

JUDEH ASSOCIATES

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Total Office Market Statistics

First Quarter 2018

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Bids	Total RBA	Direct SF	Total SF	Vac %				
Bloomfield	795	17,438,779	1,651,993	1,660,963	9.5%	61,835	0	27,824	\$22.03
Detroit/The Pointes	1,041	46,302,539	4,477,518	4,535,121	9.8%	(125,634)	0	901,000	\$19.61
Downriver	481	3,518,541	420,862	423,858	12.0%	40,613	0	0	\$16.46
Flint	894	9,105,053	312,987	319,539	3.5%	(21,982)	0	34,500	\$17.30
Livingston/W Oakland	724	9,021,975	511,056	578,369	6.4%	(30,276)	19,951	172,700	\$21.61
Macomb	1,646	16,619,475	1,289,256	1,291,236	7.8%	50,944	0	7,275	\$17.00
Monroe County	242	1,824,547	58,595	59,771	3.3%	26,842	0	0	\$16.69
North Oakland	782	18,886,113	1,490,527	1,501,567	8.0%	422,264	0	81,224	\$18.91
Northern Outlying	735	5,248,596	283,922	286,214	5.5%	(29,849)	0	0	\$17.36
Royal Oak	637	5,219,716	390,480	402,680	7.7%	(57,704)	0	131,288	\$18.84
Southfield	586	23,785,339	4,663,842	4,780,455	20.1%	(3,312)	11,556	75,000	\$18.10
Troy	330	18,084,379	2,483,212	2,573,182	14.2%	(236)	6,289	0	\$19.39
Washtenaw	883	15,251,981	1,033,707	1,075,752	7.1%	83,577	9,587	90,000	\$22.36
West Wayne	1,712	26,133,489	1,805,662	1,927,499	7.4%	(124,250)	10,847	153,000	\$16.98
Totals	11,488	216,440,522	20,873,619	21,416,206	9.9%	292,832	58,230	1,673,811	\$19.03

Source: CoStar Property®

Construction Activity - Markets Ranked by Under Construction SF

First Quarter 2018

Market	Under Construction Inventory				Average Bldg Size	
	# Bldgs	Total RBA	Preleased SF	Preleased %	All Existing	U / C
Detroit/The Pointes	5	901,000	901,000	100.0%	44,479	180,200
Livingston/W Oakland	3	172,700	136,700	79.2%	12,461	57,567
West Wayne	2	153,000	135,000	88.2%	15,265	76,500
Royal Oak	2	131,288	117,999	89.9%	8,194	65,644
Washtenaw	2	90,000	5,100	5.7%	17,273	45,000
North Oakland	4	81,224	81,224	100.0%	24,151	20,306
Southfield	1	75,000	75,000	100.0%	40,589	75,000
Flint	3	34,500	11,000	31.9%	10,185	11,500
Bloomfield	2	27,824	5,305	0.0%	21,936	13,912
Macomb	1	7,275	291	0	10,097	7,275
All Other	0	0	0	0	16,038	0
Totals	25	1,673,811	1,468,619	87.7%	18,841	66,952

