

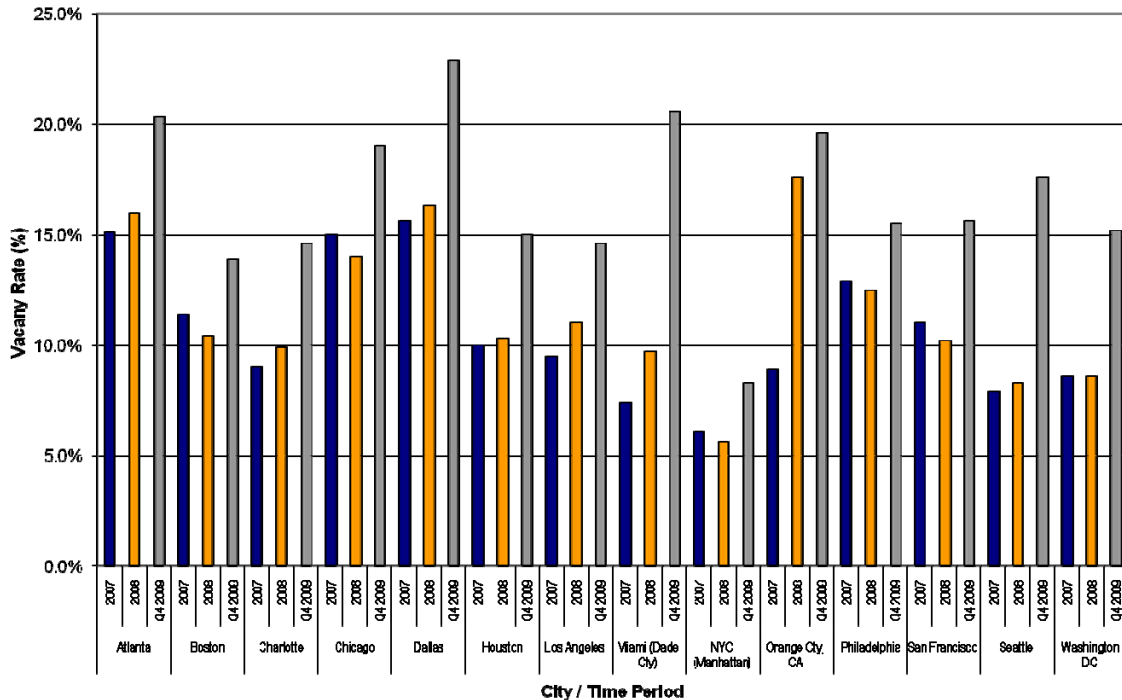
INSIGHTS

Q4 2009 NATIONAL MARKET OVERVIEW

Economic indicators are beginning to show positive signs. GDP improved in the U.S. Financial markets are stabilizing, banks are beginning to lend again and job losses are slowing. Consumers are spending money on durable goods and automobiles. In spite of the fact that there are many signs here and globally of improving economies, the recovery is slow, at best but we're all hopeful for a solid 2010.

The national vacancy rate at the end of 2009 averaged 16.4%, three points higher than at the end of the third quarter and the 14.2% rate of the fourth quarter of 2008. Net absorption across the US continues to be negative. Overall negative absorption slowed in each quarter of 2009. The net absorption for the year was 47 million square feet which was in direct response to the 4.6 million jobs that were lost in the US from November 2008 to November 2009. Surprisingly, the south had the greatest job loss where almost 2 million jobs were eliminated.

OFFICE VACANCY RATES: 2007 - Q4 2009



For More Info Contact:

Lori Brown

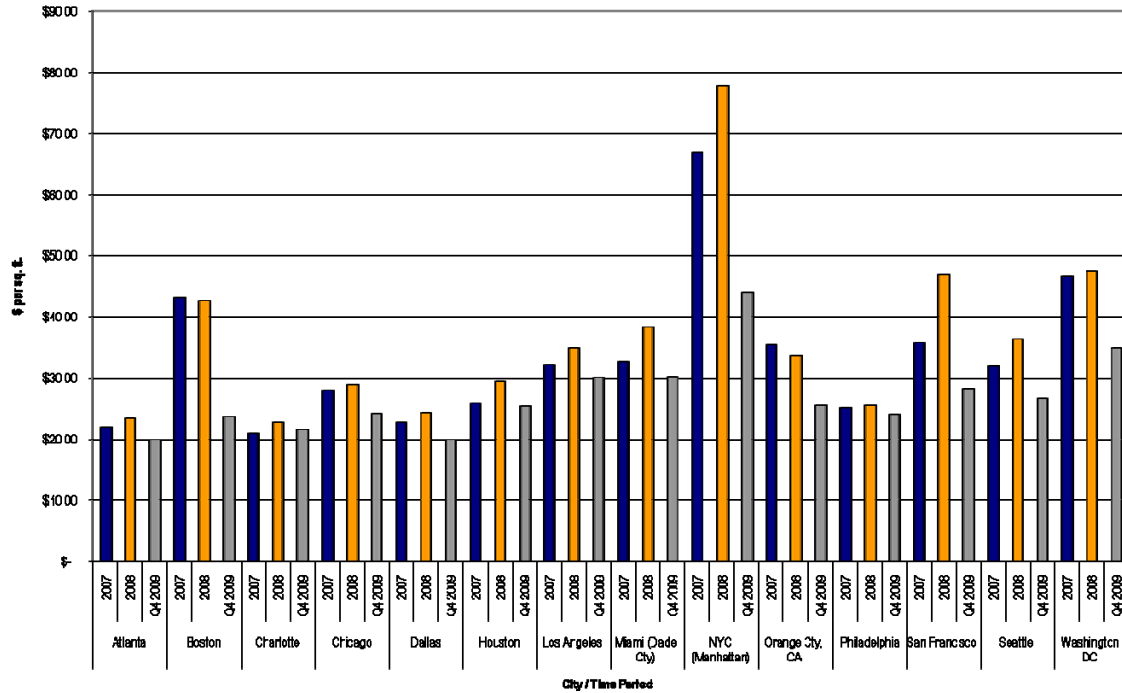
P. 312.543.5067

F. 312.670.1389

lbrown@brownrealestateadvisors.com



OFFICE RENTAL RATES: 2007 - Q4 2009



For More Info Contact:

Lori Brown

P. 312.543.5067

F. 312.670.1389

lbrown@brownrealestateadvisors.com