valley								
Bulk Distribution	16	1,658,741	282,881	82.9%	(53,911)	(21,646)	111,800	\$4.29
Office/Warehouse	17	447,650	74,000	83.5%	(6,000)	(1,750)	0	\$6.89
Service Center	14	560,173	166,309	70.3%	(6,716)	(698)	2,374	\$6.81
	47	2,666,564	523,190	80.4%	(66,627)	(24,094)	114,174	\$5.46
Southern								
Bulk Distribution	10	2,431,118	549,450	77.4%	(23,700)	(33,750)	200,000	\$4.00
Office/Warehouse	55	1,329,956	198,856	85.0%	15,928	(13,177)	0	\$6.06
Service Center	12	186,863	20,350	89.1%	(3,200)	(5,500)	0	\$7.35
	77	3,947,937	768,656	80.5%	(10,972)	(52,427)	200,000	\$4.62
Southwestern								
Bulk Distribution	7	1,846,570	736,680	60.1%	(52,000)	(52,000)	52,000	\$3.59
Office/Warehouse	16	380,792	81,400	78.6%	27,900	9,200	0	\$6.03
Service Center	1	21,315	21,315	0.0%	0	0	0	\$7.95
	24	2,248,677	839,395	62.7%	(24,100)	(42,800)	52,000	\$3.93

EGS Commercial Real Estate
Industrial Totals by Property Type
4th 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	2,340,879	77.5%	(206,156)	(171,341)	374,175	\$3.60
Office/Warehouse	88	2,637,583	399,005	84.9%	42,715	3,510	-	\$6.05
Service Center	46	1,251,888	275,992	78.0%	(8,866)	2,952	4,124	\$6.90
TOTAL	222	14,307,606	3,015,876	78.9%	(172,307)	(164,879)	378,299	\$4.23
Bulk Distribution								
Central	47	3,469,306	562,136	83.8%	30,055	14,055	10,375	\$2.77
Eastern	8	1,012,400	209,732	79.3%	(106,600)	(78,000)	0	\$3.91
Oxmoor Valley	16	1,658,741	282,881	82.9%	(53,911)	(21,646)	111,800	\$4.29
Southern	10	2,431,118	549,450	77.4%	(23,700)	(33,750)	200,000	\$4.00
Southwestern	7	1,846,570	736,680	60.1%	(52,000)	(52,000)	52,000	\$3.59
TOTAL	88	10,418,135	2,340,879	77.5%	(206,156)	(171,341)	374,175	\$3.60
Office/Warehouse								
Central	9	277,635	39,799	85.7%	(11,163)	(663)	0	\$4.41
Eastern	6	201,550	4,950	97.5%	16,050	9,900	0	\$6.50
Oxmoor Valley	17	447,650	74,000	83.5%	(6,000)	(1,750)	0	\$6.89
Southern	55	1,329,956	198,856	85.0%	15,928	(13,177)	0	\$6.06
Southwestern	1	21,315	21,315	0.0%	0	0	0	\$7.95
TOTAL	88	2,278,106	338,920	85.1%	14,815	(5,690)	0	\$6.05
Service Center								
Central	17	450,387	56,318	87.5%	4,950	3,300	1,750	\$6.52
Eastern	2	33,150	11,700	64.7%	(3,900)	5,850	0	\$7.38
Oxmoor Valley	14	560,173	166,309	70.3%	(6,716)	(698)	2,374	\$6.81
Southern	12	186,863	20,350	89.1%	(3,200)	(5,500)	0	\$7.35
Southwestern	1	21,315	21,315	0.0%	0	0	0	\$7.95
TOTAL	46	1,230,573	254,677	79.3%	(8,866)	2,952	4,124	\$6.90