Source: CoStar

Total Office Market Statistics

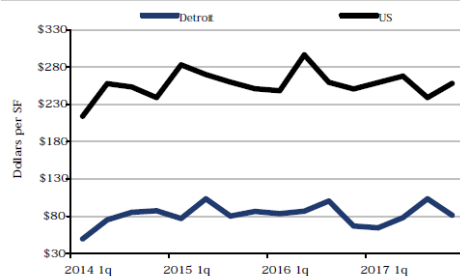
First Quarter 2018

Period	Existing Inventory		Vacancy			Net Absorption	Deliveries		UC Inventory		Quoted Rates
	# Bids	Total RBA	Direct SF	Total SF	Vac %		# Bids	Total RBA	# Bids	Total RBA	
2018 1q	11,488	216,440,522	20,873,619	21,416,206	9.9%	292,832	6	58,230	25	1,673,811	\$19.03
2017 4q	11,483	216,386,982	21,309,907	21,655,498	10.0%	343,520	4	111,285	29	1,719,217	\$19.18
2017 3q	11,483	216,408,192	21,768,859	22,106,628	10.2%	274,063	3	168,977	28	1,278,502	\$19.10
2017 2q	11,480	216,322,555	21,915,139	22,208,654	10.3%	864,739	5	228,518	24	1,268,803	\$18.90
2017 1q	11,477	215,998,406	22,455,592	22,749,244	10.5%	536,201	7	354,825	24	1,130,702	\$18.80
2016	11,473	215,826,907	22,865,147	23,113,946	10.7%	3,799,857	23	426,466	28	1,434,680	\$18.86
2015	11,461	215,734,365	26,474,739	26,821,261	12.4%	3,027,209	10	668,414	25	680,833	\$18.49
2014	11,450	215,155,094	28,921,589	29,269,199	13.6%	1,665,136	6	92,968	14	919,605	\$17.72
2013	11,451	215,731,826	31,116,579	31,511,067	14.6%	1,421,619	8	100,619	6	107,176	\$17.45
2012	11,454	216,396,523	33,047,999	33,597,383	15.5%	1,123,413	14	334,971	7	94,619	\$17.67
2011	11,449	216,306,739	33,971,496	34,631,012	16.0%	1,427,730	7	255,282	12	496,853	\$18.10
2010	11,446	216,056,137	34,942,505	35,808,140	16.6%	271,129	15	356,863	10	631,402	\$18.70
2009	11,436	215,829,885	34,542,092	35,853,017	16.6%	(2,099,369)	20	455,362	16	534,468	\$18.72
2008	11,416	215,290,528	31,998,533	33,214,291	15.4%	(850,839)	37	617,421	23	590,104	\$19.35
2007	11,375	214,522,451	30,525,905	31,595,375	14.7%	1,259,031	59	1,467,861	40	933,814	\$19.56
2006	11,293	212,531,630	29,949,448	30,863,585	14.5%	596,525	78	2,164,297	77	1,899,708	\$19.89

Source: CoStar Property®

U.S. Price/SF Comparison

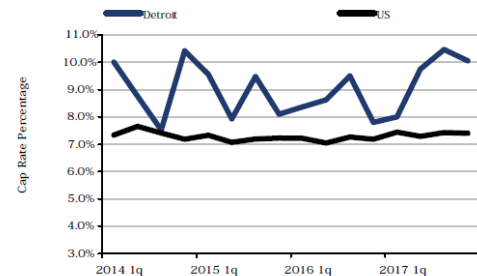
Based on Office Building Sales of 15,000 SF and Larger



Source: CoStar COMPS®

U.S. Cap Rate Comparison

Based on Office Building Sales of 15,000 SF and Larger



Source: CoStar COMPS®

Tax Appeal
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Southeast Michigan — Retail Market

Total Retail Market Statistics

First Quarter 2018

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Bids	Total GLA	Direct SF	Total SF	Vac %				
Bloomfield	850	10,609,131	357,029	360,949	3.4%	26,082	7,500	0	\$18.80
Detroit/The Pointes	5,162	32,348,734	1,781,996	1,798,858	5.6%	121,480	4,000	216,700	\$13.05
Downriver	1,749	15,454,299	818,111	882,934	5.7%	161,940	7,000	329,141	\$12.05
Flint	2,467	26,357,307	1,722,388	1,725,388	6.5%	71,844	9,480	34,334	\$10.17
Livingston/W Oakland	1,846	23,734,202	1,139,782	1,195,316	5.0%	41,478	19,308	59,175	\$13.70
Macomb	4,230	50,544,992	2,238,893	2,418,932	4.8%	(23,337)	27,590	119,899	\$12.56
Monroe County	788	7,488,475	567,606	567,606	7.6%	(69,854)	0	0	\$8.74
North Oakland	1,908	23,915,905	2,266,538	2,346,688	9.8%	151,676	0	9,770	\$13.99
Northern Outlying	2,175	22,667,631	1,215,743	1,219,643	5.4%	9	9,002	23,486	\$12.69
Royal Oak	1,808	12,045,994	701,164	712,034	5.9%	30,047	4,739	24,988	\$14.92
Southfield	405	8,068,311	291,062	293,062	3.6%	535,512	0	6,700	\$16.15
Troy	365	8,212,719	162,949	162,949	2.0%	14,109	0	50,922	\$21.94
Washtenaw	1,917	18,833,801	606,030	613,572	3.3%	(69,975)	0	28,660	\$16.04
West Wayne	4,746	48,050,287	3,316,531	3,409,199	7.1%	(203,192)	43,400	286,187	\$12.01
Totals	30,416	308,331,788	17,185,822	17,707,130	5.7%	787,819	132,019	1,189,962	\$13.05

