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Effective March 1, 2010, Colliers Turley Martin Tucker will be Cassidy Turley, an international team of dedicated commercial real estate professionals with a history of 100 years of successful client relationships. This includes \$15 billion in annual transactions, 420 million square feet of managed space and 22,000 Corporate Services locations. Our world-class expertise enables us to deliver integrated, tailored solutions around the globe. Our knowledge of local markets and deep industry connections allow us to achieve superior results. We are advocates for our clients and passionate about their long-term success. We are Cassidy Turley.

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Annual Market Report

Columbus, Ohio 2010





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Dear Friends and Partners:

Cassidy Turley is pleased to present Columbus' year end commercial real estate report. 2009 was a historically tough year for Columbus and the rest of the nation. All aspects of business were affected as the recession consumed most of the year, but 2010 is heading toward recovery.

Columbus continues to avoid the boom and bust development scenarios suffered by others around the nation. Because Columbus is well-positioned both geographically and economically, the city maintains its attractiveness to investors, owners, and developers. We are insulated by the nation's largest research university and not-for-profit research facility, a maturing distribution hub, and headquarters for several Fortune 1,000 companies.

Looking deeper at our major business sectors:

Office - After two strong years, the office market experienced a setback as vacancy rates increased across all submarkets. Even with these increases, the office market was able to weather the storm by completing deals to keep the damage to a minimum. Moving forward, the suburban submarkets are going to be the cornerstone of growth for the office market.

Industrial - In the industrial market, construction activity has come to a stop. There are large amounts of space available throughout the market, which should lead to a very favorable tenant's market for the foreseeable future. The Rickenbacker Global Logistics Park will continue to grow and create opportunities for intermodal use.

Retail - The retail market had an up and down year as some retailers were forced to close up shop while others were able to strategically take advantage. More of the same is expected in 2010 as different retail sectors are able to find their niche in the economic turnaround.

As we move into 2010, Cassidy Turley looks forward to tackling the challenges that lie ahead. We hope that you will consider us when you are in need of commercial real estate services.

Sincerely,

Mark Phelan
Managing Principal


Office Market Looks to 2010 for Recovery




Columbus, Ohio Office Market

At a glance

Market Indicators:

Vacancy 

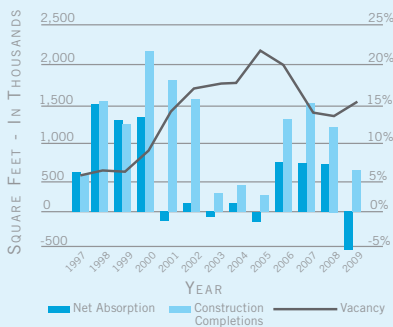
Net Absorption 

Construction 

Rental Rate 

Figure 1-Office Trends

Vacancy, Absorption and Construction



Inventory

For this quarter, Cassidy Turley surveyed more than 26.5 million square feet of office space, comprised of 236 Class A and B buildings that are 35,000 square feet or larger. Inventory is spread over four major submarkets: Downtown/Central Business District (CBD), Northwest, North and Northeast. The submarkets are further broken down into 22 smaller micro-markets with areas defined by geographical and market influences.

The largest submarket is the CBD. Excluding owner-occupied and government buildings, it consists of 54 buildings totaling over 9.6 million square feet. Office space classified as Class B makes up 55% of the total CBD. The second largest submarket is the Northwest, which includes the Hilliard and Dublin metropolitan areas. This submarket is made up of approximately 7 million square feet across 69 different properties, with newer Class A properties accounting for 64% of the total space. The North submarket follows in size with 4.9 million square feet in 53 buildings. Because of its maturity, some of central Ohio's oldest office parks are located in this submarket. The Northeast is an emerging submarket and is the smallest of those surveyed. It contains over 4.7 million square feet in 60 office buildings. The combined suburban market is made up of 16.8 million square feet in a total of 182 office properties.

Vacancy

The Columbus office Market mirrored the troubled times that the entire nation was feeling during a rough 2009. Even with the economy starting to spiral downward

in mid-year 2008, commercial real estate did not start feeling the brunt of the force until this past year. After experiencing an overall decrease in office vacancy in 2008, 2009 reversed that positive trend with increasing vacancies throughout the market. The overall direct vacancy rate for the Columbus market ended the fourth quarter and the year at 16.06%, which is a 242 basis point increase from 2008's year end vacancy of 13.64%. Unfortunately for Columbus, this trend of increasing vacancy took place in every submarket. Class B space was not the only victim as Class A space felt the pinch of a struggling market as well. At the end of 2008, Columbus was able to boast that three out of the four major submarkets had Class A vacancy rates below 11% (CBD 10.58%, North 7.94%, and Northwest 5.84%). At the close of 2009, only one submarket could claim Class A vacancy under 12% (Northwest 10.32%). Most of the space coming back to the market was due to companies entering bankruptcy, downsizing, or consolidating operations. Employee layoffs were the name of the game in 2009; however, most instances of employee reduction did not lead to large amounts of vacant space coming onto the market because companies were either locked into long-term leases or felt the need to hold onto excess space in case the economic market rebounded. If the economy struggles over a longer period of time, that affect will be felt when leases expire and space reductions can finally be made.

Absorption

Absorption in the fourth quarter followed the trend sent forth throughout the year as more space came back onto

the market. There was over 345,000 square feet of negative absorption in the fourth quarter 2009. The fourth quarter negative absorption accounted for over half (53.9%) of the 2009 net year end absorption, which totaled negative 641,000 square feet. After two straight years of recording large amounts of positive absorption (a record amount of 723,000 square feet in 2007, followed by 677,500 square feet last year), the Columbus office market reverted to giving back space. While deals were still being completed in the market, there were too many instances of companies having to give back space because they could not afford or need it.

New Construction

No office construction projects were delivered during the quarter. Ground was broken, however, on the first phase of The Offices at Grandview Yard, a mixed-used development by Nationwide Realty Investors Ltd. The \$40 million first phase includes a 96,000 square foot building, which will be anchored by M&A Architects. They will occupy 25,000 square feet upon completion. The first phase of the project is projected to be finished in the latter part of 2010.

Including the addition of Grandview Yard, there are six office construction

projects underway totaling 691,500 square feet. This includes the new 300,000 square foot Franklin County Courthouse located in the Downtown South micromarket. The other 391,500 square feet is spread among five projects throughout the suburban submarkets. Only 114,500 square feet of new available office space will be added to the market since most projects are build-to-suits or owner-occupied buildings.

There were three office projects delivered during 2009, two build-to-suit projects and one speculative office building, totaling approximately 690,000 square feet. Grange Insurance completed their new headquarters at 643 South High Street in the Brewery District. The 195,000 square foot build-to-suit was delivered in the Downtown submarket in the first quarter. Another new headquarters was completed for Cardinal Health at 4765 Emerald Parkway in Dublin during the second quarter. The 350,000 office build-to-suit is part of the office complex Cardinal Health operates in the Northwest submarket. The lone speculative project was delivered in the North submarket. Daimler's Westar IV was completed at 460 Polaris Parkway adding to the Westar Office Complex in Westerville. The 145,000 square foot building was delivered in the third quarter and was only 30% leased at the time of this report.

Recent Sales

The signs of a troubled market and economy were exemplified most in the sales activity for the office market. Investment sales nearly came to a complete halt as financing for larger, investment grade sales was virtually non-existent. In 2008, the market had 26 investment grade properties traded. There were no investment grade properties traded in the fourth quarter and there were only three sizeable transactions in 2009. The average size of properties sold was less than 50,000 square feet, indicating that local/regional and private buyers were the only active participants in the market. Most institutional owners and investors are waiting until property values hit bottom or until the economy improves.

An investor from New Jersey bought 565 Metro Place South in the first quarter, for \$16 million, or \$135.59 per square foot. The deal for the 118,000 square foot office building was completed because the buyer, Two Metro Place Partners LLC, was able to assume the \$12.2 million loan at favorable terms.

