

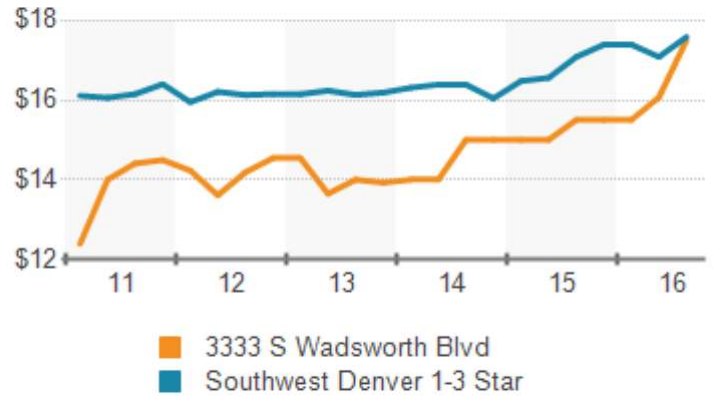
American Facility Service Group

Office	3333 S Wadsworth Blvd	Southwest Denver 1-3 Star	Southwest Denver	Denver
Buildings	1	537	543	5,155
Existing SF	87,723	9,180,985	9,819,057	164,856,383
Average Building SF	87,723	17,096	18,082	31,979
Under Construction	-	25,000	25,000	4,328,938
Leasing				
Gross Rent Per SF	\$17.50	\$17.58	\$17.92	\$25.04
Vacancy Rate	8.7%	10.6%	11.8%	10.2%
Available Spaces	3	343	352	4,672
Available SF	7,618	1,211,241	1,390,140	25,585,154
12 Mo. Absorption SF	-5,060	397,069	285,063	2,888,936
12 Mo. Leasing SF	2,810	557,080	559,017	14,606,159
Sales Past Year				
Properties	-	52	51	363
Sales Volume (Mil.)	-	\$66	\$66	\$2,136
Avg Sale Price (Mil.)	-	\$1.5	\$1.5	\$6.5
Sale Price Per SF	-	\$104	\$104	\$174
Cap Rate	-	7.3%	7.3%	7.0%

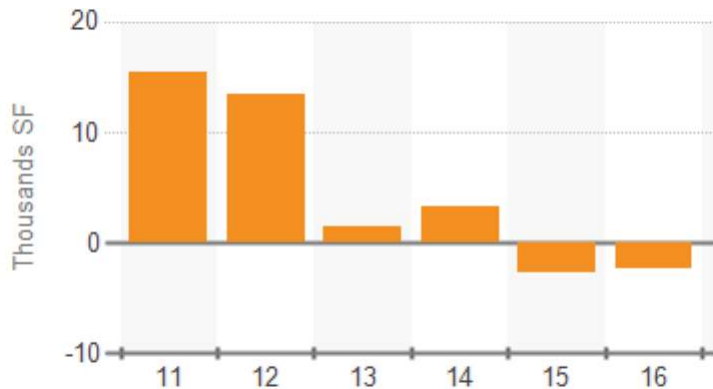
Vacancy Rate



Gross Asking Rent Per SF



Net Absorption



Probability of Leasing in Months