Source: CoStar Property®

Construction Activity - Markets Ranked by Under Construction Square Footage

First Quarter 2018

Market	Under Construction Inventory				Average Bldg Size	
	# Bldgs	Total GLA	Preleased SF	Preleased %	All Existing	U / C
Downriver	5	329,141	305,241	92.7%	8,836	65,828
West Wayne	8	286,187	259,082	90.5%	10,124	35,773
Detroit/The Pointes	4	216,700	24,128	11.1%	6,267	54,175
Macomb	7	119,899	99,816	83.3%	11,949	17,128
Livingston/W Oakland	4	59,175	37,317	63.1%	12,857	14,794
Troy	6	50,922	19,563	38.4%	22,501	8,487
Flint	4	34,334	29,606	86.2%	10,684	8,583
Washtenaw	4	28,660	14,070	49.1%	9,825	7,165
Royal Oak	2	24,988	21,958	87.9%	6,663	12,494
Northern Outlying	4	23,486	23,486	100.0%	10,422	5,871
All Other	3	16,470	3,058	0.0%	12,676	5,490
Totals	51	1,189,962	837,325	70.4%	101,370	23,333

Source: Costar

Total Retail Market Statistics

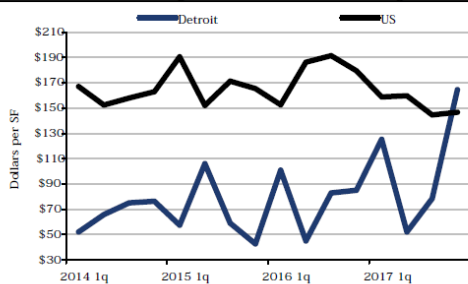
First Quarter 2018

Period	Existing Inventory		Vacancy			Net Absorption	Deliveries		UC Inventory		Quoted Rates
	# Bids	Total GLA	Direct SF	Total SF	Vac %		# Bids	Total GLA	# Bids	Total GLA	
2018 1q	30,416	308,331,788	17,185,822	17,707,130	5.7%	787,819	21	132,019	51	1,189,962	\$13.05
2017 4q	30,393	308,192,571	17,791,084	18,362,930	6.0%	521,313	22	279,387	61	1,187,739	\$12.97
2017 3q	30,378	308,077,641	18,171,240	18,778,379	6.1%	546,774	27	352,583	66	1,341,289	\$12.86
2017 2q	30,355	307,859,154	18,554,306	19,107,563	6.2%	(32,380)	22	312,459	60	752,669	\$12.76
2017 1q	30,335	307,628,119	18,209,466	18,845,748	6.1%	938,164	38	516,403	66	852,752	\$12.55
2016	30,304	307,462,230	18,804,102	19,616,223	6.4%	4,239,300	101	1,370,428	78	1,065,077	\$12.48
2015	30,226	306,206,793	21,449,450	22,600,086	7.4%	4,741,620	86	1,796,326	73	1,518,613	\$11.69
2014	30,170	304,723,078	24,705,998	25,857,991	8.5%	1,944,026	45	619,810	54	1,448,028	\$11.64
2013	30,141	304,395,401	26,726,097	27,474,340	9.0%	2,551,755	69	1,558,522	31	517,210	\$11.53
2012	30,075	303,100,032	27,803,679	28,730,726	9.5%	1,821,738	46	630,577	55	1,494,370	\$11.57
2011	30,040	302,646,377	28,971,036	30,098,809	9.9%	1,101,953	30	736,735	38	600,560	\$11.57
2010	30,020	302,174,115	29,163,045	30,728,500	10.2%	843,916	32	757,750	28	585,572	\$11.69
2009	29,996	301,495,536	28,889,207	30,893,837	10.2%	(114,151)	81	2,430,095	25	420,813	\$12.35
2008	29,908	299,217,017	26,685,672	28,501,167	9.5%	2,533,235	134	2,315,509	76	2,099,369	\$13.51
2007	29,740	296,269,382	26,760,036	28,086,767	9.5%	3,862,908	160	3,399,264	122	2,188,172	\$13.57
2006	29,529	291,791,794	26,388,019	27,472,087	9.4%	(1,395,924)	169	2,969,703	170	3,750,880	\$13.33