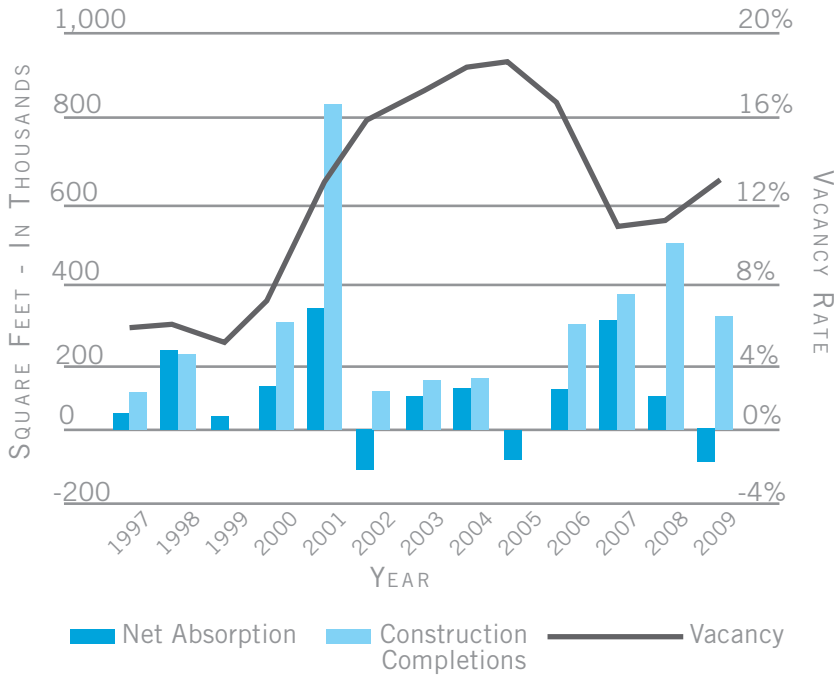
The largest sale of the year occurred in the second quarter when M-BM LLC, an affiliate of Mack Co. bought the BMW Financial Services building in Hilliard. M-BM LLC bought the 220,000 square

Figure 2-New Office Construction
2009 Office Construction Projects

New Construction	SF	Micro-Market	Submarket	Delivery	Status	Type	% Leased
Pharma Force	70,000	Airport/ I-670	Suburban Northeast	2Q 10	UC	BTS	100%
Interstate Gas Supply Headquarters	100,000	Dublin	Suburban Northwest	2Q 10	UC	BTS	100%
State Auto	22,000	Worthington	Suburban North	3Q 10	UC	BTS	100%
Franklin County Courthouse	300,000	Brewery District	Downtown	3Q 10	UC	Owner-User	100%
Grandview Yard - Office Building	96,000	Arlington/ Grandview	Suburban Northwest	4Q 10	UC	Spec	26%
Gowdy Field III - OSU Medical Center	103,500	Arlington/ Grandview	Suburban Northwest	4Q 10	UC	BTS	58%
Total	691,500						80.66%

Figure 2-Downtown Office Market Trends

Vacancy, Absorption and Construction



foot building at 5550 Britton Parkway for \$34.2 million, or \$158.18 a square foot. This was the second time it had been sold in its short three-year history.

Transwestern Investments sold 175 South Third Street in Downtown to local investor Danos Tiano and his management company for \$7.3 million, or \$36.89 per square foot. This was a major discount from when it last traded in 1998. Great Lakes REIT bought it for \$22 million at that time. The deal was financed through local, smaller banks. Large, institutional banks could not take on the risk of a 198,000 square foot office asset.

Submarket Reports

Downtown/Central Business District

Vacancy in the Downtown submarket finished up at 13.77% after a decrease in the third quarter. This was more

than a percent higher than 2008's year end rate of 12.71%. Overall, Class A properties continue to outperform Class B space. There was over 44,000 square feet of negative absorption in the fourth quarter, bringing the year end total to over negative 102,000 square feet. This offset the positive gain of 105,000 square feet from 2008. Full service asking rent decreased to \$20.14 per square foot, compared to \$20.81 at the close of 2008. In the submarket's lone notable deal, Deloitte left 155 East Broad. They decreased total occupancy from 45,000 square feet to 35,000 square feet in Continental Plaza, located at 180 E. Broad.

North

The North was the only submarket with a direct vacancy decrease for the fourth quarter. As a result, it no longer has the highest vacancy in Central Ohio. Direct

vacancy ended at 17.69% for the year, a 42 basis point decrease from the third quarter. Even still, this was a 47 basis point increase from 2008. Class A vacancy remains much lower than Class B, but 2009 was not so kind overall. Class A vacancy increased 4.73% from 2008, while Class B vacancy decreased 2.80% as tenants looked to reduce expenses and find low cost alternatives. The submarket had almost 21,000 square feet of positive absorption, which softened the year end total to only negative 23,000 square feet. The North was the best performing market during 2009. Unfortunately, that was because there was very little net change. Due to its slight success, the full service asking rate increased slightly to \$17.50 from last year's rate of \$17.43 per square foot. This was likely caused by increases in operating expenses.

Northeast

The Northeast submarket experienced a very tough 2009. It recorded the largest vacancy increase and it has the highest direct vacancy out of all Columbus submarkets. Vacancy increased 4.75% to end 2009 at 21.01% compared to 16.26% last year. It is the only Columbus submarket to have a vacancy rate above 20%. Class A space finished the fourth quarter with a vacancy rate of 16.57%, 112 basis points higher than 2008. Class B space had the worst quarter and year of any submarket, as vacancy increased 8.87% to end 2009 at 26.04% (compared to 17.17% at 2008 year end). There was over 216,000 square feet of negative absorption in the fourth quarter. This accounted for the majority of the year

Figure 3-Office Submarkets

Metropolitan area



end total of negative 227,000 square feet. Fourth quarter absorption for the Northeast represented 63% of Columbus' total negative absorption for the quarter. As expected, the full service asking rate decreased from \$18.75 to \$18.40 per square foot in 2009.

Northwest

In recent years, the Northwest submarket has been the strongest and most consistent in Columbus; however, it no longer boasts the lowest overall vacancy rate. After suffering a 4.08% increase in direct vacancy in 2009, the CBD (13.77%) has over taken the Northwest for the lowest submarket vacancy rate in Columbus. The Northwest submarket ended the fourth quarter with a direct vacancy rate of 14.68%. Class A space saw major increases throughout the year (448 basis points), but still has the lowest Class A vacancy rate in any submarket at 10.32%. Unfortunately, Class B space continues to struggle, increasing

to 22.43% compared to last year's rate of 19.06%. The silver lining is that 64% of the Northwest submarket is Class A space. There was 105,500 square feet of negative absorption in the fourth quarter. Nationwide Insurance and Cardinal Health both gave up large blocks of space as they consolidated into company-owned facilities. That amount bumped the year end total to over 288,000 square feet of negative absorption. During the fourth quarter, Time Warner Cable agreed to a five year lease at 1600 Dublin Road. They will occupy 38,000 square feet for a call center and should move in during the first quarter of 2010. Full service asking rent decreased from \$18.37 per square foot in 2008 to end 2009 at \$18.15.

Outlook

As we say good riddance to 2009, we have great hope that 2010 will be better for Columbus office properties. We expect vacancy to increase throughout

2010 as more tenants give back space to decrease occupancy costs. As such, landlords will aggressively deal on both new leases and renewals in order to stabilize their assets. Concessions and rent reductions will be the norm, but costly tenant improvements will be hard to come by as many owners will have limited funding sources. We also expect more office buildings that have struggled to lease vacancies to default on their loans, thus causing more assets to go back to the bank. Many will have lost considerable value since loans were written leaving banks with two options: take large write-downs or lease up properties and sell at a better time. Institutional sales in Columbus in 2010 should be limited to either triple net, fully-leased projects, or purchases by bargain hunters. In any event, the number of transactions should increase as Columbus office properties near the bottom of the market.

