

EGS Commercial Real Estate

Retail Totals by Submarket
4th Quarter 2015 Summary

Birmingham

	# Buildings	Total SF	Available SF	% Occupied	YTD Absorption	Quarterly Absorption	Average Weighted Rental Rates
Total Market							
Central	34	3,520,737	237,927	93.2%	84,349	(1,292)	\$17.49
Eastern	28	3,763,468	414,992	89.0%	(4,812)	(3,308)	\$10.18
Eastwood/Irondale	9	1,651,085	402,936	75.6%	(7,435)	1,900	\$10.38
Highway 280	22	3,508,468	198,308	94.3%	49,110	1,180	\$17.62
Highway 31 South	15	1,873,837	70,133	96.3%	(12,800)	(12,558)	\$14.84
Hoover/Riverchase	23	4,908,643	246,249	95.0%	42,917	(2,721)	\$21.34
Northern	14	2,029,226	329,897	83.7%	(14,618)	0	\$8.75
Western	19	3,162,117	616,083	80.5%	25,968	27,461	\$9.21
TOTAL	164	24,417,581	2,516,525	89.7%	162,679	10,662	\$12.29
Central							
Unanchored & Specialty Neighborhood	13	561,906	58,842	89.5%	3,841	3,108	\$13.61
Community & Power	14	738,034	8,695	98.8%	(895)	(4,400)	\$13.41
Regional & Super Regional	6	1,470,043	125,092	91.5%	76,336	0	\$16.88
	1	750,754	45,298	94.0%	5,067	0	\$25.00
	34	3,520,737	237,927	93.2%	84,349	(1,292)	\$17.49
Eastern							
Unanchored & Specialty Neighborhood	9	280,963	31,710	88.7%	(6,097)	0	\$6.27
Community & Power	12	1,115,798	130,587	88.3%	5,793	1,200	\$7.08
	7	2,366,707	252,695	89.3%	(4,508)	(4,508)	\$12.27
	28	3,763,468	414,992	89.0%	(4,812)	(3,308)	\$10.18
Eastwood/Irondale							
Unanchored & Specialty Neighborhood	1	44,000	29,964	31.9%	0	0	\$12.00
Community & Power	3	167,449	82,220	50.9%	0	0	\$6.76
	5	1,439,636	290,752	79.8%	(7,435)	1,900	\$11.24
	9	1,651,085	402,936	75.6%	(7,435)	1,900	\$10.38
Highway 280							
Unanchored & Specialty Neighborhood	13	568,153	69,538	87.8%	15,956	(1,320)	\$16.96
Community & Power	4	286,665	19,680	93.1%	25,279	1,200	\$16.17
Regional & Super Regional	4	1,753,650	102,408	94.2%	7,163	1,300	\$17.31
	1	900,000	6,682	99.3%	712	0	\$30.00
	22	3,508,468	198,308	94.3%	49,110	1,180	\$17.62
Highway 31 South							
Unanchored & Specialty Neighborhood	1	54,000	6,000	88.9%	6,000	0	\$10.00
Community & Power	10	867,478	31,168	96.4%	507	(108)	\$14.10
	4	952,359	32,965	96.5%	(19,307)	(12,450)	\$16.41
	15	1,873,837	70,133	96.3%	(12,800)	(12,558)	\$14.84
Hoover/Riverchase							
Unanchored & Specialty Neighborhood	6	243,416	35,122	85.6%	(1,750)	1,000	\$14.99
Community & Power	5	386,031	31,414	91.9%	2,400	0	\$12.61
Regional & Super Regional	10	1,953,938	126,310	93.5%	64,052	(1,063)	\$19.55
	2	2,325,258	53,403	97.7%	(21,785)	(2,658)	\$34.87
	23	4,908,643	246,249	95.0%	42,917	(2,721)	\$21.34
Northern							
Unanchored & Specialty Neighborhood	1	43,980	0	100.0%	0	0	\$9.00
Community & Power	8	972,749	186,800	80.8%	(5,918)	0	\$8.79
	5	1,012,497	143,097	85.9%	(8,700)	0	\$8.70
	14	2,029,226	329,897	83.7%	(14,618)	0	\$8.75
Western							
Unanchored & Specialty Neighborhood	1	30,000	0	100.0%	0	0	\$6.00
Community & Power	11	926,667	127,342	86.3%	28,581	22,600	\$6.65
Regional & Super Regional	6	1,661,044	478,241	71.2%	(7,113)	4,861	\$9.79
	1	544,406	10,500	98.1%	4,500	0	\$14.00
	19	3,162,117	616,083	80.5%	25,968	27,461	\$9.21