Source: CoStar Property®

U.S. Price/SF Comparison

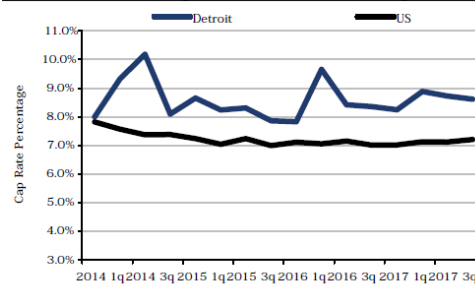
Based on Retail Building Sales of 15,000 SF and Larger



Source: CoStar COMPS®

U.S. Cap Rate Comparison

Based on Retail Building Sales of 15,000 SF and Larger



Source: CoStar COMPS®

"A Certified WBE, DBE, SBE Owned Business"

Southeast Michigan — Industrial Market

Total Industrial Market Statistics

First Quarter 2018

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Airport/I-275 Ind	3,170	127,624,942	4,067,933	4,247,916	3.3%	(766,891)	0	2,740,678	\$5.76
Detroit Area Ind	1,909	87,922,076	3,797,608	3,892,808	4.4%	(235,366)	0	350,000	\$4.34
Downriver Ind	700	50,025,189	1,452,811	1,452,811	2.9%	(380,374)	0	0	\$4.31
East Area Ind	4,167	124,501,625	2,320,681	2,320,681	1.9%	226,816	550,675	1,125,688	\$5.83
Flint Ind	728	27,785,523	1,327,443	1,388,526	5.0%	14,273	0	1,043,000	\$4.57
I-96 Corridor Ind	2,129	57,058,798	1,746,437	1,791,563	3.1%	288,424	133,761	533,305	\$7.42
Monroe County Ind	272	15,101,344	285,236	285,236	1.9%	16,057	0	0	\$4.36
NE Outlying Region Ind	653	17,817,002	329,259	329,259	1.8%	(37,593)	8,438	122,962	\$4.65
Oakland County NW Ind	1,436	53,493,987	2,599,008	3,042,732	5.7%	(406,125)	46,000	311,923	\$7.09
Royal Oak/Southfield Ind	1,205	20,279,058	866,941	866,941	4.3%	130,745	0	180,000	\$6.32
Troy Area Ind	1,448	31,055,810	738,484	759,484	2.4%	(92,305)	0	6,734	\$6.89
Washtenaw Ind	879	31,883,589	867,994	867,994	2.7%	(39,289)	52,125	35,440	\$9.31
Totals	18,696	644,548,943	20,399,835	21,245,951	3.3%	(1,281,628)	790,999	6,449,730	\$5.84

