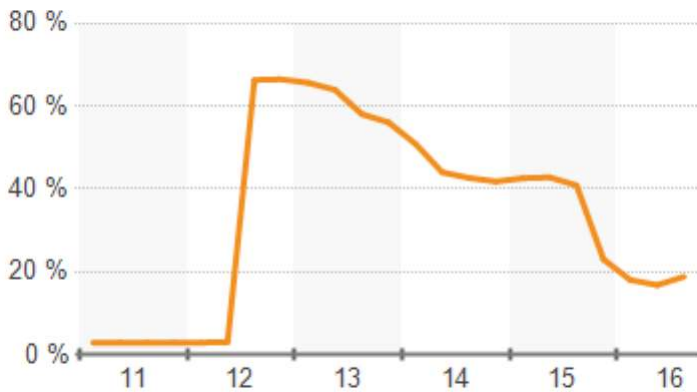


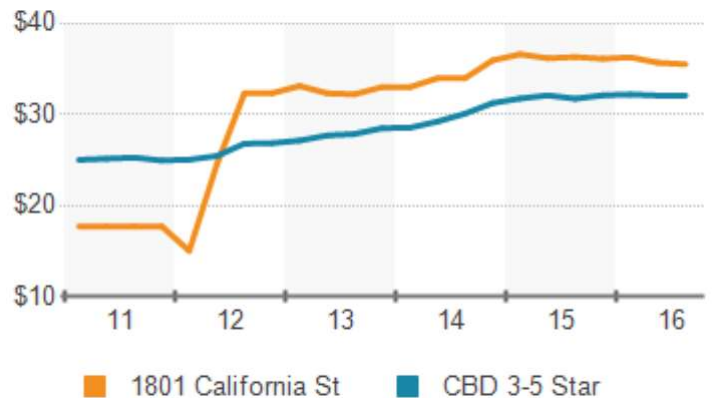
# 1801 California St. / CBD

Office	1801 California St	CBD 3-5 Star	CBD	Denver
Buildings	1	101	131	5,133
Existing SF	1,315,428	26,232,080	26,665,653	164,332,524
Average Building SF	1,315,428	259,723	203,554	32,014
Under Construction	-	981,015	981,015	3,508,412
<b>Leasing</b>				
Gross Rent Per SF	\$35.50	\$32.07	\$32.01	\$25.28
Vacancy Rate	18.8%	12.6%	12.5%	10.1%
Available Spaces	19	644	655	4,793
Available SF	367,986	5,577,824	5,612,980	25,289,536
12 Mo. Absorption SF	315,539	-184,479	-154,700	2,637,703
12 Mo. Leasing SF	202,881	2,795,121	2,836,736	12,298,616
<b>Sales Past Year</b>				
Properties	-	8	9	349
Sales Volume (Mil.)	-	\$423	\$426	\$2,333
Avg Sale Price (Mil.)	-	\$53	\$47	\$7.5
Sale Price Per SF	-	\$246	\$246	\$176
Cap Rate	-	6.0%	6.0%	7.0%

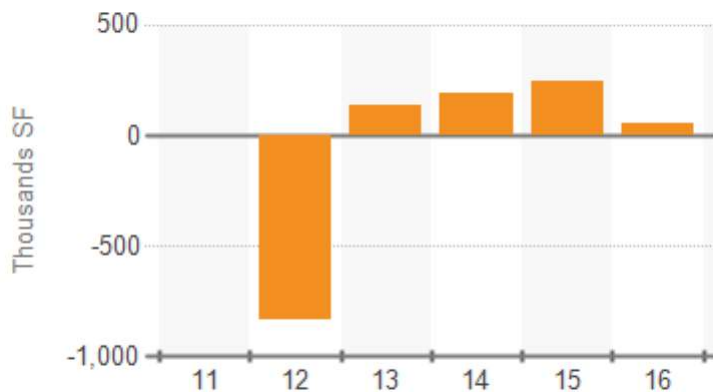
## Vacancy Rate



## Gross Asking Rent Per SF



## Net Absorption



## Probability of Leasing in Months

