

EGS Commercial Real Estate

Retail Totals by Submarket

2nd Quarter 2013 Summary

Birmingham

	# Buildings	Total SF	Available SF	% Occupied	YTD Absorption	Quarterly Absorption	Average Weighted Rental Rates
Total Market							
Central	34	3,520,737	348,648	90.1%	14,789	14,554	\$16.11
Eastern	28	3,763,468	475,167	87.4%	5,620	(2,674)	\$10.08
Eastwood/Irondale	9	1,651,085	68,010	95.9%	67,577	10,572	\$10.30
Highway 280	22	3,508,468	322,194	90.8%	61,849	14,379	\$18.75
Highway 31 South	15	1,873,837	61,250	96.7%	58,481	18,072	\$12.60
Hoover/Riverchase	23	4,908,643	281,912	94.3%	98,269	39,095	\$21.26
Northern	14	2,029,226	330,682	83.7%	29,344	31,044	\$8.27
Western	19	3,162,117	689,442	78.2%	(5,572)	4,560	\$8.90
TOTAL	164	24,417,581	2,577,305	89.4%	330,357	129,602	\$10.39
Central							
Unanchored & Specialty Neighborhood	13	561,906	70,789	87.4%	(8,669)	(2,460)	\$12.94
Community & Power	14	738,034	45,906	93.8%	37,295	29,309	\$14.56
Regional & Super Regional	6	1,470,043	190,828	87.0%	(3,822)	(2,280)	\$15.74
	1	750,754	41,125	94.5%	(10,015)	(10,015)	\$25.00
	34	3,520,737	348,648	90.1%	14,789	14,554	\$16.11
Eastern							
Unanchored & Specialty Neighborhood	9	280,963	39,570	85.9%	15,728	1,551	\$10.20
Community & Power	12	1,115,798	187,118	83.2%	(3,309)	(3,975)	\$9.13
	7	2,366,707	248,479	89.5%	(6,799)	(250)	\$10.77
	28	3,763,468	475,167	87.4%	5,620	(2,674)	\$10.08
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%	0	0	\$9.00
	5	1,439,636	55,400	96.2%	67,577	10,572	\$10.38
	9	1,651,085	68,010	95.9%	67,577	10,572	\$10.30
Highway 280							
Unanchored & Specialty Neighborhood	13	568,153	81,813	85.6%	14,995	11,296	\$16.76
Community & Power	4	286,665	72,903	74.6%	1,303	3,123	\$17.18
Regional & Super Regional	4	1,753,650	151,553	91.4%	51,930	(800)	\$19.40
	1	900,000	15,925	98.2%	(6,379)	760	\$30.00
	22	3,508,468	322,194	90.8%	61,849	14,379	\$18.75
Highway 31 South							
Unanchored & Specialty Neighborhood	1	54,000	3,000	94.4%	9,000	6,000	\$10.00
Community & Power	10	867,478	47,592	94.5%	43,674	1,225	\$12.10
	4	952,359	10,658	98.9%	5,807	10,847	\$15.59
	15	1,873,837	61,250	96.7%	58,481	18,072	\$12.60
Hoover/Riverchase							
Unanchored & Specialty Neighborhood	6	243,416	36,012	85.2%	7,749	5,620	\$14.61
Community & Power	5	386,031	40,191	89.6%	52,838	50,765	\$11.71
Regional & Super Regional	10	1,953,938	123,757	93.7%	(6,479)	2,075	\$18.35
	2	2,325,258	81,952	96.5%	44,161	(19,365)	\$33.25
	23	4,908,643	281,912	94.3%	98,269	39,095	\$21.26
Northern							
Unanchored & Specialty Neighborhood	1	43,980	0	100.0%	0	0	\$9.00
Community & Power	8	972,749	187,250	80.8%	22,644	22,344	\$7.39
	5	1,012,497	143,432	85.8%	6,700	8,700	\$9.42
	14	2,029,226	330,682	83.7%	29,344	31,044	\$8.27
Western							
Unanchored & Specialty Neighborhood	1	30,000	0	100.0%	0	0	\$6.00
Community & Power	11	926,667	181,807	80.4%	7,989	7,070	\$6.87
Regional & Super Regional	6	1,661,044	492,635	70.3%	(37,561)	(2,510)	\$9.49
	1	544,406	15,000	97.2%	24,000	0	\$14.00
	19	3,162,117	689,442	78.2%	(5,572)	4,560	\$8.90

