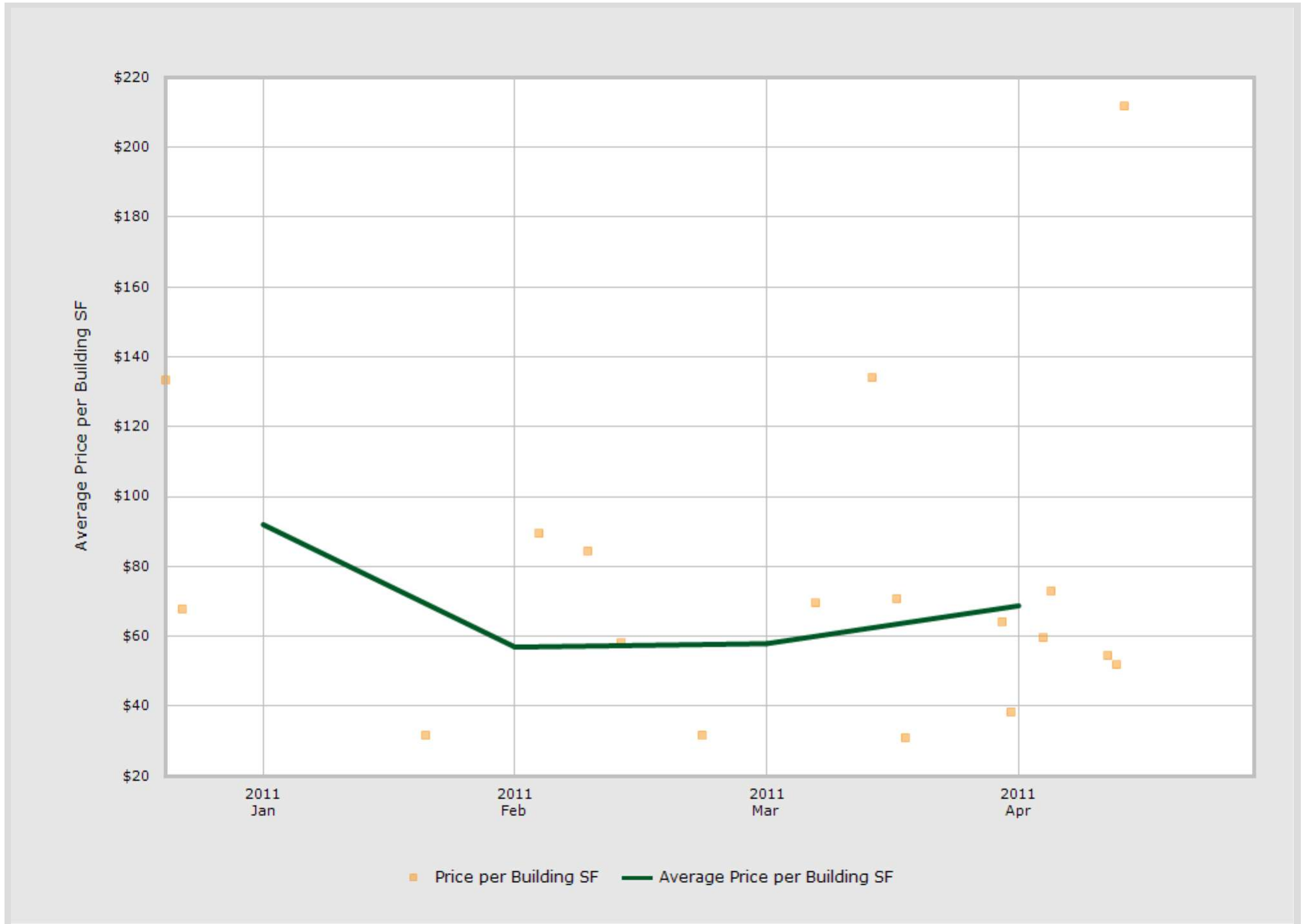


Industrial YTD 2011 Sale Comparables \$1M-\$10M

Average Price per Building SF



Period	# of Transactions	% of Total	Dollar Volume	Average \$ per Building SF
Total Timeframe	20	100%	\$53,404,890	\$63.29
Current Month	1	5.0%	\$2,600,000	\$46.05
2011 Apr	9	45.0%	\$27,054,478	\$68.76
2011 Mar	4	20.0%	\$12,702,500	\$57.94
2011 Feb	4	20.0%	\$7,800,412	\$56.95
2011 Jan	2	10.0%	\$3,247,500	\$92.01