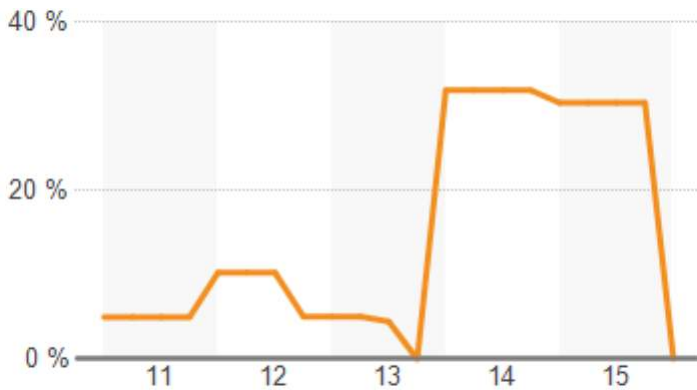


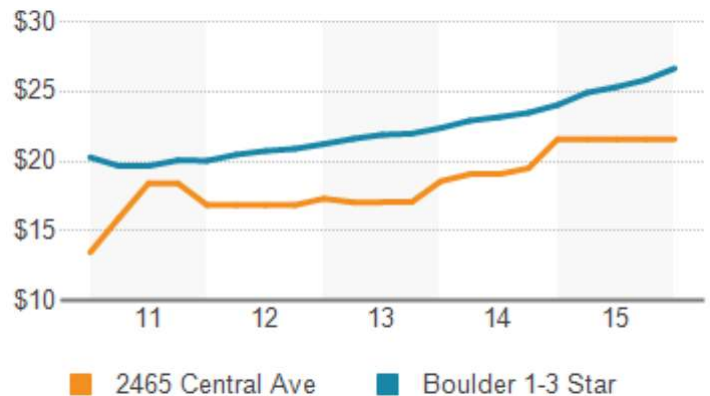
2465 Central

Office	2465 Central Ave	Boulder 1-3 Star	Boulder	Boulder
Buildings	1	560	569	970
Existing SF	40,232	9,554,374	10,323,649	16,171,065
Average Building SF	40,232	17,061	18,143	16,671
Under Construction	-	61,717	300,472	347,572
Leasing				
Gross Rent Per SF	\$21.57	\$26.63	\$28.52	\$25.65
Vacancy Rate	0.0%	3.5%	4.7%	6.1%
Available Spaces	0	160	188	332
Available SF	0	678,209	906,508	1,518,155
12 Mo. Absorption SF	12,799	11,562	-92,285	-119,084
12 Mo. Leasing SF	14,587	618,552	751,486	1,277,732
Sales Past Year				
Properties	-	31	33	57
Sales Volume (Mil.)	-	\$81	\$135	\$245
Avg Sale Price (Mil.)	-	\$3.1	\$4.8	\$4.8
Sale Price Per SF	-	\$191	\$230	\$197
Cap Rate	-	6.7%	6.6%	6.9%

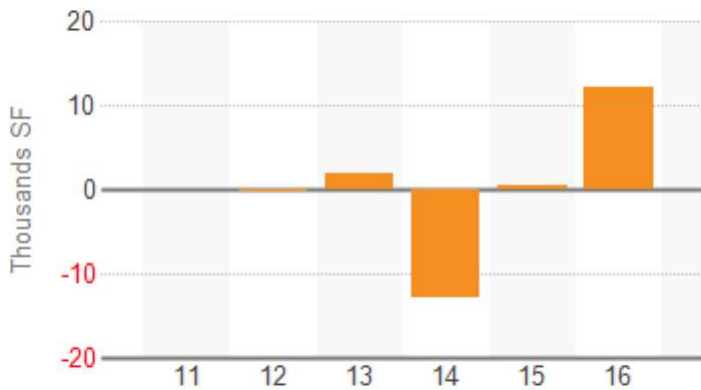
Vacancy Rate



Gross Asking Rent Per SF



Net Absorption



Probability of Leasing in Months

