

EGS Commercial Real Estate

Retail Totals by Submarket

2nd Quarter 2014 Summary

Birmingham

	# Buildings	Total SF	Available SF	% Occupied	YTD Absorption	Quarterly Absorption	Average Weighted Rental Rates
Total Market							
Central	34	3,520,737	322,205	90.8%	780	(1,998)	\$16.56
Eastern	28	3,763,468	433,135	88.5%	(13,676)	1,600	\$10.49
Eastwood/Irondale	9	1,651,085	281,137	83.0%	(99,100)	(300)	\$9.81
Highway 280	22	3,508,468	304,467	91.3%	(12,017)	3,386	\$17.40
Highway 31 South	15	1,873,837	57,313	96.9%	1,610	7,910	\$11.67
Hoover/Riverchase	23	4,908,643	293,984	94.0%	(44,770)	1,913	\$18.46
Northern	14	2,029,226	324,446	84.0%	2,568	3,850	\$8.90
Western	19	3,162,117	665,092	79.0%	47,057	6,167	\$9.14
TOTAL	164	24,417,581	2,681,779	89.0%	(117,548)	22,528	\$12.30
Central							
Unanchored & Specialty Neighborhood	13	561,906	66,117	88.2%	780	(5,898)	\$13.25
Community & Power	14	738,034	16,000	97.8%	8,500	2,400	\$16.81
Regional & Super Regional	6	1,470,043	198,963	86.5%	(8,500)	1,500	\$15.89
	1	750,754	41,125	94.5%	0	0	\$25.00
	34	3,520,737	322,205	90.8%	780	(1,998)	\$16.56
Eastern							
Unanchored & Specialty Neighborhood	9	280,963	39,821	85.8%	2,394	0	\$10.72
Community & Power	12	1,115,798	141,555	87.3%	4,580	0	\$7.58
Regional & Super Regional	7	2,366,707	251,759	89.4%	(20,650)	1,600	\$12.08
	28	3,763,468	433,135	88.5%	(13,676)	1,600	\$10.49
Eastwood/Irondale							
Unanchored & Specialty Neighborhood	1	44,000	4,000	90.9%	0	0	\$12.00
Community & Power	3	167,449	82,220	50.9%	0	0	\$6.76
Regional & Super Regional	5	1,439,636	194,917	86.5%	(99,100)	(300)	\$11.05
	9	1,651,085	281,137	83.0%	(99,100)	(300)	\$9.81
Highway 280							
Unanchored & Specialty Neighborhood	13	568,153	84,786	85.1%	(3,981)	99	\$17.31
Community & Power	4	286,665	66,676	76.7%	(11,672)	(4,286)	\$16.69
Regional & Super Regional	4	1,753,650	148,647	91.5%	25	3,962	\$17.32
	1	900,000	4,358	99.5%	3,611	3,611	\$30.00
	22	3,508,468	304,467	91.3%	(12,017)	3,386	\$17.40
Highway 31 South							
Unanchored & Specialty Neighborhood	1	54,000	3,000	94.4%	0	0	\$9.00
Community & Power	10	867,478	44,055	94.9%	7,610	7,910	\$12.17
Regional & Super Regional	4	952,359	10,258	98.9%	(6,000)	0	\$10.30
	15	1,873,837	57,313	96.9%	1,610	7,910	\$11.67
Hoover/Riverchase							
Unanchored & Specialty Neighborhood	6	243,416	39,470	83.8%	(2,520)	780	\$15.18
Community & Power	5	386,031	35,454	90.8%	3,857	3,728	\$12.50
Regional & Super Regional	10	1,953,938	173,750	91.1%	(52,315)	0	\$16.23
	2	2,325,258	45,310	98.1%	6,208	(2,595)	\$34.55
	23	4,908,643	293,984	94.0%	(44,770)	1,913	\$18.46
Northern							
Unanchored & Specialty Neighborhood	1	43,980	0	100.0%	0	0	\$9.00
Community & Power	8	972,749	181,014	81.4%	2,568	3,850	\$8.49
Regional & Super Regional	5	1,012,497	143,432	85.8%	0	0	\$9.42
	14	2,029,226	324,446	84.0%	2,568	3,850	\$8.90
Western							
Unanchored & Specialty Neighborhood	1	30,000	0	100.0%	0	0	\$6.00
Community & Power	11	926,667	136,773	85.2%	48,509	12,000	\$6.72
Regional & Super Regional	6	1,661,044	513,319	69.1%	(1,452)	(5,833)	\$9.64
	1	544,406	15,000	97.2%	0	0	\$14.00
	19	3,162,117	665,092	79.0%	47,057	6,167	\$9.14

