

## EGS Commercial Real Estate

### Retail Totals by Submarket

#### 4th Quarter 2013 Summary

### Birmingham

	# Buildings	Total SF	Available SF	% Occupied	YTD Absorption	Quarterly Absorption	Average Weighted Rental Rates
<b>Total Market</b>							
Central	34	3,520,737	322,985	90.8%	40,452	1,432	\$16.31
Eastern	28	3,763,468	419,459	88.9%	61,328	12,813	\$9.72
Eastwood/Irondale	9	1,651,085	67,910	95.9%	67,677	11,100	\$9.66
Highway 280	22	3,508,468	297,150	91.5%	86,893	10,338	\$18.70
Highway 31 South	15	1,873,837	58,923	96.9%	60,808	(4,173)	\$11.39
Hoover/Riverchase	23	4,908,643	249,214	94.9%	130,967	7,913	\$19.61
Northern	14	2,029,226	327,014	83.9%	33,012	(7,117)	\$8.44
Western	19	3,162,117	712,149	77.5%	(28,279)	(11,705)	\$8.72
<b>TOTAL</b>	<b>164</b>	<b>24,417,581</b>	<b>2,454,804</b>	<b>89.9%</b>	<b>452,858</b>	<b>20,601</b>	<b>\$12.26</b>
<b>Central</b>							
Unanchored & Specialty Neighborhood	13	561,906	66,897	88.1%	(4,777)	532	\$12.71
Community & Power	14	738,034	24,500	96.7%	58,701	900	\$15.99
Regional & Super Regional	6	1,470,043	190,463	87.0%	(3,457)	0	\$15.73
	1	750,754	41,125	94.5%	(10,015)	0	\$25.00
	34	3,520,737	322,985	90.8%	40,452	1,432	\$16.31
<b>Eastern</b>							
Unanchored & Specialty Neighborhood	9	280,963	42,215	85.0%	13,083	(2,645)	\$10.72
Community & Power	12	1,115,798	146,135	86.9%	37,674	495	\$7.29
	7	2,366,707	231,109	90.2%	10,571	14,963	\$11.08
	28	3,763,468	419,459	88.9%	61,328	12,813	\$9.72
<b>Eastwood/Irondale</b>							
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	55,300	96.2%	67,677	11,100	\$9.59
	9	1,651,085	67,910	95.9%	67,677	11,100	\$9.66
<b>Highway 280</b>							
Unanchored & Specialty Neighborhood	13	568,153	84,305	85.2%	12,503	(2,734)	FALSE
Community & Power	4	286,665	64,204	77.6%	10,002	4,850	\$17.13
Regional & Super Regional	4	1,753,650	140,672	92.0%	62,811	8,222	\$19.43
	1	900,000	7,969	99.1%	1,577	0	\$30.00
	22	3,508,468	297,150	91.5%	86,893	10,338	\$18.70
<b>Highway 31 South</b>							
Unanchored & Specialty Neighborhood	1	54,000	3,000	94.4%	9,000	(3,000)	\$9.00
Community & Power	10	867,478	51,665	94.0%	39,601	(1,173)	\$11.73
	4	952,359	4,258	99.6%	12,207	0	\$8.95
	15	1,873,837	58,923	96.9%	60,808	(4,173)	\$11.39
<b>Hoover/Riverchase</b>							
Unanchored & Specialty Neighborhood	6	243,416	36,950	84.8%	6,811	(780)	\$14.87
Community & Power	5	386,031	39,311	89.8%	53,718	880	\$13.14
Regional & Super Regional	10	1,953,938	121,435	93.8%	(4,157)	(1,494)	\$17.68
	2	2,325,258	51,518	97.8%	74,595	9,307	\$32.50
	23	4,908,643	249,214	94.9%	130,967	7,913	\$19.61
<b>Northern</b>							
Unanchored & Specialty Neighborhood	1	43,980	0	100.0%	0	0	\$9.00
Community & Power	8	972,749	183,582	81.1%	26,312	(7,117)	\$7.68
	5	1,012,497	143,432	85.8%	6,700	0	\$9.42
	14	2,029,226	327,014	83.9%	33,012	(7,117)	\$8.44
<b>Western</b>							
Unanchored & Specialty Neighborhood	1	30,000	0	100.0%	0	0	\$6.00
Community & Power	11	926,667	185,282	80.0%	4,514	1,200	\$5.92
Regional & Super Regional	6	1,661,044	511,867	69.2%	(56,793)	(12,905)	\$9.57
	1	544,406	15,000	97.2%	24,000	0	\$14.00
	19	3,162,117	712,149	77.5%	(28,279)	(11,705)	\$8.72

