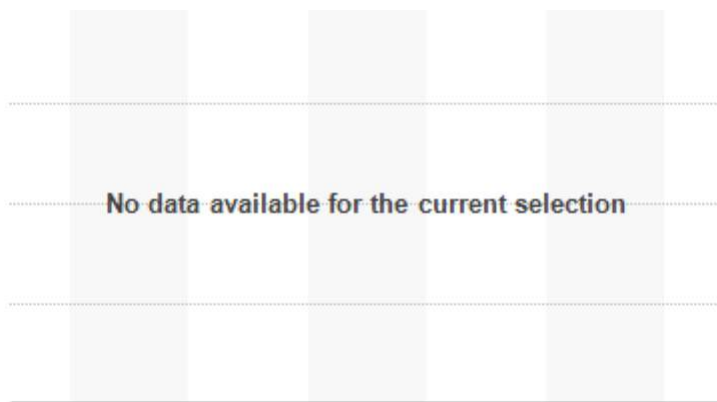


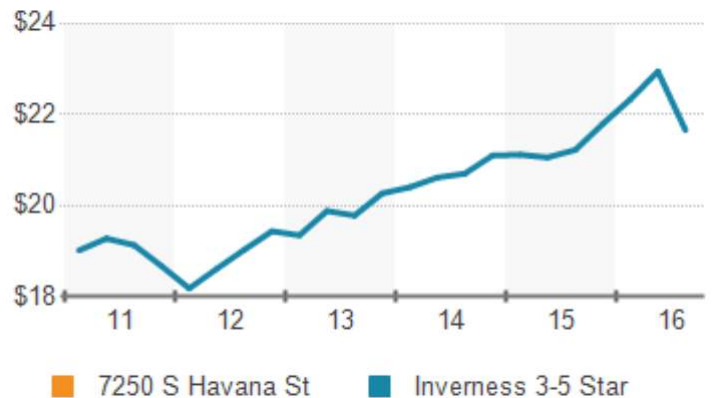
Comcast Inverness Submarket

Office	7250 S Havana St	Inverness 3-5 Star	Inverness	Denver
Buildings	-	77	105	5,136
Existing SF	-	4,815,741	5,414,091	164,576,726
Average Building SF	-	62,542	51,562	32,043
Under Construction	211,879	211,879	211,879	3,552,155
Leasing				
Gross Rent Per SF	-	\$21.65	\$20.57	\$25.09
Vacancy Rate	-	14.9%	16.5%	10.2%
Available Spaces	0	128	138	4,750
Available SF	0	896,166	1,196,499	25,481,761
12 Mo. Absorption SF	0	-253,315	-400,808	2,578,159
12 Mo. Leasing SF	211,579	539,067	543,947	12,966,901
Sales Past Year				
Properties	-	9	9	343
Sales Volume (Mil.)	-	\$93	\$93	\$2,393
Avg Sale Price (Mil.)	-	\$12	\$12	\$7.8
Sale Price Per SF	-	\$149	\$149	\$178
Cap Rate	-	7.2%	7.2%	7.0%

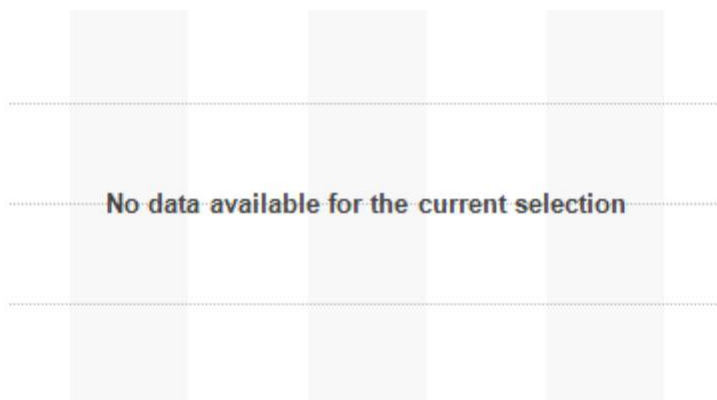
Vacancy Rate



Gross Asking Rent Per SF



Net Absorption



Probability of Leasing in Months

