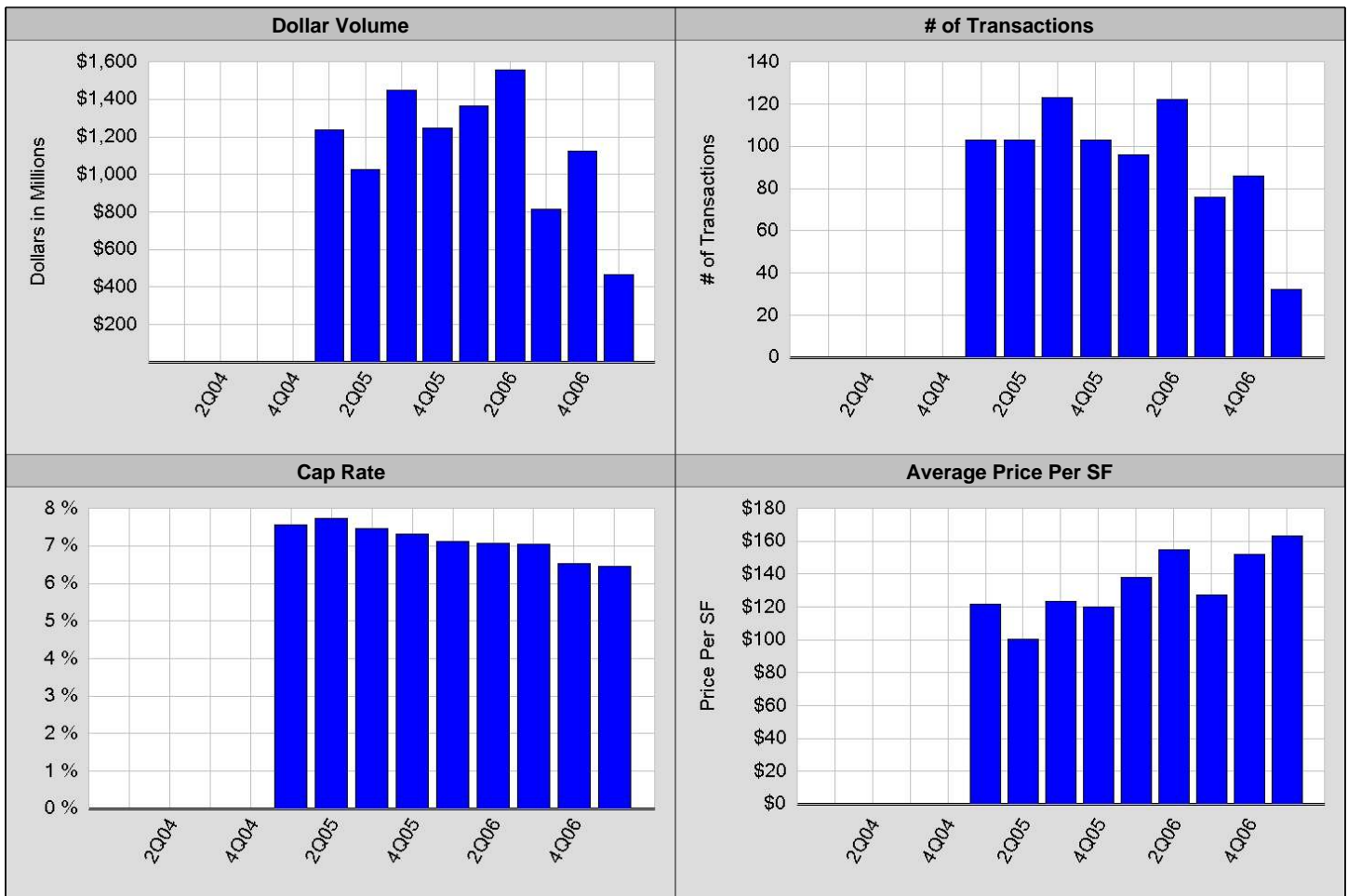



Trend Report



Legend:

Current Survey

Sold Transactions 

Time Interval - Quarterly

Number of Records	844
Total Dollar Volume	\$10,278,414,892
Total Bldg Square Feet	79,088,960
Total Land in Acres	5,907.29
Average Price	\$12,178,217
Average Number of SF	93,707
Average Price Per Bldg SF	\$129.96
Median Price Per SF	\$114.31
Average Number of Acres	7.00
Average Cap Rate	7.3%

Current Survey
01/01/2004 - 02/13/2007

Sold Transactions

Survey Criteria

Basic Criteria: Sale Status - **Sold**; Property Type - **Office, Flex, Industrial, Shopping Center**; Sale Date - **from 1/1/2005**; Property Size (SF) - **from 25,000**; - **Include Non-Arms Length Comps**