

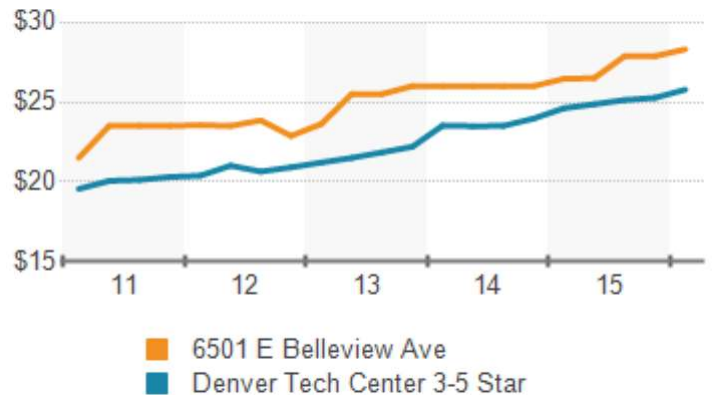
Pinnacle Capital Mortg DTC Submarket

Office	6501 E Belleview Ave	Denver Tech Center 3-5 Star	Denver Tech Center	Denver
Buildings	1	90	107	5,116
Existing SF	90,712	10,525,127	11,028,026	162,093,665
Average Building SF	90,712	116,945	103,065	31,683
Under Construction	-	598,000	618,000	3,396,644
Leasing				
Gross Rent Per SF	\$28.31	\$25.78	\$25.75	\$24.95
Vacancy Rate	23.4%	14.0%	13.8%	10.2%
Available Spaces	4	335	339	4,858
Available SF	23,641	2,989,574	3,093,617	25,072,653
12 Mo. Absorption SF	-3,851	-286,235	-281,814	3,474,244
12 Mo. Leasing SF	21,308	1,458,053	1,469,815	15,214,873
Sales Past Year				
Properties	-	7	7	348
Sales Volume (Mil.)	-	\$157	\$157	\$2,590
Avg Sale Price (Mil.)	-	\$22	\$22	\$8.1
Sale Price Per SF	-	\$176	\$176	\$188
Cap Rate	-	7.2%	7.2%	7.0%

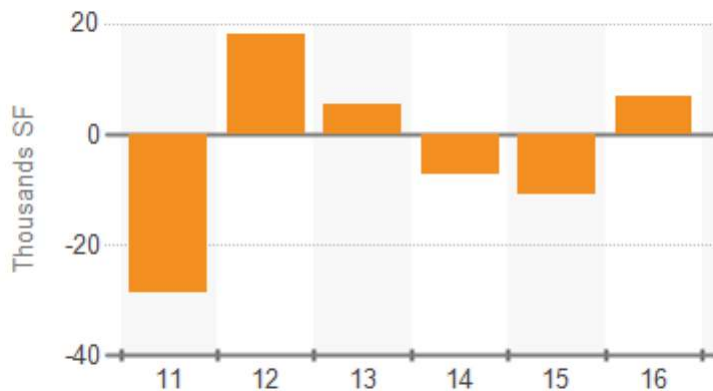
Vacancy Rate



Gross Asking Rent Per SF



Net Absorption



Probability of Leasing in Months