Source: CoStar Property®

Construction Activity - Markets Ranked by Under Construction RBA

First Quarter 2018

Market	Under Construction Inventory				Size	
	# Bldgs	Total RBA	Preleased SF	Preleas	All	U / C
Airport/I-275	9	2,740,678	2,699,315	98.5%	40,260	304,520
East Area	11	1,125,688	473,920	42.1%	29,878	102,335
Flint	3	1,043,000	1,043,000	100.0%	38,167	347,667
I-96 Corridor	8	533,305	199,600	37.4%	26,801	66,663
Detroit Area	1	350,000	350,000	100.0%	46,057	350,000
Oakland County NW	4	311,923	265,686	85.2%	37,252	77,981
Royal Oak/Southfield	1	180,000	180,000	100.0%	16,829	180,000
NE Outlying Region	4	122,962	102,142	0.0%	27,285	30,740
Washtenaw	2	35,440	15,952		36,273	17,720
Troy Area	1	6,734	6,734		21,447	6,734
Troy Area	0	0	0	0.0%	67,003	0
Totals	44	6,449,730	5,336,349	82.7%	34,475	146,585

Source: Costar

Total Industrial Market Statistics

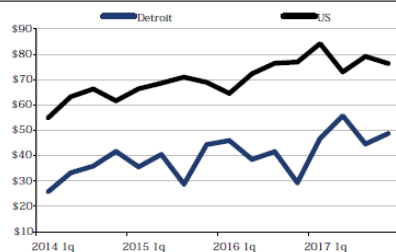
First Quarter 2018

Period	Existing Inventory		Vacancy			Net Absorption	Deliveries		UC Inventory		Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %		# Blds	Total RBA	# Blds	Total RBA	
2018 1q	18,696	644,548,943	20,399,835	21,245,951	3.3%	(1,281,628)	18	790,999	44	6,449,730	\$5.84
2017 4q	18,677	643,705,547	18,300,388	19,173,324	3.0%	3,431,657	14	2,475,568	54	5,735,380	\$5.77
2017 3q	18,659	641,091,084	19,014,968	19,990,518	3.1%	969,133	8	1,024,098	53	6,482,625	\$5.52
2017 2q	18,652	640,089,015	19,180,134	19,957,582	3.1%	71,016	8	489,533	43	6,600,034	\$5.45
2017 1q	18,644	639,599,482	19,029,452	19,539,065	3.1%	(208,794)	11	511,439	40	5,592,423	\$5.37
2016	18,633	639,179,643	18,576,348	18,913,632	3.0%	7,245,768	26	1,876,150	39	3,566,047	\$5.24
2015	18,615	637,925,391	24,792,802	24,905,148	3.9%	12,702,614	24	2,676,626	21	1,822,592	\$4.89
2014	18,595	635,753,510	35,202,921	35,435,881	5.6%	6,228,797	7	708,607	22	2,702,266	\$4.69
2013	18,597	640,981,694	46,657,270	46,892,862	7.3%	6,866,159	4	318,187	11	1,199,385	\$4.53
2012	18,606	650,568,224	63,067,267	63,345,551	9.7%	11,725,971	5	568,312	5	603,187	\$4.37
2011	18,614	652,593,748	75,932,139	77,097,046	11.8%	5,847,286	4	476,950	4	517,475	\$4.31
2010	18,632	656,648,181	85,258,473	86,998,765	13.2%	(4,747,104)	5	372,704	4	751,336	\$4.48
2009	18,638	657,347,522	79,921,577	82,951,002	12.6%	(15,504,482)	10	379,974	4	132,704	\$4.69
2008	18,638	659,433,203	66,990,590	69,532,201	10.5%	3,828,375	25	1,319,905	13	491,318	\$5.03
2007	18,608	657,416,250	69,196,552	71,343,623	10.9%	(338,490)	43	2,006,730	26	1,974,257	\$5.16
2006	18,561	655,454,574	68,505,319	69,043,457	10.5%	(4,672,674)	54	2,585,298	47	1,538,972	\$5.40

