

EGS Commercial Real Estate
Industrial Totals by Submarket
2nd 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	802,200	80.8%	12,790	(9,910)	0	51,464	\$3.31
Total Eastern	16	1,247,100	216,952	82.6%	(1,100)	8,900	0	8,900	\$4.35
Total Oxmoor Valley	47	2,666,564	467,762	82.5%	111,517	41,086	80,199	50,303	\$5.82
Total Southern	77	3,948,003	463,075	88.3%	(100,279)	(32,825)	5,000	372,420	\$5.23
Total Southwestern	24	2,248,677	440,272	80.4%	(3,000)	(48,000)	0	79,200	\$4.01
TOTAL	235	14,290,848	2,390,261	83.3%	19,928	(40,749)	85,199	562,287	\$4.39
Central									
Bulk Distribution	47	3,469,306	695,047	80.0%	9,464	(11,586)	0	43,214	\$2.85
Office/Warehouse	9	277,635	41,025	85.2%	8,250	8,250	0	8,250	\$4.22
Service Center	15	433,563	66,128	84.7%	(4,924)	(6,574)	0	0	\$7.53
	71	4,180,504	802,200	80.8%	12,790	(9,910)	0	51,464	\$3.31
Eastern									
Bulk Distribution	8	1,012,400	181,552	82.1%	0	0	0	0	\$4.00
Office/Warehouse	6	201,550	29,550	85.3%	(5,000)	5,000	0	5,000	\$6.12
Service Center	2	33,150	5,850	82.4%	3,900	3,900	0	3,900	\$6.50
	16	1,247,100	216,952	82.6%	(1,100)	8,900	0	8,900	\$4.35
Oxmoor Valley									
Bulk Distribution	16	1,658,741	223,229	86.5%	74,405	26,000	77,825	26,000	\$4.32
Office/Warehouse	17	447,650	87,493	80.5%	22,940	(149)	0	0	\$7.82
Service Center	14	560,173	157,040	72.0%	14,172	15,235	2,374	24,303	\$6.83
	47	2,666,564	467,762	82.5%	111,517	41,086	80,199	50,303	\$5.82
Southern									
Bulk Distribution	10	2,431,184	293,000	87.9%	(20,000)	0	0	349,520	\$3.97
Office/Warehouse	55	1,329,956	160,875	87.9%	(74,979)	(25,125)	5,000	22,900	\$7.38
Service Center	12	186,863	9,200	95.1%	(5,300)	(7,700)	0	0	\$7.75
	77	3,948,003	463,075	88.3%	(100,279)	(32,825)	5,000	372,420	\$5.23
Southwestern									
Bulk Distribution	7	1,846,570	325,700	82.4%	18,400	(21,600)	0	79,200	\$3.25
Office/Warehouse	16	380,792	97,257	74.5%	(21,400)	(26,400)	0	0	\$6.01
Service Center	1	21,315	17,315	18.8%	0	0	0	0	\$7.00
	24	2,248,677	440,272	80.4%	(3,000)	(48,000)	0	79,200	\$4.01

EGS Commercial Real Estate
Industrial Totals by Property Type
2nd 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	1,718,528	83.5%	82,269	(7,186)	77,825	497,934	\$3.43
Office/Warehouse	88	2,637,583	416,200	84.2%	(70,189)	(38,424)	5,000	36,150	\$6.75
Service Center	44	1,235,064	255,533	79.3%	7,848	4,861	2,374	28,203	\$7.05
TOTAL	220	14,290,848	2,390,261	83.3%	19,928	(40,749)	85,199	562,287	\$4.39
Bulk Distribution									
Central	47	3,469,306	695,047	80.0%	9,464	(11,586)	0	43,214	\$2.85
Eastern	8	1,012,400	181,552	82.1%	0	0	0	0	\$4.00
Oxmoor Valley	16	1,658,741	223,229	86.5%	74,405	26,000	77,825	26,000	\$4.32
Southern	10	2,431,184	293,000	87.9%	(20,000)	0	0	349,520	\$3.97
Southwestern	7	1,846,570	325,700	82.4%	18,400	(21,600)	0	79,200	\$3.25
	88	10,418,201	1,718,528	83.5%	82,269	(7,186)	77,825	497,934	\$3.43
Office/Warehouse									
Central	9	277,635	41,025	85.2%	8,250	8,250	0	8,250	\$4.22
Eastern	6	201,550	29,550	85.3%	(5,000)	5,000	0	5,000	\$6.12
Oxmoor Valley	17	447,650	87,493	80.5%	22,940	(149)	0	0	\$7.82
Southern	55	1,329,956	160,875	87.9%	(74,979)	(25,125)	5,000	22,900	\$7.38
Southwestern	16	380,792	97,257	74.5%	(21,400)	(26,400)	0	0	\$7.00
	103	2,637,583	416,200	84.2%	(70,189)	(38,424)	5,000	36,150	\$6.75
Service Center									
Central	15	433,563	66,128	84.7%	(4,924)	(6,574)	0	0	\$7.53
Eastern	2	33,150	5,850	82.4%	3,900	3,900	0	3,900	\$6.50
Oxmoor Valley	14	560,173	157,040	72.0%	14,172	15,235	2,374	24,303	\$6.83
Southern	12	186,863	9,200	95.1%	(5,300)	(7,700)	0	0	\$7.75
Southwestern	1	21,315	17,315	18.8%	0	0	0	0	\$7.00
	44	1,235,064	255,533	79.3%	7,848	4,861	2,374	28,203	\$7.05