Figure 4-Suburban Office Market Trends

Vacancy, Absorption and Construction

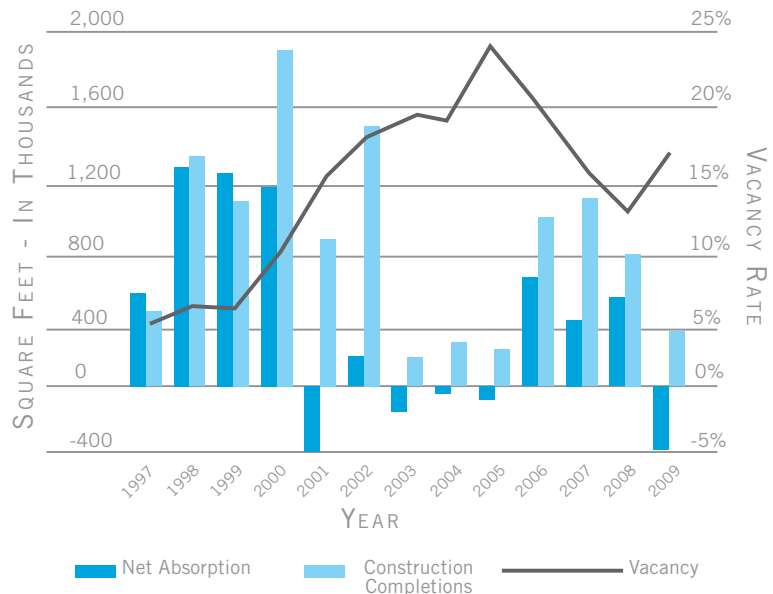


Figure 5-Downtown Office Market Statistics

Vacancy, Absorption, Construction and Rent

Existing Properties								Absorption		Construction		Rent
Class	Buildings	Total Inventory SF	Direct Vacant SF	Direct Vacancy Rate 3Q 09	Direct Vacancy 4Q 09 Rate	Sublease Vacancy Rate	Total Vacancy Rate Current Q	Net Absorption Current Q - SF	Net Absorption YTD - SF	Completions Current Q - SF	Under Const. - SF	Asking Full Service \$/SF
Arena District												
A	11	1,170,945	66,171	4.24%	5.65%	1.02%	6.68%	(19,071)	(9,029)	0	0	\$21.03
B	3	223,000	13,250	5.94%	5.94%	14.39%	20.33%	0	(9,708)	0	0	\$18.66
Total	14	1,393,945	79,421	4.33%	5.70%	3.16%	8.86%	(19,071)	(18,737)	0	0	\$20.65
BREWERY DISTRICT												
A	3	279,825	57,387	20.94%	20.51%	0.67%	21.18%	1,195	(51,548)	0	300,000	\$19.08
B	4	281,205	46,641	16.06%	16.59%	0.00%	16.59%	(1,484)	(294)	0	0	\$18.24
Total	7	561,030	104,028	18.49%	18.54%	0.33%	18.88%	(289)	(51,842)	0	300,000	\$18.66
CENTRAL BUSINESS DISTRICT												
A	4	2,236,254	297,550	13.31%	13.31%	2.68%	15.98%	0	(5,117)	0	0	\$25.73
B	15	3,453,706	625,221	16.28%	18.10%	1.13%	19.24%	(63,091)	(54,114)	0	0	\$18.54
Total	19	5,689,960	922,771	15.11%	16.22%	1.74%	17.96%	(63,091)	(59,231)	0	0	\$21.37
DOWNTOWN SOUTH												
A	3	423,527	79,813	21.70%	18.84%	0.83%	19.67%	12,082	12,082	0	0	\$21.68
B	3	222,850	3,428	1.54%	1.54%	2.77%	4.31%	0	2,338	0	0	\$17.65
Total	6	646,377	83,241	14.75%	12.88%	1.50%	14.37%	12,082	14,420	0	0	\$20.29
GRANT/ WASHINGTON												
A	1	197,570	18,424	9.33%	9.33%	0.00%	9.33%	0	(10,124)	0	0	\$17.50
B	5	870,446	102,973	14.82%	11.83%	0.00%	11.83%	26,000	35,933	0	0	\$17.30
Total	6	1,068,016	121,397	13.80%	11.37%	0.00%	11.37%	26,000	25,809	0	0	\$17.34
NORTH HIGH STREET												
A	0	0	0	0.00%	0.00%	0.00%	0.00%	0	0	0	0	0
B	2	314,047	21,400	6.81%	6.81%	0.00%	6.81%	0	(12,800)	0	0	\$17.75
Total	2	314,047	21,400	6.81%	6.81%	0.00%	6.81%	0	(12,800)	0	0	\$17.75
Total A	22	4,308,121	519,345	11.92%	12.06%	1.79%	13.85%	(5,794)	(63,736)	0	300,000	\$22.57
Total B	32	5,365,254	812,913	14.43%	15.15%	1.44%	16.59%	(38,575)	(38,645)	0	0	\$18.19
Total	54	9,673,375	1,332,258	13.31%	13.77%	1.60%	15.37%	(44,369)	(102,381)	0	300,000	\$20.14

Figure 6-Suburban North Office Market Statistics

Vacancy, Absorption, Construction and Rent

Existing Properties								Absorption		Construction		Rent
Class	Buildings	Total Inventory SF	Direct Vacant SF	Direct Vacancy Rate 3Q 09	Direct Vacancy 4Q 09 Rate	Sublease Vacancy Rate	Total Vacancy Rate Current Q	Net Absorption Current Q - SF	Net Absorption YTD - SF	Completions Current Q - SF	Under Const. - SF	Asking Full Service \$/SF
Busch												
A	0	0	0	0.00%	0.00%	0.00%	0.00%	0	0	0	0	0
B	5	568,734	92,938	16.34%	16.34%	0.00%	16.34%	0	77,696	0	0	\$17.88
Total	5	568,734	92,938	16.34%	16.34%	0.00%	16.34%	0	77,696	0	0	\$17.88
Crosswoods												
A	1	250,169	60,106	24.94%	24.03%	6.15%	30.17%	2,280	(1,634)	0	0	\$17.50
B	5	579,662	191,361	32.72%	33.01%	3.05%	36.06%	(1,692)	(475)	0	0	\$16.24
Total	6	829,831	251,467	30.37%	30.30%	3.98%	34.29%	588	(2,109)	0	0	\$16.62
North High												
A	0	0	0	0.00%	0.00%	0.00%	0.00%	0	0	0	0	0
B	4	346,768	64,802	19.20%	18.69%	4.90%	23.58%	1,767	3,123	0	0	\$17.15
Total	4	346,768	64,802	19.20%	18.69%	4.90%	23.58%	1,767	3,123	0	0	\$17.15
Polaris												
A	8	951,420	94,378	9.92%	9.92%	2.35%	12.27%	0	(15,288)	0	0	\$18.77
B	9	494,562	83,454	18.03%	16.87%	0.00%	16.87%	5,716	38,104	0	0	\$16.67
Total	17	1,445,982	177,832	12.69%	12.30%	1.54%	13.84%	5,716	22,816	0	0	\$18.05
Westar												
A	9	967,784	120,385	14.00%	12.44%	1.48%	13.92%	15,092	(85,647)	0	0	\$18.68
B	0	0	0	0.00%	0.00%	0.00%	0.00%	0	0	0	0	0
Total	9	967,784	120,385	14.00%	12.44%	1.48%	13.92%	15,092	(85,647)	0	0	\$18.68
Worthington												
A	0	0	0	0.00%	0.00%	0.00%	0.00%	0	0	0	22000	0
B	12	833,475	175,714	20.82%	21.08%	2.75%	23.84%	(2,206)	(39,184)	0	0	\$16.02
Total	12	833,475	175,714	20.82%	21.08%	2.75%	23.84%	(2,206)	(39,184)	0	22,000	\$16.02
Total A	18	2,169,373	274,869	13.47%	12.67%	2.40%	15.07%	17,372	(102,569)	0	22000	\$18.65
Total B	35	2,823,201	608,269	21.67%	21.55%	2.04%	23.59%	3,585	79,264	0	0	\$16.61
Total	53	4,992,574	883,138	18.11%	17.69%	2.20%	19.88%	20,957	(23,305)	0	22,000	\$17.50

