

EGS Commercial Real Estate

Retail Totals by Submarket

4th 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	363,437	89.7%	53,582	74,878	\$16.00
Eastern	28	3,763,468	480,787	87.2%	48,596	(16,602)	\$9.82
Eastwood/Irondale	9	1,651,085	135,587	91.8%	68,586	76,603	\$11.01
Highway 280	22	3,508,468	384,043	89.1%	27,022	35,392	\$18.69
Highway 31 South	15	1,873,837	119,731	93.6%	(19,114)	10,637	\$12.71
Hoover/Riverchase	23	4,908,643	380,181	92.3%	130,338	182,788	\$23.15
Northern	14	2,029,226	395,451	80.5%	(98,180)	53,635	\$8.65
Western	19	3,162,117	525,209	83.4%	(107,578)	(28,191)	\$8.68
TOTAL	164	24,417,581	2,784,426	88.6%	103,252	389,140	\$13.47
Central							
Unanchored & Specialty	13	561,906	62,120	88.9%	(22,658)	2,808	\$13.71
Neighborhood	14	738,034	83,201	88.7%	(7,416)	20,097	\$13.72
Community & Power	6	1,470,043	187,006	87.3%	82,031	(34,208)	\$16.27
Regional & Super Regional	1	750,754	31,110	95.9%	1,625	86,181	\$25.00
	34	3,520,737	363,437	89.7%	53,582	74,878	\$16.00
Eastern							
Unanchored & Specialty	9	280,963	55,298	80.3%	4,300	(8,796)	\$8.56
Neighborhood	12	1,115,798	183,809	83.5%	6,465	2,570	\$9.09
Community & Power	7	2,366,707	241,680	89.8%	37,831	(10,376)	\$10.66
	28	3,763,468	480,787	87.2%	48,596	(16,602)	\$9.82
Eastwood/Irondale							
Unanchored & Specialty	1	44,000	4,000	90.9%	0	0	\$12.00
Neighborhood	3	167,449	8,610	94.9%	970	0	\$12.00
Community & Power	5	1,439,636	122,977	91.5%	67,616	76,603	\$10.91
	9	1,651,085	135,587	91.8%	68,586	76,603	\$11.01
Highway 280							
Unanchored & Specialty	13	568,153	96,808	83.0%	636	9,359	\$17.22
Neighborhood	4	286,665	74,206	74.1%	8,853	(122)	\$17.18
Community & Power	4	1,753,650	203,483	88.4%	(17,921)	(10,981)	\$19.41
Regional & Super Regional	1	900,000	9,546	98.9%	35,454	37,136	\$30.00
	22	3,508,468	384,043	89.1%	27,022	35,392	\$18.69
Highway 31 South							
Unanchored & Specialty	1	54,000	12,000	77.8%	(6,000)	0	\$9.00
Neighborhood	10	867,478	91,266	89.5%	(17,230)	10,600	\$12.04
Community & Power	4	952,359	16,465	98.3%	4,116	37	\$19.11
	15	1,873,837	119,731	93.6%	(19,114)	10,637	\$12.71
Hoover/Riverchase							
Unanchored & Specialty	6	243,416	43,761	82.0%	(20,729)	4,000	\$14.96
Neighborhood	5	386,031	93,029	75.9%	(13,231)	205,686	\$11.94
Community & Power	10	1,953,938	117,278	94.0%	(24,613)	60,640	\$17.19
Regional & Super Regional	2	2,325,258	126,113	94.6%	188,911	(87,538)	\$39.81
	23	4,908,643	380,181	92.3%	130,338	182,788	\$23.15
Northern							
Unanchored & Specialty	1	43,980	0	100.0%	0	1	\$9.00
Neighborhood	8	972,749	245,319	74.8%	(87,956)	53,634	\$8.06
Community & Power	5	1,012,497	150,132	85.2%	(10,224)	0	\$9.63
	14	2,029,226	395,451	80.5%	(98,180)	53,635	\$8.65
Western							
Unanchored & Specialty	1	30,000	0	100.0%	0	1	\$6.00
Neighborhood	11	926,667	189,796	79.5%	(33,117)	120,000	\$6.94
Community & Power	6	1,661,044	296,413	82.2%	(74,461)	(162,511)	\$9.09
Regional & Super Regional	1	544,406	39,000	92.8%	0	14,319	\$14.00
	19	3,162,117	525,209	83.4%	(107,578)	(28,191)	\$8.68

EGS Commercial Real Estate

Retail Totals by Property Type
4th Quarter 2012 Summary

Birmingham

	# Buildings	Total SF	Available SF	% Occupied	YTD Absorption	Quarterly Absorption	Average Weighted Rental Rates
Total Market							
Unanchored & Specialty	45	1,826,418	273,987	85.0%	(44,451)	7,373	\$13.88
Neighborhood	67	5,460,871	969,236	82.3%	(142,662)	412,465	\$10.00
Community & Power	47	12,609,874	1,335,434	89.4%	64,375	(80,796)	\$13.01
Regional & Super Regional	5	4,520,418	205,769	95.4%	225,990	50,098	\$32.22
TOTAL	164	24,417,581	2,784,426	88.6%	103,252	389,140	\$13.47
Unanchored & Specialty							
Central	13	561,906	62,120	88.9%	(22,658)	2,808	\$13.71
Eastern	9	280,963	55,298	80.3%	4,300	(8,796)	\$8.56
Eastwood/Irondale	1	44,000	4,000	90.9%	0	0	\$12.00
Highway 280	13	568,153	96,808	83.0%	636	9,359	\$17.22
Highway 31 South	1	54,000	12,000	77.8%	(6,000)	0	\$9.00
Hoover/Riverchase	6	243,416	43,761	82.0%	(20,729)	4,000	\$14.96
Northern	1	43,980	-	100.0%	0	1	\$9.00
Western	1	30,000	-	100.0%	0	1	\$6.00
	45	1,826,418	273,987	85.0%	(44,451)	7,373	\$13.88
Neighborhood							
Central	14	738,034	83,201	88.7%	(7,416)	20,097	\$13.72
Eastern	12	1,115,798	183,809	83.5%	6,465	2,570	\$9.09
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Highway 280	4	286,665	74,206	74.1%	8,853	(122)	\$17.18
Highway 31 South	10	867,478	91,266	89.5%	(17,230)	10,600	\$12.04
Hoover/Riverchase	5	386,031	93,029	75.9%	(13,231)	205,686	\$11.94
Northern	8	972,749	245,319	74.8%	(87,956)	53,634	\$8.06
Western	11	926,667	189,796	79.5%	(33,117)	120,000	\$6.94
	67	5,460,871	969,236	82.3%	(142,662)	412,465	\$10.00
Community & Power							
Central	6	1,470,043	187,006	87.3%	82,031	(34,208)	\$16.27
Eastern	7	2,366,707	241,680	89.8%	37,831	(10,376)	\$10.66
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Hoover/Riverchase	10	1,953,938	117,278	94.0%	(24,613)	60,640	\$17.19
Northern	5	1,012,497	150,132	85.2%	(10,224)	0	\$9.63
Western	6	1,661,044	296,413	82.2%	(74,461)	(162,511)	\$9.09
	47	12,609,874	1,335,434	89.4%	64,375	(80,796)	\$13.01
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Central	1	750,754	31,110	95.9%	1,625	86,181	\$25.00
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Hoover/Riverchase	2	2,325,258	126,113	94.6%	188,911	(87,538)	\$39.81
Western	1	544,406	39,000	92.8%	0	14,319	\$14.00
	5	4,520,418	205,769	95.4%	225,990	50,098	\$32.22