EGS Commercial Real Estate

Retail Totals by Property Type
2nd Quarter 2014 Summary

Birmingham

	# Buildings	Total SF	Available SF	% Occupied	YTD Absorption	Quarterly Absorption	Average Weighted Rental Rates
Total Market							
Unanchored & Specialty	45	1,826,418	237,194	87.0%	(3,327)	(5,019)	\$14.52
Neighborhood	67	5,460,871	703,747	87.1%	63,952	25,602	\$9.18
Community & Power	47	12,609,874	1,635,045	87.0%	(187,992)	929	\$12.33
Regional & Super Regional	5	4,520,418	105,793	97.7%	9,819	1,016	\$27.73
TOTAL	164	24,417,581	2,681,779	89.0%	(117,548)	22,528	\$12.30
Unanchored & Specialty							
Central	13	561,906	66,117	88.2%	780	(5,898)	\$13.25
Eastern	9	280,963	39,821	85.8%	2,394	0	\$10.72
Eastwood/Irondale	1	44,000	4,000	90.9%	0	0	\$12.00
Highway 280	13	568,153	84,786	85.1%	(3,981)	99	\$17.31
Highway 31 South	1	54,000	3,000	94.4%	0	0	\$9.00
Hoover/Riverchase	6	243,416	39,470	83.8%	(2,520)	780	\$15.18
Northern	1	43,980	-	100.0%	0	0	\$9.00
Western	1	30,000	-	100.0%	0	0	\$6.00
TOTAL	45	1,826,418	237,194	87.0%	(3,327)	(5,019)	\$14.52
Neighborhood							
Central	14	738,034	16,000	97.8%	8,500	2,400	\$16.81
Eastern	12	1,115,798	141,555	87.3%	4,580	0	\$7.58
Eastwood/Irondale	3	167,449	82,220	50.9%	0	0	\$6.76
Highway 280	4	286,665	66,676	76.7%	(11,672)	(4,286)	\$16.69
Highway 31 South	10	867,478	44,055	94.9%	7,610	7,910	\$12.17
Hoover/Riverchase	5	386,031	35,454	90.8%	3,857	3,728	\$12.50
Northern	8	972,749	181,014	81.4%	2,568	3,850	\$8.49
Western	11	926,667	136,773	85.2%	48,509	12,000	\$6.72
TOTAL	67	5,460,871	703,747	87.1%	63,952	25,602	\$9.18
Community & Power							
Central	6	1,470,043	198,963	86.5%	(8,500)	1,500	\$15.89
Eastern	7	2,366,707	251,759	89.4%	(20,650)	1,600	\$12.08
Eastwood/Irondale	5	1,439,636	194,917	86.5%	(99,100)	(300)	\$11.05
Highway 280	4	1,753,650	148,647	91.5%	25	3,962	\$17.32
Highway 31 South	4	952,359	10,258	98.9%	(6,000)	0	\$10.30
Hoover/Riverchase	10	1,953,938	173,750	91.1%	(52,315)	0	\$16.23
Northern	5	1,012,497	143,432	85.8%	0	0	\$9.42
Western	6	1,661,044	513,319	69.1%	(1,452)	(5,833)	\$9.64
TOTAL	47	12,609,874	1,635,045	87.0%	(187,992)	929	\$12.33
Regional & Super Regional							
Central	1	750,754	41,125	94.5%	0	0	\$25.00
Highway 280	1	900,000	4,358	99.5%	3,611	3,611	\$30.00
Hoover/Riverchase	2	2,325,258	45,310	98.1%	6,208	(2,595)	\$34.55
Western	1	544,406	15,000	97.2%	0	0	\$14.00
TOTAL	5	4,520,418	105,793	97.7%	9,819	1,016	\$27.73