

EGS Commercial Real Estate
Industrial Totals by Submarket
4th Quarter 2015

Birmingham

	# Buildings	Total SF	Available SF	% Occupied	YTD Absorption	Quarterly Absorption	Overall YTD Absorption	Overall Quarterly Absorption	Sublease Available SF	Leasing Activity SF	Average Weighted Rental Rates
Total Market											
Total Central	70	4,158,004	679,016	83.7%	33,549	14,740	34,688	14,740	0	75,140	\$13.38
Total Eastern	18	1,548,300	98,000	93.7%	(8,350)	8,050	20,250	8,050	0	10,000	\$15.41
Total Oxmoor Valle	47	2,666,564	232,583	91.3%	67,517	42,125	114,217	42,125	16,500	70,075	\$19.28
Total Southern	77	3,948,003	534,484	86.5%	(212,248)	(159,874)	(197,498)	(159,874)	0	40,276	\$19.51
Total Southwestern	24	2,094,245	224,022	89.3%	113,578	5,400	108,578	400	5,000	5,400	\$16.70
TOTAL	236	14,415,116	1,768,105	87.7%	(5,954)	(89,559)	80,235	(94,559)	21,500	200,891	\$4.52
Central											
Bulk Distribution	47	3,469,306	536,652	84.5%	45,545	(3,800)	45,545	(3,800)	0	51,200	\$2.76
Office/Warehouse	8	255,135	50,720	80.1%	(14,900)	10,500	(14,900)	10,500	0	10,500	\$3.90
Service Center	15	433,563	91,644	78.9%	2,904	8,040	4,043	8,040	0	13,440	\$6.72
TOTAL	70	4,158,004	679,016	83.7%	33,549	14,740	34,688	14,740	0	75,140	\$13.38
Eastern											
Bulk Distribution	10	1,313,600	78,000	94.1%	(18,000)	0	10,600	0	0	0	\$3.50
Office/Warehouse	6	201,550	20,000	90.1%	9,650	8,050	9,650	8,050	0	10,000	\$5.78
Service Center	2	33,150	0	100.0%	0	0	0	0	0	0	\$6.13
TOTAL	18	1,548,300	98,000	93.7%	(8,350)	8,050	20,250	8,050	0	10,000	\$15.41
Oxmoor Valley											
Bulk Distribution	16	1,658,741	97,120	94.1%	68,864	42,725	115,564	42,725	16,500	42,725	\$4.52
Office/Warehouse	17	447,650	41,845	90.7%	8,324	22,500	8,324	22,500	0	20,550	\$7.32
Service Center	14	560,173	93,618	83.3%	(9,671)	(23,100)	(9,671)	(23,100)	0	6,800	\$7.44
TOTAL	47	2,666,564	232,583	91.3%	67,517	42,125	114,217	42,125	16,500	70,075	\$19.28
Southern											
Bulk Distribution	10	2,431,184	270,600	88.9%	(130,624)	(130,624)	(130,624)	(130,624)	0	20,276	\$3.85
Office/Warehouse	55	1,329,956	234,284	82.4%	(57,524)	(7,650)	(42,774)	(7,650)	0	20,000	\$6.45
Service Center	12	186,863	29,600	84.2%	(24,100)	(21,600)	(24,100)	(21,600)	0	0	\$9.20
TOTAL	77	3,948,003	534,484	86.5%	(212,248)	(159,874)	(197,498)	(159,874)	0	40,276	\$19.51
Southwestern											
Bulk Distribution	7	1,692,138	129,450	92.3%	92,178	0	92,178	0	0	0	\$3.25
Office/Warehouse	16	380,792	77,257	79.7%	21,400	5,400	16,400	400	5,000	5,400	\$6.45
Service Center	1	21,315	17,315	18.8%	0	0	0	0	0	0	\$7.00
TOTAL	24	2,094,245	224,022	89.3%	113,578	5,400	108,578	400	5,000	5,400	\$16.70

EGS Commercial Real Estate
Industrial Totals by Property Type
4th Quarter 2015

Birmingham

	# Buildings	Total SF	Available SF	% Occupied	YTD Absorption	Quarterly Absorption	Overall YTD Absorption	Overall Quarterly Absorption	Sublease Available SF	Leasing Activity SF	Average Weighted Rental Rates
Total Market											
Bulk Distribution	90	10,564,969	1,111,822	89.5%	57,963	(91,699)	133,263	(91,699)	16,500	114,201	\$3.29
Office/Warehouse	87	2,615,083	424,106	83.8%	(33,050)	38,800	(23,300)	33,800	5,000	66,450	\$6.20
Service Center	44	1,235,064	232,177	81.2%	(30,867)	(36,660)	(29,728)	(36,660)	0	20,240	\$7.35
TOTAL	221	14,415,116	1,768,105	87.7%	(5,954)	(89,559)	80,235	(94,559)	21,500	200,891	\$4.52
Bulk Distribution											
Central	47	3,469,306	536,652	84.5%	45,545	(3,800)	45,545	(3,800)	0	51,200	\$2.76
Eastern	10	1,313,600	78,000	94.1%	(18,000)	0	10,600	0	0	0	\$3.50
Oxmoor Valley	16	1,658,741	97,120	94.1%	68,864	42,725	115,564	42,725	16,500	42,725	\$4.52
Southern	10	2,431,184	270,600	88.9%	(130,624)	(130,624)	(130,624)	(130,624)	0	20,276	\$3.85
Southwestern	7	1,692,138	129,450	92.3%	92,178	0	92,178	0	0	0	\$3.25
TOTAL	90	10,564,969	1,111,822	89.5%	57,963	(91,699)	133,263	(91,699)	16,500	114,201	\$3.29
Office/Warehouse											
Central	8	255,135	50,720	80.1%	(14,900)	10,500	(14,900)	10,500	0	10,500	\$3.90
Eastern	6	201,550	20,000	90.1%	9,650	8,050	9,650	8,050	0	10,000	\$5.78
Oxmoor Valley	17	447,650	41,845	90.7%	8,324	22,500	8,324	22,500	0	20,550	\$7.32
Southern	55	1,329,956	234,284	82.4%	(57,524)	(7,650)	(42,774)	(7,650)	0	20,000	\$6.45
Southwestern	16	380,792	77,257	79.7%	21,400	5,400	16,400	400	5,000	5,400	\$7.00
TOTAL	102	2,615,083	424,106	83.8%	(33,050)	38,800	(23,300)	33,800	5,000	66,450	\$6.20
Service Center											
Central	15	433,563	91,644	78.9%	2,904	8,040	4,043	8,040	0	13,440	\$6.72
Eastern	2	33,150	-	100.0%	0	0	0	0	0	0	\$6.13
Oxmoor Valley	14	560,173	93,618	83.3%	(9,671)	(23,100)	(9,671)	(23,100)	0	6,800	\$7.44
Southern	12	186,863	29,600	84.2%	(24,100)	(21,600)	(24,100)	(21,600)	0	0	\$9.20
Southwestern	1	21,315	17,315	18.8%	0	0	0	0	0	0	\$7.00
TOTAL	44	1,235,064	232,177	81.2%	(30,867)	(36,660)	(29,728)	(36,660)	0	20,240	\$7.35