

EGS Commercial Real Estate
Industrial Totals by Submarket
2nd Quarter 2015

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	70	4,158,004	666,361	84.0%	46,204	48,129	0	63,160	\$3.59
Total Eastern	18	1,548,300	72,050	95.3%	17,600	5,000	0	0	\$3.93
Total Oxmoor Valley	47	2,666,564	262,818	90.1%	37,282	11,370	0	130,284	\$5.92
Total Southern	77	3,948,003	380,426	90.4%	(58,190)	(52,307)	6,750	45,885	\$5.72
Total Southwestern	24	2,094,245	216,232	89.7%	121,368	67,800	0	67,400	\$4.87
TOTAL	236	14,415,116	1,597,887	88.9%	164,264	79,992	6,750	306,729	\$4.67
Central									
Bulk Distribution	47	3,469,306	490,237	85.9%	91,960	52,360	0	52,360	\$2.65
Office/Warehouse	8	255,135	45,820	82.0%	(10,000)	(10,000)	0	0	\$3.85
Service Center	15	433,563	130,304	69.9%	(35,756)	5,769	0	10,800	\$7.03
	70	4,158,004	666,361	84.0%	46,204	48,129	0	63,160	\$3.59
Eastern									
Bulk Distribution	10	1,313,600	60,000	95.4%	0	0	0	0	\$3.50
Office/Warehouse	6	201,550	12,050	94.0%	17,600	5,000	0	0	\$6.10
Service Center	2	33,150	0	100.0%	0	0	0	0	\$6.13
	18	1,548,300	72,050	95.3%	17,600	5,000	0	0	\$3.93
Oxmoor Valley									
Bulk Distribution	16	1,658,741	139,845	91.6%	26,139	7,696	0	117,846	\$4.44
Office/Warehouse	17	447,650	46,570	89.6%	3,599	4,799	0	7,900	\$7.19
Service Center	14	560,173	76,403	86.4%	7,544	(1,125)	0	4,538	\$7.86
	47	2,666,564	262,818	90.1%	37,282	11,370	0	130,284	\$5.92
Southern									
Bulk Distribution	10	2,431,184	139,976	94.2%	0	0	0	0	\$3.98
Office/Warehouse	55	1,329,956	229,400	82.8%	(52,640)	(49,807)	6,750	45,885	\$6.70
Service Center	12	186,863	11,050	94.1%	(5,550)	(2,500)	0	0	\$7.50
	77	3,948,003	380,426	90.4%	(58,190)	(52,307)	6,750	45,885	\$5.72
Southwestern									
Bulk Distribution	7	1,692,138	117,260	93.1%	104,368	50,800	0	50,400	\$3.61
Office/Warehouse	16	380,792	81,657	78.6%	17,000	17,000	0	17,000	\$6.22
Service Center	1	21,315	17,315	18.8%	0	0	0	0	\$7.00
	24	2,094,245	216,232	89.7%	121,368	67,800	0	67,400	\$4.87

EGS Commercial Real Estate
Industrial Totals by Property Type
2nd Quarter 2015

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	90	10,564,969	947,318	91.0%	222,467	110,856	-	220,606	\$3.28
Office/Warehouse	87	2,615,083	415,497	84.1%	(24,441)	(33,008)	6,750	70,785	\$6.33
Service Center	44	1,235,064	235,072	81.0%	(33,762)	2,144	0	15,338	\$7.32
TOTAL	221	14,415,116	1,597,887	88.9%	164,264	79,992	6,750	306,729	\$4.67
Bulk Distribution									
Central	47	3,469,306	490,237	85.9%	91,960	52,360	0	52,360	\$2.65
Eastern	10	1,313,600	60,000	95.4%	0	0	0	0	\$3.50
Oxmoor Valley	16	1,658,741	139,845	91.6%	26,139	7,696	0	117,846	\$4.44
Southern	10	2,431,184	139,976	94.2%	0	0	0	0	\$3.98
Southwestern	7	1,692,138	117,260	93.1%	104,368	50,800	0	50,400	\$3.61
TOTAL	90	10,564,969	947,318	91.0%	222,467	110,856	0	220,606	\$3.28
Office/Warehouse									
Central	8	255,135	45,820	82.0%	(10,000)	(10,000)	0	0	\$3.85
Eastern	6	201,550	12,050	94.0%	17,600	5,000	0	0	\$6.10
Oxmoor Valley	17	447,650	46,570	89.6%	3,599	4,799	0	7,900	\$7.19
Southern	55	1,329,956	229,400	82.8%	(52,640)	(49,807)	6,750	45,885	\$6.70
Southwestern	16	380,792	81,657	78.6%	17,000	17,000	0	17,000	\$7.00
TOTAL	102	2,615,083	415,497	84.1%	(24,441)	(33,008)	6,750	70,785	\$6.33
Service Center									
Central	15	433,563	130,304	69.9%	(35,756)	5,769	0	10,800	\$7.03
Eastern	2	33,150	-	100.0%	0	0	0	0	\$6.13
Oxmoor Valley	14	560,173	76,403	86.4%	7,544	(1,125)	0	4,538	\$7.86
Southern	12	186,863	11,050	94.1%	(5,550)	(2,500)	0	0	\$7.50
Southwestern	1	21,315	17,315	18.8%	0	0	0	0	\$7.00
TOTAL	44	1,235,064	235,072	81.0%	(33,762)	2,144	0	15,338	\$7.32