

Tampa Transaction Breakdown (7/1/06 - 6/30/07)

	Office	Industrial	Retail	Apartment	Hotel
< \$5 Million					
Volume (Mil)	\$238	\$205	\$199	\$98	\$43
Size-Weighted Avg.	\$118	\$66	\$140	\$59,745	\$48,964
Price-Weighted Avg.	\$141	\$83	\$201	\$67,581	\$64,667
Median	\$120	\$70	\$134	\$61,765	\$57,143
> \$5 Million					
Volume (Mil)	\$1,501	\$399	\$656	\$1,295	\$296
Size-Weighted Avg.	\$151	\$73	\$164	\$90,172	\$90,260
Price-Weighted Avg.	\$169	\$87	\$198	\$111,840	\$100,870
Median	\$133	\$79	\$170	\$79,963	\$104,232
All Transactions					
Volume (Mil)	\$1,739	\$604	\$854	\$1,393	\$339
Size-Weighted Avg.	\$146	\$70	\$158	\$87,049	\$81,625
Price-Weighted Avg.	\$165	\$86	\$199	\$108,722	\$96,329
Median	\$125	\$70	\$141	\$63,750	\$64,274
Capitalization Rates % (All Transactions)					
Weighted Average	6.6	-	6.8	6.4	-
Median	7.0	-	7.0	6.6	-

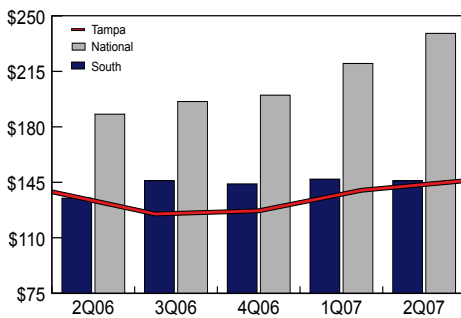
Source: RERC.

Legend for All Graphs Below

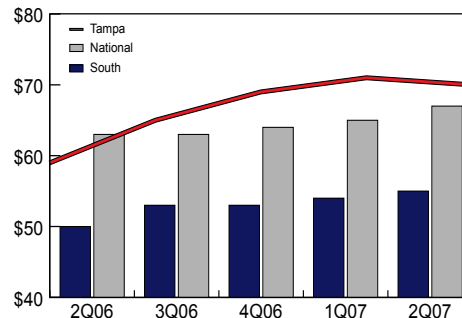
- Metro
- Region
- Nation

Source: RERC.

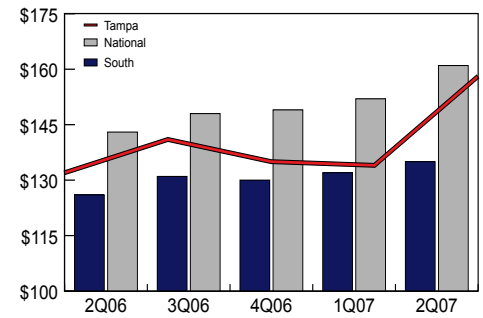
Historical Size-Weighted Average PPSF - OFFICE



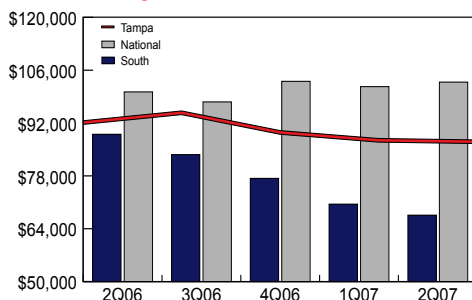
Historical Size-Weighted Average PPSF - INDUSTRIAL



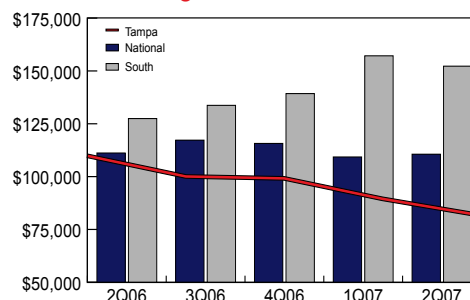
Historical Size-Weighted Average PPSF - RETAIL



Historical Size-Weighted Average PPU - APARTMENT



Historical Size-Weighted Average PPU - HOTEL



Weighted Average Cap Rates - 2Q 2007

