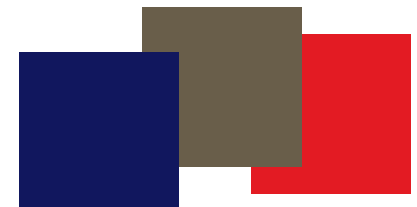


Demographics & Economics				
Population		Unemployment Rate		
Columbus MSA	1.8 million	Columbus ²	8.2%	
Columbus Growth ¹	0.90%	Ohio ²	9.7%	
National Growth ¹	0.91%	National ³	9.8%	
Household Income & Value				
Per Capita Income	\$29,894	2009 Households	715,510	
1-year Job Growth	-2.10%	Household Growth	0.97%	
1-year Job Additions	-19,600	Median Home Price	\$139,134	
Major Employers				
Ohio State University				
State of Ohio				
JP Morgan Chase & Company				
Nationwide				
Ohio Health				
Sources: Bureau of Labor Statistics, NAR, STDB Online, Columbus Chamber. "2009 Local Market Report" - Columbus Region ©2009 NATIONAL ASSOCIATION OF REALTORS®. Used with permission. Reproduction, reprinting, or retransmission of this document in any form (electronic media included) is prohibited without written permission. ¹ Projected annual growth over 5 years (2009-2014). ² Rates are non-seasonally adjusted as of September 2009. ³ Rates are non-seasonally adjusted as of September 2009.				
Noteworthy Transactions				
	Sale Date	Sale Price	Sq. Ft./Units	PPSF/PPU
Office				
175 S Third St.	8-09	\$7,300,000	197,870	\$37
540 N Cleveland Ave.	9-09	\$1,230,000	8,000	\$154
Industrial				
6600 Alum Creek Drive	8-09	\$50,000,000	1,408,070	\$36
2727 Scioto Parkway	7-09	\$1,500,000	41,392	\$36
Retail				
3625 Fishinger Blvd.	8-09	\$2,150,000	5,208	\$413
8360 N High St.	9-09	\$2,050,000	10,000	\$205
Apartment				
Northgate	7-09	\$6,400,000	316	\$20,253
La Vista	7-09	\$4,750,000	248	\$19,153
Hotel				
Days Inn & Suites	8-09	\$2,630,000	133	\$19,774
Compiled by RERC for the RERC/CCIM Investment Trends Quarterly report.				
Market Construction/Redevelopment Activity				
	Property Type	New(N)/ Refurbished(R)	Total Sq. Ft./Units	Estimated Delivery
Franklin County Courthouse	Office	N	325,000	2010
Grandview Yard	Mixed Use	N	1.5 - 2 million sq ft & 600 units	N/A
Sources: CBRE, RE Business.				

Metro Trend Analysis	Previous Quarter	Previous Year
Office		
Size-Weighted Average PPSF	↓	=
Industrial		
Size-Weighted Average PPSF	↓	↓
Retail		
Size-Weighted Average PPSF	↓	↑
Apartment		
Size-Weighted Average PPU	↓	↓
Source: RERC, 3Q 2009.		



Columbus Transaction Breakdown
12-Month Trailing Averages (10/01/08 - 09/30/09)

	Office	Industrial	Retail	Apartment	Hotel
< \$5 Million					
Volume (Mil)	\$32	\$31	\$41	\$17	–
Size Weighted Avg. (\$ per sf/unit)	\$86	\$39	\$141	\$31,119	–
Price Weighted Avg. (\$ per sf/unit)	\$116	\$50	\$205	\$48,875	–
Median (\$ per sf/unit)	\$71	\$44	\$128	\$29,197	–
> \$5 Million					
Volume (Mil)	\$69	\$85	\$24	\$59	–
Size Weighted Avg. (\$ per sf/unit)	\$92	\$30	\$152	\$33,334	–
Price Weighted Avg. (\$ per sf/unit)	\$123	\$44	\$213	\$39,969	–
Median (\$ per sf/unit)	\$61	\$41	\$176	\$26,629	–
All Transactions					
Volume (Mil)	\$102	\$116	\$65	\$76	–
Size Weighted Avg. (\$ per sf/unit)	\$90	\$32	\$145	\$32,815	–
Price Weighted Avg. (\$ per sf/unit)	\$121	\$45	\$208	\$41,949	–
Median (\$ per sf/unit)	\$71	\$44	\$128	\$29,195	–
Capitalization Rates (All Transactions)					
Weighted Average (%)	–	–	–	–	–
Median (%)	–	–	–	–	–
Source: RERC.					

Columbus Transaction Trends
12-Month Trailing (10/01/08 - 09/30/09)

	Office	Industrial	Retail	Apartment	Hotel
Median Price					
% Change Quarter Ago	-31%	0%	-5%	-13%	–
% Change Year Ago	-31%	1%	–	-54%	–
Volume					
% Change Quarter Ago	-23%	46%	-39%	-40%	–
% Change Year Ago	-58%	-60%	–	-84%	–
Source: RERC.					