

Area 10 - Grandville Area

Not Participating	Submarket	ID#	Building Name	Address	Levels	Building Area			Vacancy			Occupancy			Asking Rent	Tenant Expenses
						2002	2003	SF Change	2002	2003	SF Change	2002	2003	% Change		
0	10	219		0-151 44th Street, SW	NR	9,000	9,000	-	977	-	(977)	89.14%	100.00%	10.86%	14.50	E, J, I
0	10	214		0-155 44th Street, SW	NR	9,000	9,000	-	-	-	-	100.00%	100.00%	0.00%	14.50	E, J, I
0	10	215		0-185 44th Street, SW	NR	13,500	13,500	-	1,500	1,500	-	88.89%	88.89%	0.00%	14.50	E, J, I
0	10	222		2845 44th Street, SW	3	20,000	20,000	-	-	6,459	6,459	100.00%	67.71%	-32.29%	11.00	J
1	10	232		2845 Wilson Avenue, SW	1	5,000	5,000	-	-	1,000	1,000	100.00%	80.00%	-20.00%	\$1200/month	NR
0	10	223	Ramblewood Office Building	2855 44th Street, SE	3	70,000	70,000	-	50,000	45,000	(5,000)	28.57%	35.71%	7.14%	11.00	J
0	10	221		2876 28th Street, SW	2	16,000	16,000	-	7,000	5,433	(1,567)	56.25%	66.04%	9.79%	13.00	E, G, J
0	10	227		2900 28th Street, SW	NR	7,500	7,500	-	-	3,084	3,084	100.00%	58.88%	-41.12%	19.45	NR
0	10	218	Land Tek	2900 Wilson Avenue, SW	1	15,000	15,000	-	168	1,400	1,232	98.88%	90.87%	-8.21%	13.95	J, I
0	10	243	Grandville Plaza	2905-293 Wilson Avenue, SW	2	68,000	68,000	-	1,500	-	(1,500)	97.79%	100.00%	2.21%	NR	NR
0	10	244		2969 Prairie Street, SW	1	14,500	14,500	-	-	-	-	100.00%	100.00%	0.00%	NR	E, G, J
0	10	220		2976 Ivanrest Avenue, SW	2	24,000	24,000	-	7,500	6,085	(1,415)	68.75%	74.65%	5.90%	15.75	E, G, J
0	10	233		3010 Wilson Avenue, SW	0	5,200	5,200	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
1	10	249		3030 Ivanrest Avenue, SW	1	5,200	5,200	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
0	10	213		3050 Ivanrest Avenue, SW	1	14,500	14,500	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
0	10	251		3055 44th Street, SW	2	20,000	20,000	-	-	-	-	100.00%	100.00%	0.00%	16.00-18.00	T
0	10	248		3083 Washington	2	9,300	9,300	-	9,300	9,300	-	0.00%	0.00%	0.00%	13.50	E, J
0	10	226	Pramie Properties, LLC	3097-310 Prairie Street, SW	1	19,533	19,533	-	-	2,000	2,000	100.00%	89.76%	-10.24%	10.00	TN
1	10	235	Ivanrest Professional Building	3100 Ivanrest Avenue, SW	1	22,300	22,300	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
0	10	228		3140 Ivanrest Avenue, SW	1	7,100	7,100	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
0	10	225	BAC Building	3145 Prairie Street, SW	1	20,700	20,700	-	-	-	-	92.75%	80.68%	-12.07%	12.95	E
0	10	236		3181 Prairie Street, SW	1	17,321	17,321	-	-	-	-	100.00%	100.00%	0.00%	12.00	J, S
0	10	506		3380 Fairlanes Avenue, SW	1	-	13,064	13,064	-	2,400	2,400	-	81.63%	81.63%	NR	TN
0	10	237		3550 Fairlanes Avenue, SW	1	5,700	5,700	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
0	10	241		3584 Fairlanes Avenue, SW	1	5,500	5,500	-	1,600	-	(1,600)	70.91%	100.00%	29.09%	NR	NR
0	10	245		3790 28th Street, SW	2	6,000	6,000	-	1,600	1,700	100	73.33%	71.67%	-1.66%	12.00	E, J, S
0	10	247	Millennium Building	3980 Chicago Drive	2	14,792	14,500	(292)	12,000	3,625	(8,375)	18.88%	75.00%	56.12%	12.25	TN
0	10	224	Rivertown Financial Center	4095 Chicago Drive	1	17,500	17,500	-	-	400	400	100.00%	97.71%	-2.29%	11.00	E, G, J
0	10	246	Irwin Union Bank	4250 Chicago Drive	NR	7,200	7,764	564	-	-	-	100.00%	100.00%	0.00%	NR	E, G, J, I
0	10	230		4267 Canal Avenue, SW	1	10,500	10,500	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
0	10	238		4301 Canal Avenue, SW	2	16,250	16,250	-	-	-	-	100.00%	100.00%	0.00%	15.00	E, G, J
1	10	231	44 West Professional Centre	4320-433 44th Street, SW	1	18,328	18,328	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
0	10	239	Spectrum Health Grandville Health Cent	4375 Canal Avenue, SW	1	36,706	36,706	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
0	10	504	SouthTown Center	4455-447 Wilson Avenue, SW	1	-	9,504	9,504	-	2,250	2,250	-	76.33%	76.33%	14.00	E, G, J, CAM
1	10	240		4475 Wilson Avenue, SW	1	15,000	15,000	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
0	10	217		4555 Wilson Avenue, SW	1	18,000	18,000	-	-	-	-	100.00%	100.00%	0.00%	14.50	E, J, I
0	10	216		4565 Wilson Avenue, SW	1	18,000	18,000	-	5,600	2,248	(3,352)	68.89%	87.51%	18.62%	14.50	E, J, I
Totals for Submarket						602,130	624,970	22,840	100,245	97,884	(2,361)	83.35%	84.34%	0.99%		

Note: 2002 totals are as of 12/31/01 and 2003 totals are as of 12/31/02