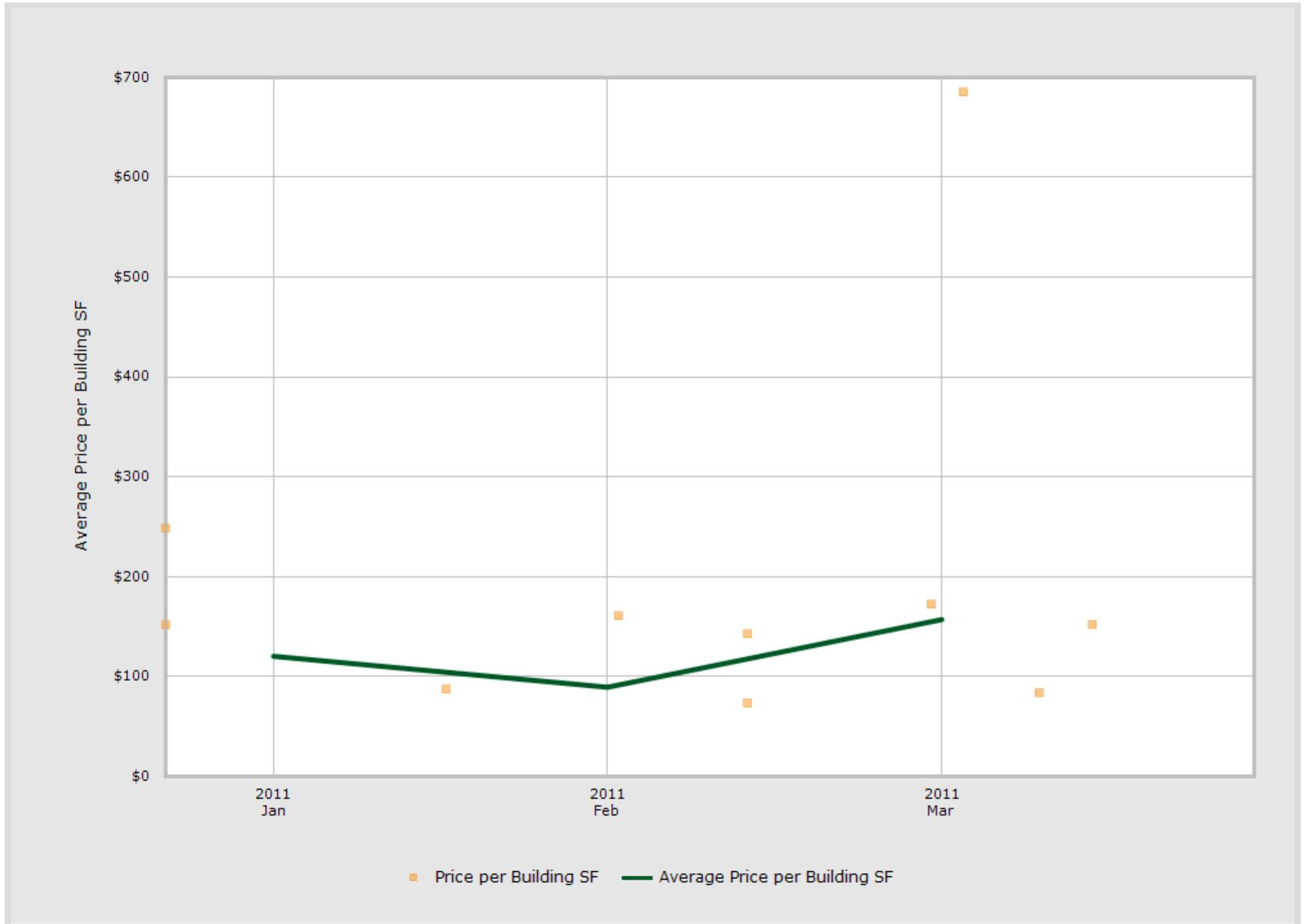


Office YTD 2011 Sale Comparables PMSA \$1-\$10M

Average Price per Building SF



Period	# of Transactions	% of Total	Dollar Volume	Average \$ per Building SF
Total Timeframe	18	100%	\$30,332,125	\$90.87
2011 Apr	6	33.3%	\$3,149,700	\$61.97
2011 Mar	5	27.8%	\$5,755,000	\$156.91
2011 Feb	4	22.2%	\$13,825,000	\$89.11
2011 Jan	3	16.7%	\$7,602,425	\$120.11