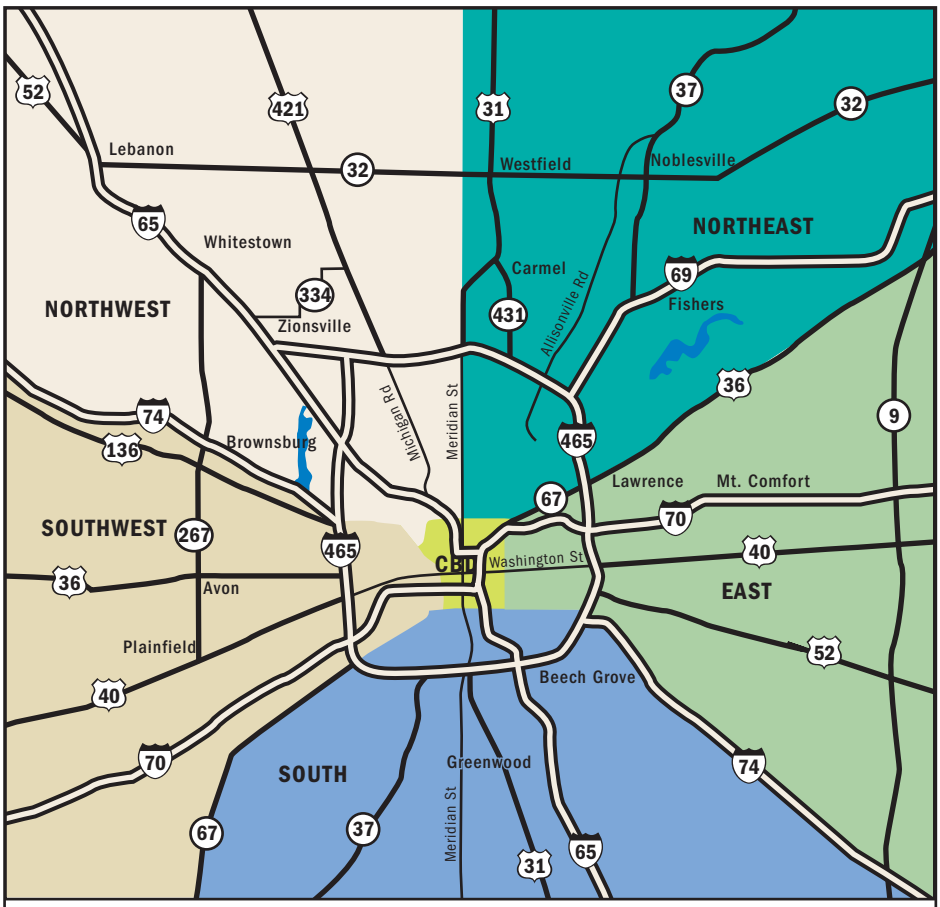

Indianapolis Industrial Market Real Estate Statistics

Inventory: fourth quarter 2009

Submarket	Inventory in sq. ft.	Buildings	Available sq. ft.
CBD	23.8 million	273	2.8 million
East	34.5 million	293	4.2 million
Northeast	17.5 million	261	1.5 million
Northwest	47.5 million	402	4.6 million
South	17.7 million	187	2.4 million
Southwest	67.9 million	385	6.7 million
Total	**209.0 million**	**1,801**	**22.2 million**

Vacancy rates

Submarket	Fourth quarter 2009	Fourth quarter 2008	Fourth quarter 2007
CBD	11.6%	8.1%	5.3%
East	12.1%	8.3%	6.5%
Northeast	8.7%	7.4%	8.5%
Northwest	9.8%	9.3%	11.6%
South	13.8%	15.8%	15.0%
Southwest	9.8%	8.7%	10.4%
Total market	**10.6%**	**9.2%**	**9.7%**

Average asking net rents

per square foot per year

	Fourth quarter 2009			Fourth quarter 2008		
Submarket	Flex	MF	W/D	Flex	MF	W/D
CBD	$3.52	$1.26	$1.85	$2.57	$0.98	$1.97
East	$4.85	$2.41	$2.60	$5.78	$2.25	$2.87
Northeast	$7.53	$4.95	$4.77	$7.06	$4.95	$5.20
Northwest	$6.20	$3.11	$3.25	$6.97	$5.00	$3.58
South	$7.44	$2.11	$3.03	$7.14	$1.67	$3.11
Southwest	$5.31	$2.36	$3.09	$6.01	$2.76	$3.28
Total market	**$6.07**	**$1.85**	**$3.00**	**$6.68**	**$1.67**	**$3.21**

Note: Survey includes properties of 15,000 or more square feet. Flex = Office Services renamed Flex
CBD=Central Business District; MF=manufacturing; W/D=warehouse/distribution

Source: Summit Realty Group