

EGS Commercial Real Estate
Retail Totals by Submarket
2nd Quarter 2012 Summary

Birmingham

	# Buildings	Total SF	Available SF	% Occupied	YTD Absorption	Quarterly Absorption	Average Weighted Rental Rates
Total Market							
Central	34	3,520,737	444,560	87.4%	(10,022)	18,697	\$13.68
Eastern	28	3,763,468	462,925	87.7%	26,883	2,189	\$9.63
Eastwood/Irondale	9	1,651,085	212,190	87.1%	11,770	(8,610)	\$11.37
Highway 280	22	3,508,468	433,724	87.6%	(22,577)	13,201	\$18.39
Highway 31 South	15	1,873,837	140,538	92.5%	(6,426)	4,164	\$12.80
Hoover/Riverchase	23	4,908,643	566,650	88.5%	(27,492)	31,280	\$29.41
Northern	14	2,029,226	449,086	77.9%	(14,664)	(2,340)	\$8.55
Western	19	3,162,117	495,818	84.3%	115,325	107,800	\$9.81
TOTAL	164	24,417,581	3,205,491	86.9%	72,797	166,381	\$14.91
Central							
Unanchored & Specialty Neighborhood	13	561,906	64,928	88.4%	(11,952)	5,236	\$10.50
Community & Power	14	738,034	74,213	89.9%	1,572	1,360	\$12.19
Regional & Super Regional	6	1,470,043	268,464	81.7%	4,578	10,101	\$16.16
	1	750,754	36,955	95.1%	(4,220)	2,000	\$25.00
	34	3,520,737	444,560	87.4%	(10,022)	18,697	\$13.68
Eastern							
Unanchored & Specialty Neighborhood	9	280,963	45,402	83.8%	2,521	(1,536)	\$8.41
Community & Power	12	1,115,798	186,219	83.3%	4,055	3,725	\$9.12
	7	2,366,707	231,304	90.2%	20,307	0	\$10.28
	28	3,763,468	462,925	87.7%	26,883	2,189	\$9.63
Eastwood/Irondale							
Unanchored & Specialty Neighborhood	1	44,000	4,000	90.9%	0	0	\$12.00
Community & Power	3	167,449	8,610	94.9%	970	(8,610)	\$12.00
	5	1,439,636	199,580	86.1%	10,800	0	\$11.33
	9	1,651,085	212,190	87.1%	11,770	(8,610)	\$11.37
Highway 280							
Unanchored & Specialty Neighborhood	13	568,153	120,456	78.8%	(23,012)	(2,113)	\$17.04
Community & Power	4	286,665	81,694	71.5%	1,365	(1,396)	\$17.17
	4	1,753,650	229,984	86.9%	(9,340)	6,100	\$19.46
	1	900,000	1,590	99.8%	8,410	10,610	\$30.00
	22	3,508,468	433,724	87.6%	(22,577)	13,201	\$18.39
Highway 31 South							
Unanchored & Specialty Neighborhood	1	54,000	12,000	77.8%	(6,000)	0	\$9.00
Community & Power	10	867,478	112,036	87.1%	5,200	2,820	\$12.36
	4	952,359	16,502	98.3%	(5,626)	1,344	\$18.58
	15	1,873,837	140,538	92.5%	(6,426)	4,164	\$12.80
Hoover/Riverchase							
Unanchored & Specialty Neighborhood	6	243,416	47,361	80.5%	(2,858)	7,597	\$14.86
Community & Power	5	386,031	92,962	75.9%	(5,996)	0	\$11.91
	10	1,953,938	130,812	93.3%	(38,147)	(2,529)	\$17.08
	2	2,325,258	295,515	87.3%	19,509	26,212	\$42.71
	23	4,908,643	566,650	88.5%	(27,492)	31,280	\$29.41
Northern							
Unanchored & Specialty Neighborhood	1	43,980	1	100.0%	0	0	\$9.00
Community & Power	8	972,749	298,953	69.3%	(4,440)	(2,340)	\$8.00
	5	1,012,497	150,132	85.2%	(10,224)	0	\$9.63
	14	2,029,226	449,086	77.9%	(14,664)	(2,340)	\$8.55
Western							
Unanchored & Specialty Neighborhood	1	30,000	1	100.0%	0	0	\$6.00
Community & Power	11	926,667	189,196	79.6%	(1,125)	3,200	\$6.83
	6	1,661,044	155,621	90.6%	116,450	104,600	\$9.37
	1	544,406	151,000	72.3%	0	0	\$14.00
	19	3,162,117	495,818	84.3%	115,325	107,800	\$9.81