Figure 7-Suburban Northeast Office Market Statistics

Vacancy, Absorption, Construction and Rent

Existing Properties								Absorption		Construction		Rent
Class	Buildings	Total Inventory SF	Direct Vacant SF	Direct Vacancy Rate 3Q 09	Direct Vacancy 4Q 09 Rate	Sublease Vacancy Rate	Total Vacancy Rate Current Q	Net Absorption Current Q - SF	Net Absorption YTD - SF	Completions Current Q - SF	Under Const. - SF	Asking Full Service \$/SF
AIRPORT/ I-670												
A	1	104,069	17,610	16.92%	16.92%	0.00%	16.92%	0	0	0	70000	\$20.50
B	2	106,013	79,222	78.59%	74.73%	0.00%	74.73%	4,093	(22,526)	0	0	\$18.25
Total	3	210,082	96,832	48.04%	46.09%	0.00%	46.09%	4,093	(22,526)	0	70,000	\$19.36
EASTON												
A	12	1,442,927	110,109	5.44%	7.63%	1.14%	8.77%	(31,621)	(52,383)	0	0	\$19.11
B	3	121,126	5,033	4.65%	4.16%	0.00%	4.16%	600	8,941	0	0	\$19.83
Total	15	1,564,053	115,142	5.38%	7.36%	1.05%	8.42%	(31,021)	(43,442)	0	0	\$19.16
GAHANNA												
A	2	148,060	16,063	4.65%	10.85%	0.00%	10.85%	(9,174)	(7,674)	0	0	\$17.83
B	10	496,104	206,482	23.46%	41.62%	0.00%	41.62%	(90,115)	(154,363)	0	0	\$16.63
Total	12	644,164	222,545	19.13%	34.55%	0.00%	34.55%	(99,289)	(162,037)	0	0	\$16.90
NEW ALBANY												
A	5	561,500	174,574	23.79%	31.09%	0.00%	31.09%	(41,018)	57,749	0	0	\$18.77
B	1	32,000	16,000	50.00%	50.00%	0.00%	50.00%	0	0	0	0	\$20.70
Total	6	593,500	190,574	14.17%	32.11%	0.00%	32.11%	(41,018)	57,749	0	0	\$18.88
WESTERVILLE												
A	2	280,150	101,956	25.68%	36.39%	2.51%	38.90%	(30,000)	(26,084)	0	0	\$16.38
B	22	1,485,521	276,769	17.35%	18.63%	0.00%	18.63%	(19,081)	(30,859)	0	0	\$16.55
Total	24	1,765,671	378,725	18.67%	21.45%	0.40%	21.85%	(49,081)	(56,943)	0	0	\$16.52
Total A	22	2,536,706	420,312	12.16%	16.57%	0.93%	17.50%	(111,813)	(28,392)	0	70,000	\$19.62
Total B	38	2,240,764	583,506	21.38%	26.04%	0.00%	26.04%	(104,503)	(198,807)	0	0	\$17.03
Total	60	4,777,470	1,003,818	16.48%	21.01%	0.49%	21.50%	(216,316)	(227,199)	0	70,000	\$18.40

Figure 8-Suburban Northwest Office Market Statistics

Vacancy, Absorption, Construction and Rent

Existing Properties								Absorption		Construction		Rent
Class	Buildings	Total Inventory SF	Direct Vacant SF	Direct Vacancy Rate 3Q 09	Direct Vacancy 4Q 09 Rate	Sublease Vacancy Rate	Total Vacancy Rate Current Q	Net Absorption Current Q - SF	Net Absorption YTD - SF	Completions Current Q - SF	Under Const. - SF	Asking Full Service \$/SF
ARLINGTON/ GRANDVIEW												
A	2	231,120	7,792	3.37%	3.37%	0.00%	3.37%	0	2,486	0	199,500	\$10.88
B	7	496,843	100,575	23.46%	20.24%	0.71%	20.95%	15,970	(28,257)	0	0	\$17.89
Total	9	727,963	108,367	17.08%	14.89%	0.48%	15.37%	15,970	(25,771)	0	199,500	\$15.67
DUBLIN												
A	9	1,114,670	99,412	8.76%	8.92%	1.87%	10.79%	(1,784)	(15,751)	0	100,000	\$19.44
B	17	1,081,910	240,127	20.25%	22.19%	0.52%	22.72%	(21,076)	14,418	0	0	\$16.14
Total	26	2,196,580	339,539	14.42%	15.46%	1.21%	16.67%	(22,860)	(1,333)	0	100,000	\$17.81
HILLIARD/ WEST												
A	2	389,000	48,835	12.55%	12.55%	0.00%	12.55%	0	5,593	0	0	\$18.55
B	2	148,109	14,031	9.47%	9.47%	22.64%	32.11%	0	8,382	0	0	\$14.98
Total	4	537,109	62,866	11.70%	11.70%	6.24%	17.95%	0	13,975	0	0	\$17.56
TUTTLE												
A	21	2,791,108	310,891	9.04%	11.14%	0.49%	11.63%	(58,636)	(194,726)	0	0	\$18.64
B	6	356,995	130,514	36.56%	36.56%	3.46%	40.02%	0	(41,302)	0	0	\$17.38
Total	27	3,148,103	441,405	12.16%	14.02%	0.83%	14.85%	(58,636)	(236,028)	0	0	\$18.49
SAWMILL												
A	0	0	0	0.00%	0.00%	0.00%	0.00%	0	0	0	0	0
B	3	460,887	85,626	9.90%	18.58%	0.00%	18.58%	(40,010)	(39,037)	0	0	\$16.00
Total	3	460,887	85,626	9.90%	18.58%	0.00%	18.58%	(40,010)	(39,037)	0	0	\$16.00
Total A	34	4,525,898	466,930	8.98%	10.32%	0.76%	11.08%	(60,420)	(202,398)	0	299,500	\$19.08
Total B	35	2,544,744	570,873	20.66%	22.43%	2.16%	24.60%	(45,116)	(85,796)	0	0	\$16.51
Total	69	7,070,642	1,037,803	13.19%	14.68%	1.27%	15.94%	(105,536)	(288,194)	0	299,500	\$18.15

Figure 9-Grand Totals

Vacancy, Absorption, Construction and Rent

SUBURBAN TOTAL												
Class	Buildings	Total Inventory SF	Direct Vacant SF	Direct Vacancy Rate 3Q 09	Direct Vacancy 4Q 09 Rate	Sublease Vacancy Rate	Total Vacancy Rate Current Q	Net Absorption Current Q - SF	Net Absorption YTD - SF	Completions Current Q - SF	Under Const. - SF	Asking Full Service \$/SF
A	74	9,231,977	1,162,111	10.91%	12.59%	1.19%	13.78%	(154,861)	(333,359)	0	391,500	\$19.13
B	108	7,608,709	1,762,648	21.25%	23.17%	1.48%	24.65%	(146,034)	(205,339)	0	0	\$16.69
Total	182	16,840,686	2,924,759	15.58%	17.37%	1.32%	18.69%	(300,895)	(538,698)	0	391,500	\$18.03
GRAND TOTAL												
A	96	13,540,098	1,681,456	11.23%	12.42%	1.38%	13.80%	(160,655)	(397,095)	0	691,500	\$19.92
B	140	12,973,963	2,575,561	18.43%	19.85%	1.47%	21.32%	(184,609)	(243,984)	0	0	\$17.04
Total	236	26,514,061	4,257,017	14.75%	16.06%	1.42%	17.48%	(345,264)	(641,079)	0	691,500	\$18.51

The information contained in this report was provided by sources deemed to be reliable, however, no guarantee is made as to the accuracy or reliability. As new, corrected or updated information is obtained, it is incorporated into both current and historical data, which may invalidate comparison to previously issued reports.