Source: CoStar Property®

U.S. Price/SF Comparison

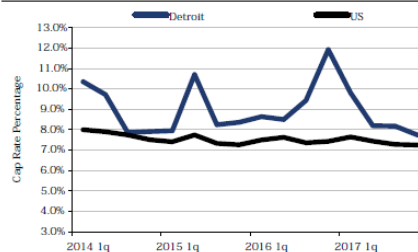
Based on Industrial Building Sales of 15,000 SF and Larger



Source: CoStar COMPS®

U.S. Cap Rate Comparison

Based on Industrial Building Sales of 15,000 SF and Larger



Source: CoStar COMPS®

“A Certified WBE, DBE, SBE Business”

West Michigan Market

Total Office Market Statistics

First Quarter 2018

Period	Existing Inventory		Vacancy			Net Absorption	Deliveries		UC Inventory		Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %		# Blds	Total RBA	# Blds	Total RBA	
2018 1q	6,315	81,585,951	3,587,611	3,708,711	4.5%	301,823	1	103,375	8	439,693	\$13.94
2017 4q	6,313	81,477,176	3,769,339	3,907,159	4.8%	419,815	3	290,309	7	402,068	\$13.73
2017 3q	6,310	81,186,867	3,927,706	4,036,665	5.0%	188,941	3	57,698	9	632,377	\$13.65
2017 2q	6,307	81,129,169	4,066,074	4,167,908	5.1%	479,398	6	371,777	11	686,475	\$13.18
2017 1q	6,302	80,792,420	4,243,743	4,310,557	5.3%	529,922	2	43,486	16	994,644	\$12.77
2016	6,300	80,738,671	4,750,175	4,786,730	5.9%	1,874,616	13	659,726	16	862,729	\$12.52
2015	6,289	80,151,865	5,962,190	6,074,540	7.6%	1,024,579	4	46,693	16	1,099,707	\$12.47
2014	6,286	80,110,727	6,971,076	7,057,981	8.8%	1,273,060	8	166,998	3	172,470	\$11.84
2013	6,280	80,084,196	8,270,048	8,304,510	10.4%	572,787	9	80,120	5	148,735	\$12.09
2012	6,276	80,226,502	8,962,581	9,019,603	11.2%	791,746	12	634,050	9	80,120	\$12.19
2011	6,267	79,647,743	9,122,387	9,232,590	11.6%	679,585	5	242,488	12	634,050	\$12.48
2010	6,265	79,343,458	9,488,934	9,607,890	12.1%	366,104	10	409,420	4	292,483	\$12.61
2009	6,254	78,939,031	9,416,402	9,569,567	12.1%	100,483	13	350,026	9	430,037	\$12.78
2008	6,243	78,587,756	9,205,030	9,318,775	11.9%	1,085,642	19	1,131,890	13	358,014	\$13.20
2007	6,218	77,412,213	9,083,356	9,228,874	11.9%	851,397	37	625,674	22	1,101,524	\$13.69
2006	6,169	76,654,582	9,198,649	9,322,640	12.2%	548,368	48	849,145	47	1,282,814	\$13.28

