

EGS Commercial Real Estate
Retail Totals by Submarket
1st Quarter 2012

Birmingham

	# Buildings	Total SF	Available SF	% Occupied	YTD Absorption	Quarterly Absorption	Average Weighted Rental Rates
Total Market							
Central	34	3,520,737	463,257	86.8%	(28,719)	(28,719)	\$13.91
Eastern	28	3,763,468	465,114	87.6%	24,694	24,694	\$9.65
Eastwood/Irondale	9	1,648,783	203,580	87.7%	20,380	20,380	\$11.35
Highway 280	22	3,508,468	446,925	87.3%	(35,778)	(35,778)	\$18.65
Highway 31 South	15	1,873,837	144,702	92.3%	(10,590)	(10,590)	\$12.82
Hoover/Riverchase	23	4,908,643	597,930	87.8%	(58,772)	(58,772)	\$29.65
Northern	14	2,029,226	446,746	78.0%	(12,324)	(12,324)	\$8.54
Western	19	3,162,117	573,430	81.9%	7,525	7,525	\$9.46
TOTAL	164	24,415,279	3,341,684	86.3%	(93,584)	(93,584)	\$15.00
Central							
Unanchored & Specialty Neighborhood	13	561,906	70,164	87.5%	(17,188)	(17,188)	\$10.83
Community & Power	14	738,034	75,573	89.8%	212	212	\$12.26
Regional & Super Regional	6	1,470,043	278,565	81.1%	(5,523)	(5,523)	\$16.31
	1	750,754	38,955	94.8%	(6,220)	(6,220)	\$25.00
TOTAL	34	3,520,737	463,257	86.8%	(28,719)	(28,719)	\$13.91
Eastern							
Unanchored & Specialty Neighborhood	9	280,963	43,866	84.4%	4,057	4,057	\$8.06
Community & Power	12	1,115,798	189,944	83.0%	330	330	\$9.26
	7	2,366,707	231,304	90.2%	20,307	20,307	\$10.28
TOTAL	28	3,763,468	465,114	87.6%	24,694	24,694	\$9.65
Eastwood/Irondale							
Unanchored & Specialty Neighborhood	1	44,000	4,000	90.9%	0	0	\$12.00
Community & Power	3	165,147	0	100.0%	9,580	9,580	\$8.16
	5	1,439,636	199,580	86.1%	10,800	10,800	\$11.33
TOTAL	9	1,648,783	203,580	87.7%	20,380	20,380	\$11.35
Highway 280							
Unanchored & Specialty Neighborhood	13	568,153	118,343	79.2%	(20,899)	(20,899)	\$17.00
Community & Power	4	286,665	80,298	72.0%	2,761	2,761	\$17.17
	4	1,753,650	236,084	86.5%	(15,440)	(15,440)	\$19.39
Regional & Super Regional	1	900,000	12,200	98.6%	(2,200)	(2,200)	\$30.00
TOTAL	22	3,508,468	446,925	87.3%	(35,778)	(35,778)	\$18.65
Highway 31 South							
Unanchored & Specialty Neighborhood	1	54,000	12,000	77.8%	(6,000)	(6,000)	\$9.00
Community & Power	10	867,478	114,856	86.8%	2,380	2,380	\$12.43
	4	952,359	17,846	98.1%	(6,970)	(6,970)	\$17.93
TOTAL	15	1,873,837	144,702	92.3%	(10,590)	(10,590)	\$12.82
Hoover/Riverchase							
Unanchored & Specialty Neighborhood	6	243,416	54,958	77.4%	(10,455)	(10,455)	\$15.29
Community & Power	5	386,031	92,962	75.9%	(5,996)	(5,996)	\$11.91
	10	1,953,938	128,283	93.4%	(35,618)	(35,618)	\$17.14
Regional & Super Regional	2	2,325,258	321,727	86.2%	(6,703)	(6,703)	\$42.21
TOTAL	23	4,908,643	597,930	87.8%	(58,772)	(58,772)	\$29.65
Northern							
Unanchored & Specialty Neighborhood	1	43,980	1	100.0%	0	0	\$9.00
Community & Power	8	972,749	296,613	69.5%	(2,100)	(2,100)	\$7.99
	5	1,012,497	150,132	85.2%	(10,224)	(10,224)	\$9.63
TOTAL	14	2,029,226	446,746	78.0%	(12,324)	(12,324)	\$8.54
Western							
Unanchored & Specialty Neighborhood	1	30,000	1	100.0%	0	0	\$6.00
Community & Power	11	926,667	192,396	79.2%	(4,325)	(4,325)	\$6.94
	6	1,661,044	230,033	86.2%	11,850	11,850	\$8.60
Regional & Super Regional	1	544,406	151,000	72.3%	0	0	\$14.00
TOTAL	19	3,162,117	573,430	81.9%	7,525	7,525	\$9.46

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1st Quarter 2012

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	# Buildings	Total SF	Available SF	% Occupied	YTD Absorption	Quarterly Absorption	Average Weighted Rental Rates
Total Market							
Unanchored & Specialty Neighborhood	45	1,826,418	303,333	83.4%	(50,485)	(50,485)	\$12.33
Community & Power	67	5,458,569	1,042,642	80.9%	2,842	2,842	\$9.88
Regional & Super Regional	47	12,609,874	1,471,827	88.3%	(30,818)	(30,818)	\$13.39
Regional & Super Regional	5	4,520,418	523,882	88.4%	(15,123)	(15,123)	\$32.52
TOTAL	164	24,415,279	3,341,684	86.3%	(93,584)	(93,584)	\$15.00
Unanchored & Specialty							
Central	13	561,906	70,164	87.5%	(17,188)	(17,188)	\$10.83
Eastern	9	280,963	43,866	84.4%	4,057	4,057	\$8.06
Eastwood/Irondale	1	44,000	4,000	90.9%	0	0	\$12.00
Highway 280	13	568,153	118,343	79.2%	(20,899)	(20,899)	\$17.00
Highway 31 South	1	54,000	12,000	77.8%	(6,000)	(6,000)	\$9.00
Hoover/Riverchase	6	243,416	54,958	77.4%	(10,455)	(10,455)	\$15.29
Northern	1	43,980	1	100.0%	0	0	\$9.00
Western	1	30,000	1	100.0%	0	0	\$6.00
	45	1,826,418	303,333	83.4%	(50,485)	(50,485)	\$12.33
Neighborhood							
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Highway 280	4	286,665	80,298	72.0%	2,761	2,761	\$17.17
Highway 31 South	10	867,478	114,856	86.8%	2,380	2,380	\$12.43
Hoover/Riverchase	5	386,031	92,962	75.9%	(5,996)	(5,996)	\$11.91
Northern	8	972,749	296,613	69.5%	(2,100)	(2,100)	\$7.99
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	67	5,458,569	1,042,642	80.9%	2,842	2,842	\$9.88
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Hoover/Riverchase	10	1,953,938	128,283	93.4%	(35,618)	(35,618)	\$17.14
Northern	5	1,012,497	150,132	85.2%	(10,224)	(10,224)	\$9.63
Western	6	1,661,044	230,033	86.2%	11,850	11,850	\$8.60
	47	12,609,874	1,471,827	88.3%	(30,818)	(30,818)	\$13.39
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Hoover/Riverchase	2	2,325,258	321,727	86.2%	(6,703)	(6,703)	\$42.21
Western	1	544,406	151,000	72.3%	0	0	\$14.00
	5	4,520,418	523,882	88.4%	(15,123)	(15,123)	\$32.52