Kraft Deal Helps Weather Industrial Storm



Columbus, Ohio Industrial Market

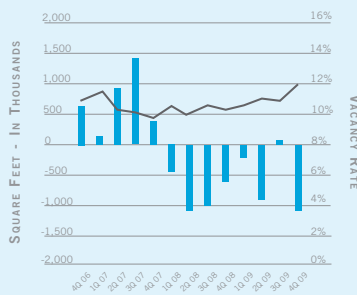
At a glance

Market Indicators:

- Vacancy Rate
- Net Absorption
- Construction
- Rental Rate

Figure 10-Industrial Trends

Vacancy, Absorption and Construction



Inventory

The Columbus Industrial market surveyed this quarter is spread over 6 submarkets: Southeast, Southwest, Downtown/Central Business District, Northwest, Northeast and Out-of-County. The inventory surveyed in the fourth quarter of 2009 consists of over 247 million square feet of rentable space in 2,892 buildings that are all 10,000 square feet or larger.

The largest single market surveyed in terms of size is the Southeast, with 575 properties and more than 71 million square feet of space. The Northwest and Northeast submarkets contain over 690 buildings with approximately 45 million square feet each, and the Out-of-County submarket includes 597 buildings with over 64 million square feet. The Southwest submarket is made up of 233 buildings with a combined area of 20 million square feet.

The bulk subset of the Industrial Market was also surveyed this quarter. This subset consists of properties that are 100,000 square feet or larger, have at least a 28 foot ceiling height, and were built within the last 10 years. This subset contains 68 buildings totaling 33 million square feet. The largest submarket of bulk space is the Southeast with 46 properties and over 22 million square feet.

Investment Sales

As seen in the property types, industrial investment sales slowed drastically in 2009. There were only seven investment grade industrial properties that traded throughout the entire year compared to the 21 properties traded in 2008. Investment sales have been on a steady decline in the past few years as large institutional buyers have stopped participating in the market. Also contributing to the lack of activity was the reluctance of lenders to provide financing for commercial real estate (especially investment grade industrial properties) as they continued to be too risky an investment at this time. Most deals that were completed had buyers with previous financing in place, a large cash position, or solid capital backing to take on extensive loan coverage. In the fourth quarter 2009, Ecolab, Inc. sold its property at 383 North High Street in Hebron to Zucker Building Company for \$5.91 million, or \$30.00 per square foot. The 197,000 square foot industrial warehouse is located in the Out-of-County submarket. As the end of the year approached one large portfolio transaction was completed. Kenhio sold seven industrial properties in Central Ohio to two buyers. The seven property portfolio totaled 1.64 million square feet and sold for \$30.55 million, or an average of \$18.59 per square foot. Six of the properties were located in the Southeast, Southwest, and Northwest submarkets and were sold to Trident Capital Group. The remaining property was sold to MBM Corp in the Northwest submarket.

Figure 11-Industrial Construction

Metro Area Completed Construction Projects

Tenant	Address	Sq. Ft.	Submarket	Ceiling Height	Delivery	Type	%Leased	Owner
FedEx	Poth Rd @ Schofield Dr	217,627	Northeast		2Q 09	Spec	100%	Scannell Revex 101 LLC
Kenco Logistics	5235-5251 West Pointe Dr	464,207	Southeast		4Q 09	BTS	100%	Kirco
Total		681,834						

New Construction

As seen all year, there was no new construction projects announced during the fourth quarter. In 2009, construction in the Columbus industrial market has come to a standstill. There were only two completions all year, coming in the second and fourth quarters. Kirco delivered the 464,207 square foot expansion for Kenco Logistics at 5235 Westpoint Drive. The expansion was finally completed after being pushed back multiple times. In the second quarter, FedEx completed their 217,627 square foot distribution facility on Poth Road near Columbus International Airport. Construction in the Columbus market will continue to be non-existent in the foreseeable future until current vacant space is leased and demand increases. Currently, there are too many large contiguous blocks of space on the market, especially in the Southeast submarket. When vacancy rates start to decrease, the Columbus market will once again start to have demand for industrial construction.

Vacancy

For the second year in a row, the Columbus industrial market felt an increase in vacancy. Leasing velocity continued to be very slow as deals were hard to come by due to the tough economy. The overall direct vacancy rate increased 66 basis points in the fourth quarter to end the year at 11.88%. That is a 119 basis point increase from 2008's year end rate of 10.69%. Four of the six Columbus submarkets recorded vacancy rates above 14% (Northwest 14.09%, Southeast 17.00%, Southwest 16.36%, and CBD 21.78%). Unlike 2008, where a good portion of vacancy increases came from delivered speculative construction, 2009 was a different story. With only two construction projects finished and zero in the pipeline, the increase in vacancy

came from employee cuts, bankruptcies, and space reductions.

The bulk industrial market paints a much bleaker picture as its vacancy rates saw large increases in almost all the submarkets. The direct vacancy rate for the bulk industrial market increased almost three percentage points during the year. The fourth quarter ended with a vacancy rate of 20.51%, which was a significant increase from 2008's year end rate of 17.83%. Excluding the Northeast submarket (which only has one fully occupied bulk building), all other bulk submarkets reported a vacancy above 15%. The Columbus bulk industrial market has really felt the sting of a troubled economy. Even with its prime location in the Midwest, the Columbus industrial market will continue to struggle until the large amounts of vacant space are absorbed and demand picks up.

Absorption

After very minimal gains of positive absorption in the second and third quarters, the fourth quarter was more on track with the beginning of year forecasts for negative absorption. There was over 1.05 million square feet of negative absorption in the Columbus industrial market in the fourth quarter 2009. That brings the net year end total to over 1.01 million square feet of negative absorption. This was to be expected as more and more space came back to the market as companies were forced to shed jobs and shutter buildings.

The Columbus bulk market had another difficult year. For the second consecutive year it experienced over 850,000 square feet of negative absorption.

In the fourth quarter, there was over 117,000 square feet of negative absorption.



Kraft Foods has consolidated their food distribution services by signing a 936,000 square foot lease at 2842-2862 Spiegel Drive near Rickenbacker International Airport.



Trident Capital Group purchased the 307,200 warehouse at 2200 Spiegel Drive in the second quarter for \$6.65 million, or \$21.65 per square foot.

Submarket Reports

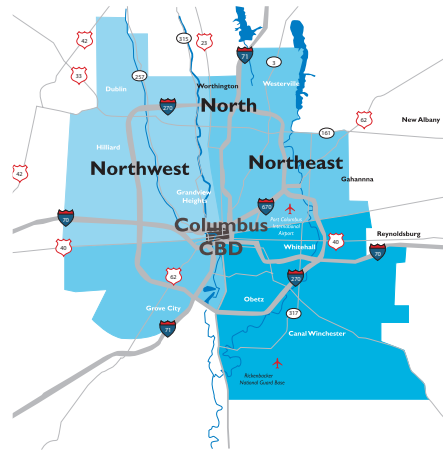
Southeast

Mimicking the Columbus office submarket, all the industrial submarkets experienced an increase in direct vacancy during the fourth quarter. The Southeast submarket continues to record the highest industrial vacancy rate for Columbus (excluding the CBD submarket because it is so small). The Southeast had a marginal increase of 20 basis points in the fourth quarter bringing the year end vacancy rate to an even 17.00%, but that is over a 164 basis point increase from last year's rate of 15.36%. Contributing to this rise in vacancy was over 243,000 square feet of negative absorption throughout 2009.

