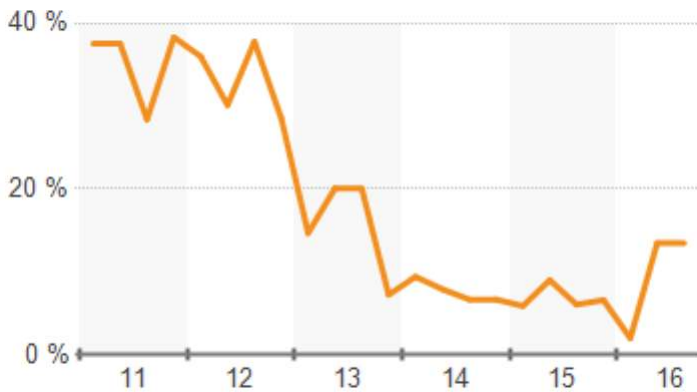


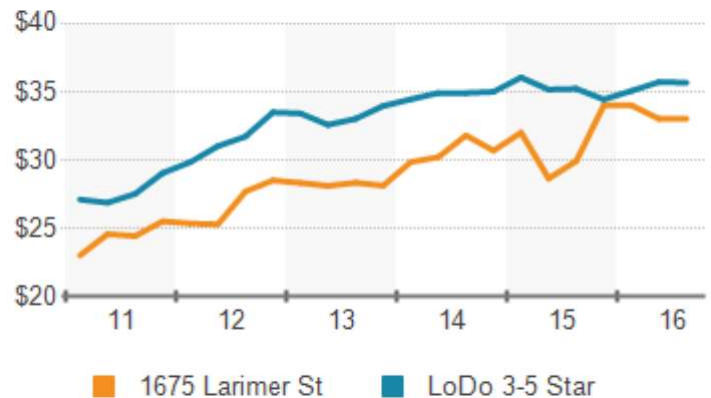
1675 Larimer St. / LoDo

Office	1675 Larimer St	LoDo 3-5 Star	LoDo	Denver
Buildings	1	73	150	5,133
Existing SF	119,059	5,654,463	7,175,132	164,332,524
Average Building SF	119,059	77,458	47,834	32,014
Under Construction	-	288,480	288,480	3,508,412
Leasing				
Gross Rent Per SF	\$33.01	\$35.66	\$34.83	\$25.28
Vacancy Rate	13.5%	8.1%	7.4%	10.1%
Available Spaces	5	146	186	4,793
Available SF	16,014	877,683	1,022,872	25,289,536
12 Mo. Absorption SF	-5,309	205,975	165,812	2,637,703
12 Mo. Leasing SF	26,402	669,436	755,431	12,298,616
Sales Past Year				
Properties	-	4	10	349
Sales Volume (Mil.)	-	\$56	\$125	\$2,333
Avg Sale Price (Mil.)	-	\$14	\$16	\$7.5
Sale Price Per SF	-	\$272	\$327	\$176
Cap Rate	-	5.2%	5.3%	7.0%

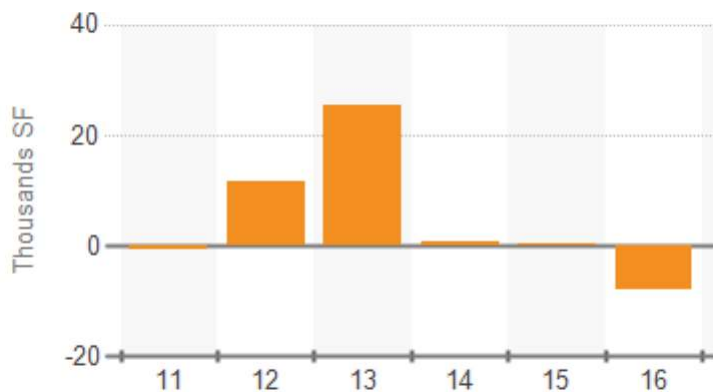
Vacancy Rate



Gross Asking Rent Per SF



Net Absorption



Probability of Leasing in Months

