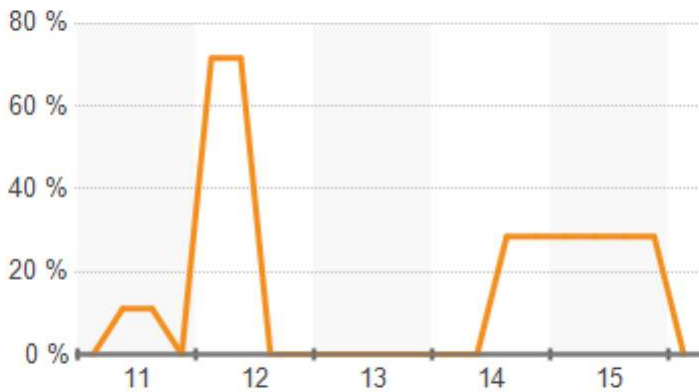


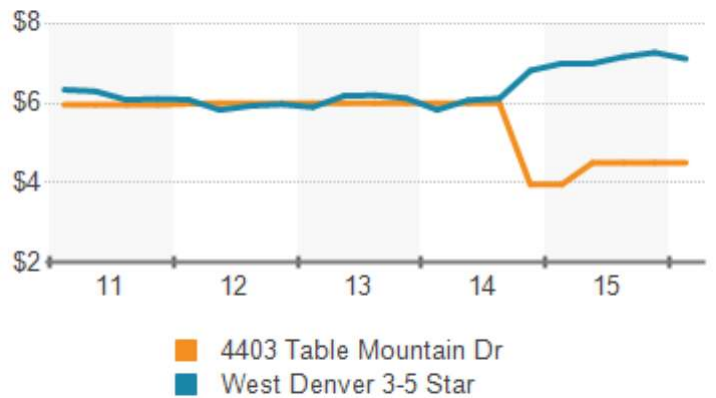
West Denver Ind Submarket

Industrial	4403 Table Mountain Dr	West Denver 3-5 Star	West Denver	Denver
Buildings	1	205	375	6,406
Existing SF	149,762	7,731,899	15,717,950	192,747,684
Average Building SF	149,762	37,716	41,914	30,088
Under Construction	-	-	-	2,940,681
Leasing				
Rent Per SF	\$4.50	\$7.11	\$7.09	\$6.82
Vacancy Rate	0.0%	0.9%	1.0%	3.2%
Available Spaces	0	21	37	536
Available SF	0	85,810	251,330	11,941,836
12 Mo. Absorption SF	42,628	111,856	118,636	735,594
12 Mo. Leasing SF	42,628	118,070	352,234	11,151,905
Sales Past Year				
Properties	-	14	22	353
Sales Volume (Mil.)	-	\$47	\$58	\$723
Avg Sale Price (Mil.)	-	\$3.9	\$2.9	\$2.4
Sale Price Per SF	-	\$99	\$96	\$82
Cap Rate	-	-	-	7.7%

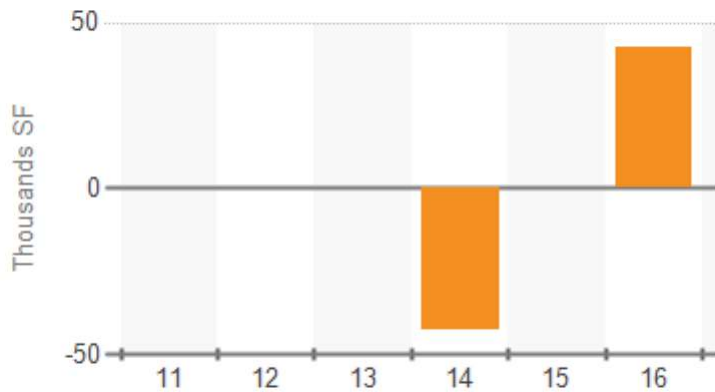
Vacancy Rate



Asking Rent Per SF



Net Absorption



Probability of Leasing in Months