The Southeast bulk submarket felt the same increase as the overall Southeast submarket as it also continued to record the highest vacancy rate for all the submarkets. This submarket experienced the toughest year out of all the subsets. The rate ended 2009 at 22.01%, which was a 4% increase from last year's rate of 18.01%. There was over 900,000 square feet of negative absorption during 2009 with over 118,000 square feet coming from the fourth quarter alone. There continues to be large chunks of vacant space available throughout the southeast which will make the foreseeable future a tenant's market. Despite the dreadful conditions, there were still a few key deals that were able to be completed in the fourth quarter. IFCO Systems signed a seven year lease to occupy 97,300 square feet at World Distribution Center I. The industrial building at 2120-2138 New World Drive is 121,200 square feet and includes 22 dock doors. Also announced in the fourth quarter was Kraft Foods decision to consolidate their food distribution services in the southeast. They have agreed to lease Rickenbacker 936 and plan to move in by summer

Figure 12-Industrial Submarkets

Metropolitan area



2010. Rickenbacker 936 is a 937,308 square foot warehouse and distribution facility located at 2842-2862 Spiegel Drive. There were three more leases signed during the fourth quarter near Rickenbacker International Airport. At Creekside I (5653 Creekside Parkway), System Design Advantage agreed to occupy 130,000 square feet and Buckeye Diamond Logistics has taken the other 145,000 square feet in the distribution center bringing the occupancy to 100%. Finally, the Ohio Department of Health has leased an extra 48,000 square feet on top of the 36,000 square feet they already lease at 2450 Spiegel Drive bringing their total occupied space to 84,000 square feet. The average asking rental rate ended 2009 at \$3.39 per square foot.

Southwest

The Southwest submarket did not fare much better than the Southeast as it also experienced an increase in direct vacancy. The vacancy rate climbed to 16.36% to end 2009 as compared to 2008's year end rate of 10.74%. Accompanying this increase was over 269,000 square feet of negative absorption for 2009. The Southwest bulk sub-

market was one of the lone bright spots during the year as it saw its vacancy rate decline over four percentage points to end the year at 18.76%. It was also the only submarket (overall or bulk) to record positive absorption for 2009 with just over 186,000 square feet. Helping with that absorption was Furniture Turn LLC signing a 145,680 square foot lease in the fourth quarter. Furniture Turn, a home furnishing and manufacturing company, agreed to lease the industrial space at 315 Phillipi Road. Due to the slight success during the year, the full service asking rate was able to increase from 2008's year end rent of \$3.25 per square foot to 2009's asking rent of \$3.44 per square foot.

Northeast

The Northeast submarket also experienced what was considered an industry standard increase in direct vacancy for the fourth quarter. While the Northeast experienced a 38 basis point increase in vacancy ending the year at 7.22%, it recorded almost no net change for the entire year. There was actually a three basis point decrease from 2008's year end rate of 7.25% to 2009's year end rate of 7.22%. Driving the increase in the fourth quarter was over 212,000 square feet of negative absorption. The Northeast submarket has only a single bulk industrial building which remains fully occupied with no changes. The full service asking rate also remained unchanged at \$2.95 per square foot.

Northwest

Following the trend of the other industrial submarkets, the Northwest submarket had an 98 basis point increase in direct vacancy in the fourth quarter and ended the year at 14.09%. In the fourth quarter, there was almost 213,000 square feet of negative absorption. Even with the large increase in vacancy and

amount of negative absorption, there was very little net change throughout 2009. There was only a 9 basis point increase from 2008's year end vacancy rate of 14.00% to 2009's year end rate of 14.09%. No modern bulk facilities exist in the Northwest submarket; however, it does include 97 buildings that are 100,000 square feet or more. The full service asking rent decreased to \$2.75 per square foot from last year's rate of \$2.99 per square foot.

Downtown/Central Business District

In the small Downtown submarket, direct vacancy had no significant movement, and remained at 21.78%. Because the submarket is so small, it does not have a significant impact on the rest of the Columbus Industrial market

Out-of-County

The Out-of-County submarket experienced an increase in direct vacancy like all the other submarkets, but it contin-

ues to boast the lowest vacancy rates for both the overall market and bulk subset. The overall direct vacancy rate increased by 33 basis points to end the fourth quarter and the year at 6.11% compared to last year's rate of 5.78%. There was over 126,000 square feet of negative absorption, which brought the year to date total to 339,600 square feet of negative absorption. The bulk subset experienced an expected increase of about 3% from last year's rate of 13.78% to 16.56% to end 2009. The year end absorption total recorded over 155,000 square feet of negative absorption. Despite the increase in vacancy, the full service asking rate increased \$.15 to end the year at \$3.24 per square foot.

Outlook

In spite of how bad the industrial market was in 2009, it's hard to imagine that 2010 could be as bad or worse. While the market fundamentals are not expected to change significantly, no new speculative buildings are planned. With

record low rental rates and generous incentives being offered, vacancy rates should slowly decline as the inventory of existing buildings is leased-up. Deal velocity will continue to be low, and companies looking for space will have many attractive options to consider.

There has been much discussion of distressed sales; however, very few sizeable distressed sales have occurred.

Most distressed sales to date have been smaller, owner occupied assets. This may change in 2010 as larger investors deplete cash reserve and find it difficult to find replacement financing.

Figure 13-Industrial Market Statistics

Vacancy, Absorption, Construction and Rent

Submarket	Existing Properties				Absorption				Construction		Rent	
	Buildings	Total Inventory SF	Total Vacant SF	Direct Vacancy Rate Last Q	Direct Vacancy Rate	Sublease Vacancy Rate	Total Vacancy Rate Current Quarter	Net Absorption Current Q - SF	Net Absorption YTD - SF	Completions Current Q - SF	Under Const. - SF	Asking Full Service \$/SF
NORTHWEST	737	44,610,506	6,336,136	13.11%	14.09%	0.11%	14.20%	(212,619)	(60,197)	0	0	\$2.75
NORTHEAST	693	44,656,399	3,433,300	6.84%	7.22%	0.47%	7.69%	(212,928)	(91,604)	0	0	\$2.82
SOUTHEAST	575	71,224,253	12,346,033	16.80%	17.00%	0.33%	17.33%	(540,514)	(243,299)	464,207	0	\$2.99
SOUTHWEST	233	19,903,938	3,533,135	12.14%	16.36%	1.39%	17.75%	37,946	(269,590)	0	0	\$3.33
DOWNTOWN	57	2,951,720	70,869	21.78%	21.78%	0.00%	21.78%	0	(6,900)	0	0	\$5.85
OUT OF COUNTY	597	64,540,877	3,947,393	5.50%	6.11%	0.01%	6.12%	(126,268)	(339,605)	48,000	0	\$3.29
Total	2,892	247,887,693	29,666,866	11.14%	11.88%	0.31%	12.20%	(1,054,383)	(1,011,195)	512,207	0	\$3.06

Figure 14-Bulk Industrial Market Statistics

Vacancy, Absorption, Construction and Rent

Submarket	Existing Properties				Absorption				Construction		Rent	
	Buildings	Total Inventory SF	Total Vacant SF	Direct Vacancy Rate Last Q	Direct Vacancy Rate	Sublease Vacancy Rate	Total Vacancy Rate Current Quarter	Net Absorption Current Q - SF	Net Absorption YTD - SF	Completions Current Q - SF	Under Const. - SF	Asking Full Service \$/SF
NORTHEAST	1	229,000	0	0.00%	0.00%	0.00%	0.00%	0	0	0	0	\$2.95
SOUTHEAST	46	22,902,139	5,439,508	21.49%	22.01%	1.74%	23.75%	(118,742)	(916,771)	464,207	0	\$3.39
SOUTHWEST	12	4,260,533	799,456	19.73%	18.76%	0.00%	18.76%	40,963	186,074	0	0	\$3.44
OUT OF COUNTY	9	5,615,933	929,954	15.85%	16.56%	0.00%	16.56%	(40,090)	(155,990)	0	0	\$3.24
Total	68	33,007,605	7,168,918	20.16%	20.51%	1.21%	21.72%	(117,869)	(886,687)	464,207	0	\$3.37