EGS Commercial Real Estate
Retail Totals by Property Type
2nd Quarter 2012 Summary

Birmingham

	# Buildings	Total SF	Available SF	% Occupied	YTD Absorption	Quarterly Absorption	Average Weighted Rental Rates
Total Market							
Unanchored & Specialty Neighborhood	45	1,826,418	294,149	83.9%	(41,301)	9,184	\$12.14
Community & Power	67	5,460,871	1,043,883	80.9%	1,601	(1,241)	\$9.85
Regional & Super Regional	47	12,609,874	1,382,399	89.0%	88,798	119,616	\$13.67
Regional & Super Regional	5	4,520,418	485,060	89.3%	23,699	38,822	\$32.38
TOTAL	164	24,417,581	3,205,491	86.9%	72,797	166,381	\$14.91
Unanchored & Specialty							
Central	13	561,906	64,928	88.4%	(11,952)	5,236	\$10.50
Eastern	9	280,963	45,402	83.8%	2,521	(1,536)	\$8.41
Eastwood/Irondale	1	44,000	4,000	90.9%	0	0	\$12.00
Highway 280	13	568,153	120,456	78.8%	(23,012)	(2,113)	\$17.04
Highway 31 South	1	54,000	12,000	77.8%	(6,000)	0	\$9.00
Hoover/Riverchase	6	243,416	47,361	80.5%	(2,858)	7,597	\$14.86
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	294,149	83.9%	(41,301)	9,184	\$12.14
Neighborhood							
Central	14	738,034	74,213	89.9%	1,572	1,360	\$12.19
Eastern	12	1,115,798	186,219	83.3%	4,055	3,725	\$9.12
Eastwood/Irondale	3	167,449	8,610	94.9%	970	(8,610)	\$12.00
Highway 280	4	286,665	81,694	71.5%	1,365	(1,396)	\$17.17
Highway 31 South	10	867,478	112,036	87.1%	5,200	2,820	\$12.36
Hoover/Riverchase	5	386,031	92,962	75.9%	(5,996)	0	\$11.91
Northern	8	972,749	298,953	69.3%	(4,440)	(2,340)	\$8.00
Western	11	926,667	189,196	79.6%	(1,125)	3,200	\$6.83
	67	5,460,871	1,043,883	80.9%	1,601	(1,241)	\$9.85
Community & Power							
Central	6	1,470,043	268,464	81.7%	4,578	10,101	\$16.16
Eastern	7	2,366,707	231,304	90.2%	20,307	0	\$10.28
Eastwood/Irondale	5	1,439,636	199,580	86.1%	10,800	0	\$11.33
Highway 280	4	1,753,650	229,984	86.9%	(9,340)	6,100	\$19.46
Highway 31 South	4	952,359	16,502	98.3%	(5,626)	1,344	\$18.58
Hoover/Riverchase	10	1,953,938	130,812	93.3%	(38,147)	(2,529)	\$17.08
Northern	5	1,012,497	150,132	85.2%	(10,224)	0	\$9.63
Western	6	1,661,044	155,621	90.6%	116,450	104,600	\$9.37
	47	12,609,874	1,382,399	89.0%	88,798	119,616	\$13.67
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Central	1	750,754	36,955	95.1%	(4,220)	2,000	\$25.00
Highway 280	1	900,000	1,590	99.8%	8,410	10,610	\$30.00
Hoover/Riverchase	2	2,325,258	295,515	87.3%	19,509	26,212	\$42.71
Western	1	544,406	151,000	72.3%	0	0	\$14.00
	5	4,520,418	485,060	89.3%	23,699	38,822	\$32.38