

Area 1 - Northeast 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	1	332		1231 East Belline Avenue, NE	4	74,200	74,200	-	8,000	8,403	403	89.22%	88.68%	-0.54%	18.50	E	3 levels plus basement
0	1	333		1239 East Belline Avenue, NE	3	48,639	48,639	-	-	-	-	100.00%	100.00%	0.00%	NR	E	3 levels plus basement. 100% occupied by Priority Health on long-term lease.
0	1	334		1241 East Belline Avenue, NE	2	35,400	35,400	-	3,707	3,995	288	89.53%	88.71%	-0.82%	15.00	E	2 levels plus basement. 3,995SF is sublease thru 7/04
0	1	496		1525 East Belline Avenue, NE	2	30,821	30,821	-	12,987	6,900	(6,087)	57.86%	77.61%	19.75%	18.95	E, J	Entered into survey 2001
0	1	509	Leonard & Ball	1550 Leonard Street, NE	0	-	5,760	5,760	-	-	-	100.00%	100.00%	0.00%	NR	TN	
0	1	508	Leonard and Ball	1560 Leonard Street, NE	0	-	7,200	7,200	-	-	-	100.00%	100.00%	0.00%	NR	TN	
0	1	331		1700 East Belline Avenue, NE	2	31,058	31,058	-	-	-	-	100.00%	100.00%	0.00%	NR	E, J, T, I	
0	1	319		1787 Grand Ridge Court	2	17,574	17,574	-	-	-	-	100.00%	100.00%	0.00%	NR	TN	
0	1	338	Knapp's Corner Offices	1971 East Belline Avenue, NE	NR	23,647	23,647	-	7,340	7,082	(248)	68.96%	70.01%	1.05%	9.95-15.00	TN	
1	1	350		2824 East Belline Lane, NE	2	6,240	6,240	-	6,240	6,240	-	0.00%	0.00%	0.00%	13.50	NR	Bldg also For Sale, MLS# 339227, 01/17/03
0	1	346	Prime Building	2849 Michigan Street, NE	1	8,000	8,000	-	-	-	-	100.00%	100.00%	0.00%	NR	E, G, J	
0	1	330		2851 Michigan Street, NE	2	11,000	11,000	-	-	2,600	2,600	100.00%	76.36%	-23.64%	20.00	TN	
0	1	337	Michigan Avenue Medical Building	2855 Michigan Street, NE	2	11,153	11,153	-	-	-	-	100.00%	100.00%	0.00%	NR	TN	
0	1	329		2880 East Belline Avenue, NE	2	30,000	30,000	-	15,000	15,000	-	50.00%	50.00%	0.00%	10.00	TN	
0	1	347		2900 East Belline Avenue, NE	2	13,500	13,500	-	-	2,771	2,771	100.00%	79.47%	-20.53%	14.50-15.00	NR	no response-data from MLS.
0	1	340	Woodland Realty	300 East Belline Avenue, NE	3	18,000	18,000	-	-	-	-	100.00%	100.00%	0.00%	NR	NR	wrong #'s for Arthur Haan
0	1	327	Eaglecrest - Building A	3200 Eagle Park Drive, NE	1	29,000	29,000	-	7,782	-	(7,782)	73.17%	100.00%	26.83%	NR	NR	
0	1	327	Eaglecrest - Building H	3205 Eagle Crest Drive	2	31,600	31,600	-	-	12,000	12,000	100.00%	62.03%	-37.97%	16.25	E, G, J	
0	1	351	Eaglecrest - Building I	3215 Eagle Crest Drive	2	31,000	31,000	-	-	-	-	100.00%	100.00%	0.00%	NR	NR	
0	1	321		3230 Eagle Park Drive, NE	2	40,000	40,000	-	20,027	5,000	(15,027)	49.53%	87.50%	37.57%	16.50	E, J	
0	1	328	Eaglecrest - Building B	3230 Eagle Run Drive	NR	22,500	22,500	-	2,457	8,000	5,543	89.08%	64.44%	-24.64%	16.25	E, G, J	
0	1	326	Eaglecrest - Building G	3235 Eagle Park Drive, NE	2	40,000	40,000	-	-	-	-	100.00%	100.00%	0.00%	NR	NR	
0	1	322	Eaglecrest - Building C	3260 Eagle Park Drive, NE	1	25,000	25,000	-	1,808	-	(1,808)	92.77%	100.00%	7.23%	NR	NR	
0	1	339	Redfield & Irish Financial Building	3280 Belline Court	NR	6,600	6,600	-	900	-	(900)	86.36%	100.00%	13.64%	NR	NR	
0	1	332	Eaglecrest - Building D	3310 Eagle Park Drive, NE	2	35,000	35,000	-	1,615	6,650	5,035	95.39%	81.00%	-14.39%	14.00	E, G, J, W/S	
0	1	212		3322 Belline Court	NR	14,551	14,551	-	-	-	-	100.00%	100.00%	0.00%	NR	NR	
0	1	348	3330 Grand Ridge LLC	3330 Grand Ridge Drive	NR	4,900	4,900	-	168	-	(168)	95.57%	100.00%	3.43%	\$1,000/office	N	\$1,000/office plus secretary space
0	1	324	Eaglecrest - Building E	3350 Eagle Park Drive, NE	1	23,000	23,000	-	-	7,000	7,000	100.00%	69.57%	-30.43%	15.75	E, G, J	
0	1	336		3350 Grand Ridge Drive	NR	5,800	5,800	-	-	-	-	100.00%	100.00%	0.00%	12.50-15.26	E, G, J, S	
0	1	325	Eaglecrest - Building F	3355 Eagle Park Drive, NE	1	23,000	23,000	-	2,908	2,908	-	87.36%	87.36%	0.00%	15.75	E, G, J	
0	1	349	Evergreen	3355 Evergreen	2	8,100	8,100	-	-	-	-	100.00%	100.00%	0.00%	NR	NR	Owner/occupied. Corporate Office - keep in survey, drive by to see if occupied.
1	1	341		360 East Belline Avenue, NE	2	14,000	14,000	-	-	-	-	100.00%	100.00%	0.00%	NR	NR	
0	1	342	Plymouth Office Center	410-428 Plymouth	2	18,600	18,600	-	-	-	-	100.00%	100.00%	0.00%	NR	NR	
1	1	343		739 East Belline Avenue, NE	1	5,200	5,200	-	-	-	-	100.00%	100.00%	0.00%	NR	NR	
1	1	344		741 East Belline Avenue, NE	1	5,200	5,200	-	-	-	-	100.00%	100.00%	0.00%	NR	NR	
0	1	345		743 East Belline Avenue, NE	NR	5,200	5,200	-	-	-	-	100.00%	100.00%	0.00%	NR	NR	Owns and occupies entire building - Keep in survey, drive by to see if occupied.
0	1	335		750 East Belline Avenue, NE	3	31,767	31,767	-	-	-	-	100.00%	100.00%	0.00%	24.89	E, J	
<b>Totals for Submarket</b>						<b>779,250</b>	<b>792,210</b>	<b>12,960</b>	<b>90,939</b>	<b>94,559</b>	<b>3,620</b>	<b>88.33%</b>	<b>88.06%</b>	<b>-0.27%</b>			

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