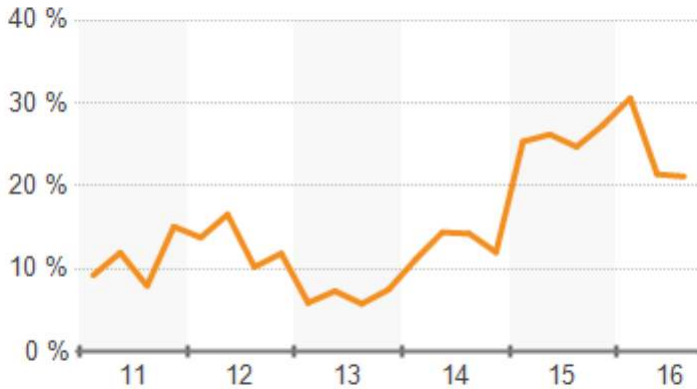


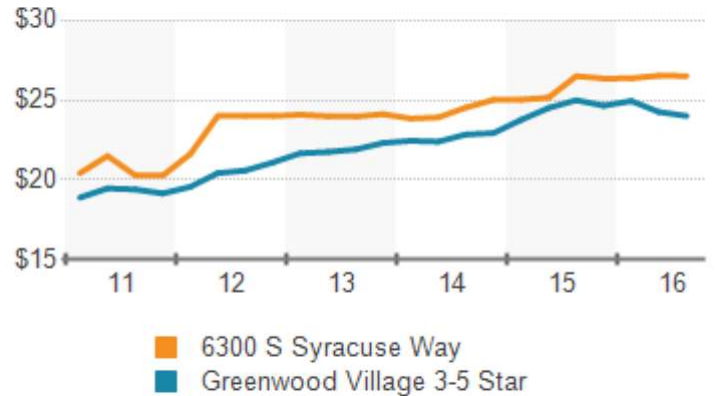
# Squaretwo Financial

Office	6300 S Syracuse Way	Greenwood Village 3-5 Star	Greenwood Village	Denver
Buildings	1	74	136	5,155
Existing SF	336,946	7,734,774	8,997,096	164,856,383
Average Building SF	336,946	104,523	66,155	31,979
Under Construction	-	-	-	4,328,938
<b>Leasing</b>				
Gross Rent Per SF	\$26.51	\$24.00	\$23.48	\$25.04
Vacancy Rate	21.1%	14.6%	14.0%	10.2%
Available Spaces	4	196	256	4,672
Available SF	10,078	1,392,527	1,573,358	25,585,154
12 Mo. Absorption SF	17,121	240,781	249,057	2,888,936
12 Mo. Leasing SF	114,950	948,962	1,070,470	14,606,159
<b>Sales Past Year</b>				
Properties	1	11	14	363
Sales Volume (Mil.)	\$41	\$337	\$360	\$2,136
Avg Sale Price (Mil.)	\$41	\$31	\$26	\$6.5
Sale Price Per SF	\$122	\$179	\$174	\$174
Cap Rate	5.2%	6.5%	6.6%	7.0%

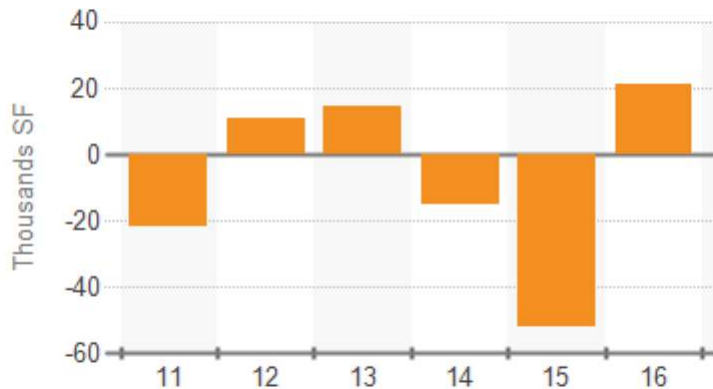
## Vacancy Rate



## Gross Asking Rent Per SF



## Net Absorption



## Probability of Leasing in Months