Source: CoStar Property®

Total Retail Market Statistics

First Quarter 2018

Period	Existing Inventory		Vacancy			Net Absorption	Deliveries		UC Inventory		Quoted Rates
	# Blds	Total GLA	Direct SF	Total SF	Vac %		# Blds	Total GLA	# Blds	Total GLA	
2018 1q	14,950	146,108,189	4,862,622	5,129,854	3.5%	440,974	10	134,230	15	339,261	\$10.39
2017 4q	14,941	145,978,932	5,190,103	5,441,571	3.7%	(221,334)	6	191,227	23	405,355	\$10.06
2017 3q	14,935	145,787,705	4,772,407	5,029,010	3.4%	142,988	10	84,914	21	505,903	\$10.29
2017 2q	14,926	145,710,973	4,856,095	5,096,790	3.5%	288,477	7	93,438	23	546,731	\$10.05
2017 1q	14,917	145,604,261	4,998,088	5,278,555	3.6%	362,243	12	151,433	26	374,234	\$9.92
2016	14,911	145,496,690	5,249,758	5,541,177	3.8%	1,958,662	37	547,047	26	347,685	\$9.95
2015	14,891	144,996,318	6,750,710	6,999,467	4.8%	2,705,927	33	1,165,037	30	489,934	\$9.47
2014	14,866	144,041,884	8,479,620	8,750,960	6.1%	2,069,885	16	322,487	14	1,022,713	\$9.38
2013	14,856	143,775,003	10,277,596	10,553,964	7.3%	1,334,243	25	423,663	7	189,678	\$9.05
2012	14,835	143,420,126	11,200,440	11,533,330	8.0%	741,205	34	568,435	20	383,386	\$9.21
2011	14,798	142,717,328	11,240,763	11,571,737	8.1%	189,493	21	291,195	24	638,983	\$9.21
2010	14,787	142,499,596	11,100,380	11,543,498	8.1%	(33,292)	20	444,230	15	241,306	\$9.33
2009	14,774	142,126,088	10,672,621	11,136,698	7.8%	83,658	27	411,577	13	355,596	\$10.07
2008	14,742	141,678,459	10,324,796	10,772,727	7.6%	208,922	39	652,816	20	358,886	\$10.28
2007	14,694	141,098,807	10,098,379	10,401,997	7.4%	(396,321)	55	746,447	35	618,273	\$10.59
2006	14,604	139,747,080	8,489,700	8,653,949	6.2%	(61,835)	11	367,758	63	1,034,515	\$10.79

Source: CoStar Property®

Total Industrial Market Statistics

First Quarter 2018

Period	Existing Inventory		Vacancy			Net Absorption	Deliveries		UC Inventory		Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %		# Blds	Total RBA	# Blds	Total RBA	
2018 1q	8,954	329,636,214	5,459,703	5,593,905	1.7%	134,337	7	538,273	16	1,002,502	\$4.15
2017 4q	8,947	329,097,941	5,188,472	5,189,969	1.6%	(188,072)	1	51,712	22	1,528,775	\$3.97
2017 3q	8,946	329,046,229	4,942,238	4,950,185	1.5%	565,034	2	37,000	14	587,427	\$3.72
2017 2q	8,944	329,009,229	5,448,219	5,478,219	1.7%	1,130,321	6	668,972	11	423,259	\$3.71
2017 1q	8,938	328,340,257	5,882,568	5,939,568	1.8%	2,153,819	6	703,844	11	826,408	\$3.77
2016	8,932	327,636,413	7,362,543	7,389,543	2.3%	3,933,164	10	1,423,980	15	1,382,252	\$3.92
2015	8,919	326,128,534	9,663,525	9,814,828	3.0%	5,752,302	11	1,508,890	8	1,712,124	\$3.44
2014	8,907	324,712,013	13,998,072	14,150,609	4.4%	4,120,725	6	742,399	10	1,505,015	\$3.27
2013	8,901	323,684,296	17,135,417	17,243,617	5.3%	3,366,897	9	550,803	6	996,687	\$3.25
2012	8,896	324,310,223	21,210,441	21,236,441	6.5%	1,575,734	7	659,038	7	560,027	\$3.28
2011	8,893	326,758,095	25,226,522	25,260,047	7.7%	2,909,691	1	580,000	6	636,438	\$3.25
2010	8,898	327,542,349	28,663,432	28,953,992	8.8%	(1,175,034)	5	410,080	1	580,000	\$3.25
2009	8,897	327,526,627	26,600,777	27,763,236	8.5%	(2,901,448)	6	203,311	3	325,008	\$3.41
2008	8,891	327,419,402	24,208,077	24,754,563	7.6%	1,182,371	10	609,154	6	161,914	\$3.39
2007	8,875	327,231,573	25,231,450	25,749,105	7.9%	755,413	24	553,583	12	458,532	\$3.44
2006	8,833	326,563,683	25,350,698	25,836,628	7.9%	(1,158,015)	3	50,132	31	626,490	\$3.37

Source: CoStar Property®