EGS Commercial Real Estate

Retail Totals by Property Type
2nd Quarter 2013 Summary

Birmingham

	# Buildings	Total SF	Available SF	% Occupied	YTD Absorption	Quarterly Absorption	Average Weighted Rental Rates
Total Market							
Unanchored & Specialty	45	1,826,418	235,184	87.1%	38,803	22,007	\$13.98
Neighborhood	67	5,460,871	771,377	85.9%	162,434	109,861	\$9.58
Community & Power	47	12,609,874	1,416,742	88.8%	77,353	26,354	\$12.47
Regional & Super Regional	5	4,520,418	154,002	96.6%	51,767	(28,620)	\$28.84
TOTAL	164	24,417,581	2,577,305	89.4%	330,357	129,602	\$12.72
Unanchored & Specialty							
Central	13	561,906	70,789	87.4%	(8,669)	(2,460)	\$12.94
Eastern	9	280,963	39,570	85.9%	15,728	1,551	\$10.20
Eastwood/Irondale	1	44,000	4,000	90.9%	0	0	\$12.00
Highway 280	13	568,153	81,813	85.6%	14,995	11,296	\$16.76
Highway 31 South	1	54,000	3,000	94.4%	9,000	6,000	\$10.00
Hoover/Riverchase	6	243,416	36,012	85.2%	7,749	5,620	\$14.61
Northern	1	43,980	-	100.0%	0	0	\$9.00
Western	1	30,000	-	100.0%	0	0	\$6.00
	45	1,826,418	235,184	87.1%	38,803	22,007	\$13.98
Neighborhood							
Central	14	738,034	45,906	93.8%	37,295	29,309	\$14.56
Eastern	12	1,115,798	187,118	83.2%	(3,309)	(3,975)	\$9.13
Eastwood/Irondale	3	167,449	8,610	94.9%	0	0	\$9.00
Highway 280	4	286,665	72,903	74.6%	1,303	3,123	\$17.18
Highway 31 South	10	867,478	47,592	94.5%	43,674	1,225	\$12.10
Hoover/Riverchase	5	386,031	40,191	89.6%	52,838	50,765	\$11.71
Northern	8	972,749	187,250	80.8%	22,644	22,344	\$7.39
Western	11	926,667	181,807	80.4%	7,989	7,070	\$6.87
	67	5,460,871	771,377	85.9%	162,434	109,861	\$9.58
Community & Power							
Central	6	1,470,043	190,828	87.0%	(3,822)	(2,280)	\$15.74
Eastern	7	2,366,707	248,479	89.5%	(6,799)	(250)	\$10.77
Eastwood/Irondale	5	1,439,636	55,400	96.2%	67,577	10,572	\$10.38
Highway 280	4	1,753,650	151,553	91.4%	51,930	(800)	\$19.40
Highway 31 South	4	952,359	10,658	98.9%	5,807	10,847	\$15.59
Hoover/Riverchase	10	1,953,938	123,757	93.7%	(6,479)	2,075	\$18.35
Northern	5	1,012,497	143,432	85.8%	6,700	8,700	\$9.42
Western	6	1,661,044	492,635	70.3%	(37,561)	(2,510)	\$9.49
	47	12,609,874	1,416,742	88.8%	77,353	26,354	\$12.47
Regional & Super Regional							
Central	1	750,754	41,125	94.5%	(10,015)	(10,015)	\$25.00
Highway 280	1	900,000	15,925	98.2%	(6,379)	760	\$30.00
Hoover/Riverchase	2	2,325,258	81,952	96.5%	44,161	(19,365)	\$33.25
Western	1	544,406	15,000	97.2%	24,000	0	\$14.00
	5	4,520,418	154,002	96.6%	51,767	(28,620)	\$28.84