## EGS Commercial Real Estate

Retail Totals by Property Type  
4th Quarter 2013 Summary

### Birmingham

	# Buildings	Total SF	Available SF	% Occupied	YTD Absorption	Quarterly Absorption	Average Weighted Rental Rates
<b>Total Market</b>							
Unanchored & Specialty	45	1,826,418	237,367	87.0%	36,620	(8,627)	\$14.38
Neighborhood	67	5,460,871	703,289	87.1%	230,522	35	\$8.91
Community & Power	47	12,609,874	1,398,536	88.9%	95,559	19,886	\$12.34
Regional & Super Regional	5	4,520,418	115,612	97.4%	90,157	9,307	\$27.26
<b>TOTAL</b>	<b>164</b>	<b>24,417,581</b>	<b>2,454,804</b>	<b>89.9%</b>	<b>452,858</b>	<b>20,601</b>	<b>\$12.26</b>
<b>Unanchored &amp; Specialty</b>							
Central	13	561,906	66,897	88.1%	(4,777)	532	\$12.71
Eastern	9	280,963	42,215	85.0%	13,083	(2,645)	\$10.72
Eastwood/Irondale	1	44,000	4,000	90.9%	0	0	\$12.00
Highway 280	13	568,153	84,305	85.2%	12,503	(2,734)	FALSE
Highway 31 South	1	54,000	3,000	94.4%	9,000	(3,000)	\$9.00
Hoover/Riverchase	6	243,416	36,950	84.8%	6,811	(780)	\$14.87
Northern	1	43,980	-	100.0%	0	0	\$9.00
Western	1	30,000	-	100.0%	0	0	\$6.00
	<b>45</b>	<b>1,826,418</b>	<b>237,367</b>	<b>87.0%</b>	<b>36,620</b>	<b>(8,627)</b>	<b>\$14.38</b>
<b>Neighborhood</b>							
Central	14	738,034	24,500	96.7%	58,701	900	\$15.99
Eastern	12	1,115,798	146,135	86.9%	37,674	495	\$7.29
Eastwood/Irondale	3	167,449	8,610	94.9%	0	0	\$9.00
Highway 280	4	286,665	64,204	77.6%	10,002	4,850	\$17.13
Highway 31 South	10	867,478	51,665	94.0%	39,601	(1,173)	\$11.73
Hoover/Riverchase	5	386,031	39,311	89.8%	53,718	880	\$13.14
Northern	8	972,749	183,582	81.1%	26,312	(7,117)	\$7.68
Western	11	926,667	185,282	80.0%	4,514	1,200	\$5.92
	<b>67</b>	<b>5,460,871</b>	<b>703,289</b>	<b>87.1%</b>	<b>230,522</b>	<b>35</b>	<b>\$8.91</b>
<b>Community &amp; Power</b>							
Central	6	1,470,043	190,463	87.0%	(3,457)	0	\$15.73
Eastern	7	2,366,707	231,109	90.2%	10,571	14,963	\$11.08
Eastwood/Irondale	5	1,439,636	55,300	96.2%	67,677	11,100	\$9.59
Highway 280	4	1,753,650	140,672	92.0%	62,811	8,222	\$19.43
Highway 31 South	4	952,359	4,258	99.6%	12,207	0	\$8.95
Hoover/Riverchase	10	1,953,938	121,435	93.8%	(4,157)	(1,494)	\$17.68
Northern	5	1,012,497	143,432	85.8%	6,700	0	\$9.42
Western	6	1,661,044	511,867	69.2%	(56,793)	(12,905)	\$9.57
	<b>47</b>	<b>12,609,874</b>	<b>1,398,536</b>	<b>88.9%</b>	<b>95,559</b>	<b>19,886</b>	<b>\$12.34</b>
<b>Regional &amp; Super Regional</b>							
Central	1	750,754	41,125	94.5%	(10,015)	0	\$25.00
Highway 280	1	900,000	7,969	99.1%	1,577	0	\$30.00
Hoover/Riverchase	2	2,325,258	51,518	97.8%	74,595	9,307	\$32.50
Western	1	544,406	15,000	97.2%	24,000	0	\$14.00
	<b>5</b>	<b>4,520,418</b>	<b>115,612</b>	<b>97.4%</b>	<b>90,157</b>	<b>9,307</b>	<b>\$27.26</b>