

EGS Commercial Real Estate
Industrial Totals by Submarket
1st Quarter 2013

Birmingham

	# Buildings	Total SF	Available SF	% Occupied	YTD Absorption	Quarterly Absorption	Sublease Available SF	Leasing Activity SF	Average Weighted Rental Rates
Total Market									
Total Central	71	4,180,504	792,290	81.0%	22,700	22,700	0	61,450	\$3.22
Total Eastern	16	1,247,100	225,852	81.9%	(10,000)	(10,000)	0	0	\$4.25
Total Oxmoor Valley	47	2,666,564	508,848	80.9%	70,431	70,431	80,199	80,002	\$5.83
Total Southern	77	3,948,003	430,250	89.1%	(67,454)	(67,454)	380,000	0	\$5.24
Total Southwestern	24	2,248,677	392,272	82.6%	45,000	45,000	0	40,000	\$3.95
TOTAL	235	14,290,848	2,349,512	83.6%	60,677	60,677	460,199	181,452	\$4.38
Central									
Bulk Distribution	47	3,469,306	683,461	80.3%	21,050	21,050	0	59,800	\$2.87
Office/Warehouse	9	277,635	49,275	82.3%	0	0	0	0	\$4.37
Service Center	15	433,563	59,554	86.3%	1,650	1,650	0	1,650	\$6.27
	71	4,180,504	792,290	81.0%	22,700	22,700	0	61,450	\$3.22
Eastern									
Bulk Distribution	8	1,012,400	181,552	82.1%	0	0	0	0	\$3.85
Office/Warehouse	6	201,550	34,550	82.9%	(10,000)	(10,000)	0	0	\$5.89
Service Center	2	33,150	9,750	70.6%	0	0	0	0	\$6.00
	16	1,247,100	225,852	81.9%	(10,000)	(10,000)	0	0	\$4.25
Oxmoor Valley									
Bulk Distribution	16	1,658,741	249,229	85.0%	48,405	48,405	77,825	48,405	\$4.35
Office/Warehouse	17	447,650	87,344	80.5%	23,089	23,089	0	28,939	\$7.76
Service Center	14	560,173	172,275	69.2%	(1,063)	(1,063)	2,374	2,658	\$7.00
	47	2,666,564	508,848	80.9%	70,431	70,431	80,199	80,002	\$5.83
Southern									
Bulk Distribution	10	2,431,184	293,000	87.9%	(20,000)	(20,000)	375,000	0	\$3.97
Office/Warehouse	55	1,329,956	135,750	89.8%	(49,854)	(49,854)	5,000	0	\$7.97
Service Center	12	186,863	1,500	99.2%	2,400	2,400	0	0	\$7.50
	77	3,948,003	430,250	89.1%	(67,454)	(67,454)	380,000	0	\$5.24
Southwestern									
Bulk Distribution	7	1,846,570	304,100	83.5%	40,000	40,000	0	40,000	\$3.25
Office/Warehouse	16	380,792	70,857	81.4%	5,000	5,000	0	0	\$6.23
Service Center	1	21,315	17,315	18.8%	0	0	0	0	\$7.00
	24	2,248,677	392,272	82.6%	45,000	45,000	0	40,000	\$3.95

EGS Commercial Real Estate
Industrial Totals by Property Type
1st Quarter 2013

Birmingham

	# Buildings	Total SF	Available SF	% Occupied	YTD Absorption	Quarterly Absorption	Sublease Available SF	Leasing Activity SF	Average Weighted Rental Rates
Total Market									
Bulk Distribution	88	10,418,201	1,711,342	83.6%	89,455	89,455	452,825	148,205	\$3.45
Office/Warehouse	88	2,637,583	377,776	85.7%	(31,765)	(31,765)	5,000	28,939	\$6.93
Service Center	44	1,235,064	260,394	78.9%	2,987	2,987	2,374	4,308	\$6.80
TOTAL	220	14,290,848	2,349,512	83.6%	60,677	60,677	460,199	181,452	\$4.38
Bulk Distribution									
Central	47	3,469,306	683,461	80.3%	21,050	21,050	0	59,800	\$2.87
Eastern	8	1,012,400	181,552	82.1%	0	0	0	0	\$3.85
Oxmoor Valley	16	1,658,741	249,229	85.0%	48,405	48,405	77,825	48,405	\$4.35
Southern	10	2,431,184	293,000	87.9%	(20,000)	(20,000)	375,000	0	\$3.97
Southwestern	7	1,846,570	304,100	83.5%	40,000	40,000	0	40,000	\$3.25
TOTAL	88	10,418,201	1,711,342	83.6%	89,455	89,455	452,825	148,205	\$3.45
Office/Warehouse									
Central	9	277,635	49,275	82.3%	0	0	0	0	\$4.37
Eastern	6	201,550	34,550	82.9%	(10,000)	(10,000)	0	0	\$5.89
Oxmoor Valley	17	447,650	87,344	80.5%	23,089	23,089	0	28,939	\$7.76
Southern	55	1,329,956	135,750	89.8%	(49,854)	(49,854)	5,000	0	\$7.97
Southwestern	16	380,792	70,857	81.4%	5,000	5,000	0	0	\$7.00
TOTAL	103	2,637,583	377,776	85.7%	(31,765)	(31,765)	5,000	28,939	\$6.93
Service Center									
Central	15	433,563	59,554	86.3%	1,650	1,650	0	1,650	\$6.27
Eastern	2	33,150	9,750	70.6%	0	0	0	0	\$6.00
Oxmoor Valley	14	560,173	172,275	69.2%	(1,063)	(1,063)	2,374	2,658	\$7.00
Southern	12	186,863	1,500	99.2%	2,400	2,400	0	0	\$7.50
Southwestern	1	21,315	17,315	18.8%	0	0	0	0	\$7.00
TOTAL	44	1,235,064	260,394	78.9%	2,987	2,987	2,374	4,308	\$6.80