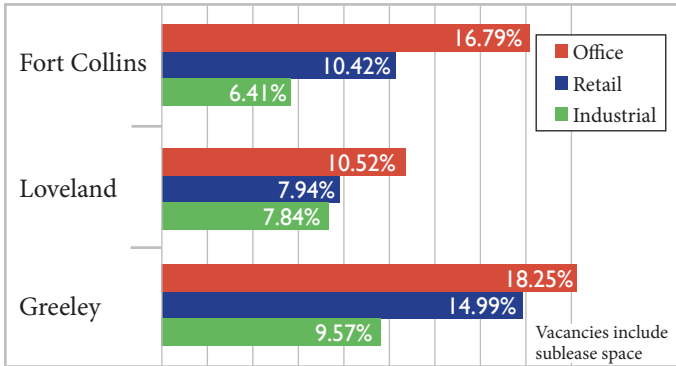


CURRENT MARKET CONDITIONS

INFORMATION FROM THIRD QUARTER 2009

THIRD QUARTER VACANCY RATES



THIRD QUARTER LEASE RATES

	Office (Class A)	Retail (Prime)	Industrial	
			Whse	R&D
Ft. Collins	\$16- \$19	\$18- \$32	\$4- \$6	\$8- \$11
Loveland	\$14- \$18	\$17- \$22	\$4- \$6.75	\$8- \$12
Greeley	\$11.75- \$15	\$11- \$16.50	\$2.50- \$4	\$3.50- \$5

All lease rates are per square foot annually and based on triple net lease rates.

Note: Retail excludes Loveland Super Walmart, Foot Hills Mall. Industrial excludes HP Campus, Intel, Agilent Campus. Office excludes Rangeview III, Agilent Campus.

FOREGOING INFORMATION IS NOT GUARANTEED. THE INFORMATION IS FROM VARIOUS SOURCES, AND IS NOT SOLEY FROM REALTEC COMMERCIAL REAL ESTATE SERVICES INC.