EGS Commercial Real Estate

Retail Totals by Property Type
4th Quarter 2015 Summary

Birmingham

	# Buildings	Total SF	Available SF	% Occupied	YTD Absorption	Quarterly Absorption	Average Weighted Rental Rates
Total Market							
Unanchored & Specialty	45	1,826,418	231,176	87.3%	17,950	2,788	\$13.52
Neighborhood	67	5,460,871	617,906	88.7%	55,747	20,492	\$8.52
Community & Power	47	12,609,874	1,551,560	87.7%	100,488	(9,960)	\$12.37
Regional & Super Regional	5	4,520,418	115,883	97.4%	(11,506)	(2,658)	\$28.84
TOTAL	164	24,417,581	2,516,525	89.7%	162,679	10,662	\$12.29
Unanchored & Specialty							
Central	13	561,906	58,842	89.5%	3,841	3,108	\$13.61
Eastern	9	280,963	31,710	88.7%	(6,097)	0	\$6.27
Eastwood/Irondale	1	44,000	29,964	31.9%	0	0	\$12.00
Highway 280	13	568,153	69,538	87.8%	15,956	(1,320)	\$16.96
Highway 31 South	1	54,000	6,000	88.9%	6,000	0	\$10.00
Hoover/Riverchase	6	243,416	35,122	85.6%	(1,750)	1,000	\$14.99
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	231,176	87.3%	17,950	2,788	\$13.52
Neighborhood							
Central	14	738,034	8,695	98.8%	(895)	(4,400)	\$13.41
Eastern	12	1,115,798	130,587	88.3%	5,793	1,200	\$7.08
Eastwood/Irondale	3	167,449	82,220	50.9%	0	0	\$6.76
Highway 280	4	286,665	19,680	93.1%	25,279	1,200	\$16.17
Highway 31 South	10	867,478	31,168	96.4%	507	(108)	\$14.10
Hoover/Riverchase	5	386,031	31,414	91.9%	2,400	0	\$12.61
Northern	8	972,749	186,800	80.8%	(5,918)	0	\$8.79
Western	11	926,667	127,342	86.3%	28,581	22,600	\$6.65
TOTAL	67	5,460,871	617,906	88.7%	55,747	20,492	\$8.52
Community & Power							
Central	6	1,470,043	125,092	91.5%	76,336	0	\$16.88
Eastern	7	2,366,707	252,695	89.3%	(4,508)	(4,508)	\$12.27
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Highway 280	4	1,753,650	102,408	94.2%	7,163	1,300	\$17.31
Highway 31 South	4	952,359	32,965	96.5%	(19,307)	(12,450)	\$16.41
Hoover/Riverchase	10	1,953,938	126,310	93.5%	64,052	(1,063)	\$19.55
Northern	5	1,012,497	143,097	85.9%	(8,700)	0	\$8.70
Western	6	1,661,044	478,241	71.2%	(7,113)	4,861	\$9.79
TOTAL	47	12,609,874	1,551,560	87.7%	100,488	(9,960)	\$12.37
Regional & Super Regional							
Central	1	750,754	45,298	94.0%	5,067	0	\$25.00
Highway 280	1	900,000	6,682	99.3%	712	0	\$30.00
Hoover/Riverchase	2	2,325,258	53,403	97.7%	(21,785)	(2,658)	\$34.87
Western	1	544,406	10,500	98.1%	4,500	0	\$14.00
TOTAL	5	4,520,418	115,883	97.4%	(11,506)	(2,658)	\$28.84