

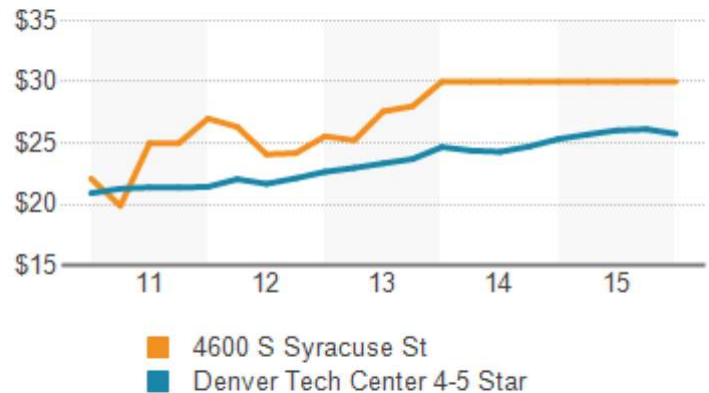
Cetera Financial Group

Office	4600 S Syracuse St	Denver Tech Center 4-5 Star	Denver Tech Center	Denver
Buildings	1	39	107	5,114
Existing SF	304,051	7,617,152	11,087,651	162,211,043
Average Building SF	304,051	195,311	103,622	31,719
Under Construction	-	318,000	318,000	2,898,231
Leasing				
Gross Rent Per SF	\$30.00	\$25.75	\$24.98	\$24.88
Vacancy Rate	32.0%	13.6%	14.3%	10.7%
Available Spaces	4	203	330	4,864
Available SF	70,806	1,998,761	2,802,928	24,788,270
12 Mo. Absorption SF	-70,337	-272,590	-337,821	2,633,095
12 Mo. Leasing SF	83,205	1,018,635	1,342,942	13,850,858
Sales Past Year				
Properties	-	4	5	354
Sales Volume (Mil.)	-	\$134	\$140	\$2,711
Avg Sale Price (Mil.)	-	\$33	\$28	\$8.3
Sale Price Per SF	-	\$187	\$184	\$198
Cap Rate	-	7.2%	7.1%	7.0%

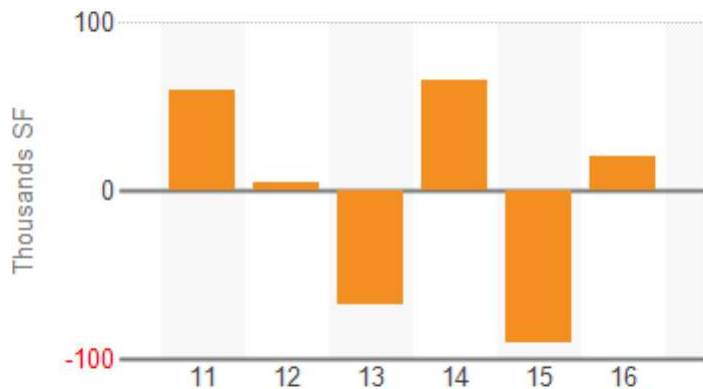
Vacancy Rate



Gross Asking Rent Per SF



Net Absorption



Probability of Leasing in Months