Effects of Recession Expected to Linger



Columbus, Ohio Retail Market

At a glance

Market Indicators:

Vacancy Rate

Net Absorption

Construction

Rental Rates

Figure 15-Retail Trends

Vacancy, Absorption and Construction

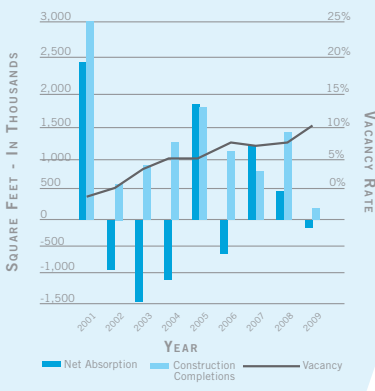


Figure 16-Retail Construction

All numbers are rounded to the nearest thousand

Anchor Tenant	Name	Address	Sq. Ft.	Submarket	Q Coming	Type	%Leased
						Online	
	Kroger Center	Sawmill Pkwy & Home Rd	89,000	Out-of-County	4Q 10	Neighborhood Center	73%
Urban Active Fitness	Grandview Yard - Phase I	Goodale Blvd & Olentangy River Rd	42,000	Northwest	4Q 10		100%
Total			131,000				87%
Anchor Tenant	Name	Address	Sq. Ft.	Submarket	Q Coming	Online Type	%Leased
	Smith and High	1246 N High St	30,000	Downtown	1Q 09	Store Front	78%
Walgreens		4765-4775 W Broad St	15,000	Northwest	1Q 09	Drug Store	100%
Kroger	Sunbury Mills Plaza	Hwy 36/37 & SR 3	123,000	Out-of-County	2Q 09	Power Center	100%
	Shoppes On Diley	7616 Diley Rd	15,000	Out-of-County	3Q 09	Strip Center	0%
		Sawmill Pkwy & Powell Rd	13,000	Out-of-County	3Q 09	Neighborhood Center	77%
	Kyber Run Center	US Route 62	57,000	Out-of-County	3Q 09	Strip Center	100%
Total			253,000				75.8%

Inventory

Cassidy Turley surveyed more than 90 million square feet of retail space, comprised of 3,206 superstores, strip centers, drug stores, restaurants, regional malls and neighborhood centers that are 5,000 square feet or larger. Inventory is spread over six submarkets: Northwest, North-Northeast, Southeast, Southwest, Downtown and Out of County. Along with the market as a whole, a big box subset of the retail market was also surveyed this quarter. This survey tracks shopping centers of 50,000 square feet or more in gross leasable area.

The largest submarket is the North-Northeast, which includes the New Albany and Westerville metropolitan areas. This submarket has 879 buildings and over 23 million square feet of space. The second largest submarket is the Out-of-County with 19 million square feet contained in 655 buildings. The next submarket is the Northwest, which consists of 535 buildings totaling 16.7 million square feet. The Southeast submarket, an emerging market, follows with 15.4 million square feet in 509 retail properties. The smallest suburban submarket in tracked retail space is the Southwest with 9.6 million square feet in 341 buildings. The once thriving Downtown submarket is comprised of almost 6 million square feet, located mainly on the first floor of mixed-use buildings.

New Construction

The Columbus retail market, mimicking the national retail market, has felt the blunt force of the economic recession. This is evident in retail development as there are currently only two major retail construction projects underway totaling 131,000 square feet. A new 89,000 square foot neighborhood center will be constructed at the intersection of Sawmill Parkway and Home Road in the Out-of-County submarket. This center was able to gain approval and financing due to Kroger committing to be the anchor tenant. The other construction project underway is the first phase of Grandview Yard. Phase I includes a new, state-of-the-art, 42,000 square foot Urban Active Fitness Center. Phase I for Grandview Yard is projected to be completed in the latter half of 2010. The completion of all phases for Grandview Yard will add 2 million square feet of commercial space that will add new life to the Grandview area.

Even with the troubled economy, there were still a few construction projects that were delivered in 2009. However, there were only two projects that qualified as bulk properties because they were greater than 57,000 square feet. There were a few smaller construction projects completed that signifies more owner/user developers and small strip centers. All of the completions were projects that either had started construction or had financing in place before the beginning of the year.

The largest completion was the long overdue delivery of Sunbury Mills Plaza in the Out-of-County submarket. The 123,500 square foot power center was finally completed after several delays. Sunbury Mills Plaza is anchored by a 75,000 square foot Kroger. The other bulk center delivered was Kyber Run Center, which is also located in the Out-of-County submarket. This 57,300 square foot strip center has multiple outparcels either under construction or available for development. Throughout 2010, there will be very little demand for retail development. Other than the large projects that have been in motion for some time (Grandview Yard, Kingsdale Shopping Center, and Columbus Commons), no new retail construction is expected to make its way onto the market.

Vacancy

As expected, there was an increase in overall vacancy for the Columbus retail market; however, retailers were able to weather the storm a little and not see the large increases that were predicted. More of the fallout from the economic recession

will be seen throughout the first half of 2010 as commercial real estate historically has lagged a few months behind other economic indicators. There was a 163 basis point increase over the course of the year as the overall vacancy rate for 2009 ended the year at 10.03% compared to 2008's rate of 8.40%. This rise to double digit vacancy rates was foreseeable as there were many bankruptcies and foreclosures throughout the year by both large big box retailers and smaller owner/users. The bulk retail market (retail centers consisting of centers 57,000 square feet and larger) also experienced an increase in direct vacancy. The direct vacancy rate for the end of the year 2009 was 11.25%, which was a one percentage point increase from last year's rate of 10.24%. 2010 will continue to see the same trends as 2009 as vacancies continue to climb across all submarkets due to the aftermath affect of the recession.

Absorption

Absorption for the overall Columbus retail market reversed the positive trend

from 2008. The year finished with a net total of 131,000 square feet of negative absorption, which contributes to the overall increase in direct vacancy. The retail bulk subset fared much worse with over 452,000 square feet of negative absorption for 2009. Every submarket, except the Out-of-County submarket, recorded negative absorption totals for the year. The Out-of-County submarket was spared due to more attractive lease rates and cheaper development costs. As vacancies continue to increase in 2010, space will keep coming back onto the market. Retailers will continue to struggle in the first half of 2010 and more foreclosures are likely as consumers remain conservative.

Recent Retail Sales

2009 was a very lackluster year for retail sales. There were only 4 retail sales that involved properties larger than 50,000 square feet, three of which occurred in the final quarter. This marks a significant drop-off from last year's investment sales total of 16 properties. To further examine

Figure 17-Retail Market Statistics

Vacancy, Absorption, Construction and Rent

Submarket	Existing Properties							Absorption		Construction		Rent
	Buildings	Total Inventory SF	Total Vacant SF	Direct Vacancy Rate Last Q	Direct Vacancy Rate	Sublease Vacancy Rate	Total Vacancy Rate Current Quarter	Net Absorption Current Q - SF	Net Absorption YTD - SF	Completions Current Q - SF	Under Const. - SF	Asking NNN Rent \$/SF
Northwest	535	16,717,934	1,639,690	9.43%	9.41%	0.39%	9.81%	3,446	(21,391)	27,000	215,883	\$12.92
North-NE	879	23,049,969	1,871,125	7.86%	7.81%	0.31%	8.12%	72,187	86,119	68,640	0	\$13.66
Southeast	509	15,441,512	2,010,360	13.45%	12.92%	0.10%	13.02%	81,386	(1,987)	0	0	\$9.21
Southwest	341	9,609,994	1,333,301	13.34%	13.56%	0.31%	13.87%	17,806	96,460	0	0	\$9.44
Downtown	287	5,950,249	369,131	6.49%	6.20%	0.00%	6.20%	17,069	(251,178)	0	0	\$11.83
Out of County	655	19,356,589	2,008,554	10.46%	10.32%	0.06%	10.38%	257,609	(39,300)	254,184	31,903	\$11.36
Total	3,206	90,126,247	9,232,161	10.16%	10.03%	0.22%	10.24%	449,503	(131,277)	349,824	247,786	\$11.70

Figure 18-Bulk Retail Market Statistics

Vacancy, Absorption, Construction and Rent

Submarket	Existing Properties							Absorption		Construction		Rent
	Buildings	Total Inventory SF	Total Vacant SF	Direct Vacancy Rate Last Q	Direct Vacancy Rate	Sublease Vacancy Rate	Total Vacancy Rate Current Quarter	Net Absorption Current Q - SF	Net Absorption YTD - SF	Completions Current Q - SF	Under Const. - SF	Asking NNN Rent \$/SF
Northwest	54	10,754,721	1,110,160	11.83%	9.90%	0.42%	10.32%	207,268	(14,177)	0	0	\$16.16
North NE	55	12,819,580	932,450	6.98%	7.21%	0.06%	7.27%	(29,764)	(86,389)	0	0	\$14.87
Southeast	42	8,061,035	1,273,307	14.27%	15.74%	0.05%	15.80%	(118,843)	(262,054)	0	338,194	\$14.76
Southwest	26	5,655,321	853,116	6.11%	6.35%	0.00%	6.35%	(31,937)	(114,793)	0	0	\$14.06
Out of County	40	7,471,109	974,610	12.11%	12.35%	0.70%	13.05%	(17,692)	25,122	655,000	250,000	\$15.29
Total	217	44,761,766	5,143,643	11.27%	11.25%	0.25%	11.49%	9,032	(452,291)	655,000	588,194	\$15.13

this bleak situation, in 2007 there were 26 investment grade properties that changed hands. The largest transaction in 2009 was Whittingham Capital LLC purchasing the Dublin Village Center. Whittingham bought the 325,912 square foot power center for over \$4.7 million, or \$14.55 per square foot. Brice Outlet Mall also sold to Florida investor Brice Mall Innovative Investments LLC for \$1.3 million, or \$7.45 a square foot. The 175,000 square foot mall is located at 5780 Scarborough Boulevard in Reynoldsburg. The final transaction in the fourth quarter was the sale of the Phar-Mor Shopping Center at 2300 South Hamilton Road to Goldstar Trust Company.

Goldstar purchased the 126,500 square foot property for \$1.608 million, or \$12.71 per square foot. With lenders entering 2010 as they left 2009, retail sales volume will continue to be slow.

Outlook

With 2009 producing mixed results for retail tenants, 2010 offers to have the same type of outcome. Growth in the retail industry will be very conservative if opportunities present themselves at all. Landlords are hopeful, albeit not optimistic, that vacancy rates will level off and by year end start to taper down. Tenants

will be forced to be very conservative when opening new stores. The discount sector and fast food restaurants will lead the pack, while more consolidation in the specialty category will lead to store closings. If the residential market continues to climb, then the home furnishings and hardware categories will start looking for select opportunities to grow. Most of the investment transactions in 2010 will be from distressed or heavily discounted assets. Market rate deals will be very scarce, and any transaction will take clever financing from both sides. Throughout 2010, retail will look to end its downward slide and start pushing towards recovery.

Major Retail, Office and Industrial Sales

Figure 19-Retail Sales

Major Sales for 2009

Property Type	Address	Sale Date	SF	Sale Price	Price/SF	Buyer
East Main Retail Center	6748 Main St	2/20/09	80,455	\$1,455,600	\$18.09	GBS Reynoldsburg LLC
CVS Pharmacy	711 Park Rd	1/20/09	11,208	\$1,450,000	\$129.37	711 Worthington OH LLC
Dublin Village Center	6561 Dublin Center Dr	10/30/09	325,912	\$4,741,186	\$14.55	Whittingham Capital LLC
Damon's Restaurant	3535 W Dub. Gran. Rd	12/15/09	8,129	\$950,000	\$116.87	Bamboo Garden
Phar-Mor Shp Ctr	2300 S Hamilton Rd	10/22/09	126,564	\$1,608,000	\$12.71	Goldstar Trust Company
Chipotle - Parkway Ctr South	1671 Stringtown Rd	10/15/09	2,381	\$1,450,000	\$608.99	Robert G. Eickholt
Brice Outlet Mall	5780 Scarborough Blvd	12/29/09	175,329	\$1,306,000	\$7.45	Brice Mall Innovative Investments LLC
Lincoln Village Plaza	4670 W Broad St	9/14/09	213,000	\$8,600,000	\$40.38	ECHO Real Estate Services
Total			942,978	\$21,560,786	\$22.86	

Figure 20-Office Sales

Major Sales for 2009

Property Address	Sale Date	SF	Sale Price	Price/SF	Submarket	Buyer
565 Metro Place South	1/14/2009	118,000	\$16,000,000	\$135.59	Northwest	Two Metro Place LLC
5550 Britton Pkwy	6/9/2009	220,000	\$34,800,000	\$158.18	Northwest	M-BM LLC
175 S 3rd St	7/31/2009	197,870	\$7,300,000	\$36.89	CBD/Downtown	Tiano Management
2600 Airport Dr	8/7/2009	33,232	\$3,100,000	\$93.28	Northeast	Ohio Dominican University
6400 E Broad St	10/29/2009	52,068	\$1,200,000	\$23.05	CBD/Downtown	AMAMATA LLC
540 N. Cleveland Ave.	8/26/2009	19,964	\$1,225,683	\$61.39	North	Nashmore Properties, LLC
Totals		641,134	\$63,625,683	\$84.73		

Figure 21-Industrial Sales

Major Sales for 2009

Property Address	Sale Date	SF	Sale Price	Price/SF	Buyer
2200 Spiegel Dr	4/3/2009	307,200	\$6,650,000	\$21.65	TCG I Groveport LLC
2100 Cloverleaf St	4/17/2009	151,960	\$2,875,000	\$18.92	2100 Cloverleaf LLC
6241 Shook Rd	7/7/2009	1,600,000	\$62,700,000	\$39.19	Dexus Property Group
6600 Alum Creek Dr	8/3/2009	2,400,000	\$50,000,000	\$20.83	Eddie Bauer Distribution Services LLC
1727 Georgesville Rd	8/31/2009	130,000	\$2,372,500	\$18.25	1727 Georgesville Road LLC
7 Property Portfolio	12/30/2009	1,643,226	\$30,550,000	\$18.59	Trident Capital Group & MBM Corp
Totals		6,232,386	\$155,147,500	\$24.89	

Investor Services

- Capital Markets
- Land Acquisition and Disposition
- Landlord Representation
- Owner/Occupier Sales
- Project and Development Services
- Property Management

Specialty Services

- Auction Services
- Distressed Asset Services
- Location Advisory and Incentives Practice
- Logistics/Multi-Modal
- Mission Critical Services
- Real Estate Tax Consulting/Appeal
- Receivership Services
- Sustainability Consulting
- Valuation Service

Occupier Services

- Corporate Services
- Land Acquisition and Disposition
- Owner/Occupier Sales
- Project and Development Services
- Strategic Consulting
- Tenant Representation

Practice Groups

- Automotive
- Food Facilities
- Healthcare
- Higher Education
- Hospitality
- Law Firm
- Life Sciences
- Not-for-Profit
- Retail

About Cassidy Turley

Cassidy Turley is one of the nation's largest commercial real estate service firms in the U.S., with 420 million square feet of managed space in 57 locations and \$15 billion in completed transactions for 2008. Cassidy Turley is a privately held firm owned by its 360 shareholders created from the August 2008 merger of Colliers Turley Martin Tucker in the Midwest, Cassidy & Pinkard Colliers in Washington, DC, Colliers ABR in New York City and Colliers Pinkard in Baltimore, Charlotte and Raleigh, along with the addition of BT Commercial in Northern California (formerly affiliated with NAI), BRE Commercial in Southern California and Phoenix (both formerly affiliated with Grubb & Ellis) and Colliers Houston & Co. of New Jersey.

