

Area 10 - Grandville Area

ID#	Building Name	Address	Levels	Building Area			Vacancy			Occupancy			Asking Rent	Expenses	
				2003	2004	SF Change	2003	2004	SF Change	2003	2004	% Change			
219		0-151	44th Street, SW	NR	9,000	9,000	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
214		0-155	44th Street, SW		9,000	9,000	-	-	1,500	1,500	100.00%	83.33%	-16.67%	14.50-14.75	E, J
215		0-185	44th Street, SW	NR	13,500	13,500	-	1,500	-	(1,500)	88.89%	100.00%	11.11%	NR	NR
222		2845	44th Street, SW	3	20,000	19,389	(611)	6,459	6,308	(151)	67.71%	67.47%	-0.24%	11.00	TN
232		2845	Wilson Avenue, SW	1	5,000	5,000	-	1,000	-	(1,000)	80.00%	100.00%	20.00%	NR	NR
223	Ramblewood Office Building	2855	44th Street, SE	3	70,000	45,918	(24,082)	45,000	41,820	(3,180)	35.71%	8.92%	-26.79%	11.00	TN
221		2876	28th Street, SW	2	16,000	16,000	-	5,433	5,465	32	66.04%	65.84%	-0.20%	14.75-15.00	NR
227		2900	28th Street, SW	NR	7,500	7,500	-	3,084	3,666	582	58.88%	51.12%	-7.76%	15.00	E, J
218	Land Tek	2900	Wilson Avenue, SW	1	15,000	15,000	-	1,400	867	(533)	90.67%	94.22%	3.55%	13.95	J
243	Grandville Plaza	2905-2939	Wilson Avenue, SW	2	68,000	68,000	-	-	9,375	9,375	100.00%	86.21%	-13.79%	12.00-13.00	E, G, J, Ph
244	X-Rite Inc., Building	2969	Prairie Street, SW	1	14,500	14,500	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
220		2976	Ivanrest Avenue, SW	2	24,000	24,000	-	6,085	-	(6,085)	74.65%	100.00%	25.35%	NR	NR
233		3010	Wilson Avenue, SW	0	5,200	5,200	-	-	-	-	100.00%	0.00%	-100.00%	12.00	E, G, J, CAM, T, I, W/S, M
249		3030	Ivanrest Avenue, SW	1	5,200	5,200	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
213		3050	Ivanrest Avenue, SW	1	14,500	14,500	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
251		3055	44th Street, SW	2	20,000	20,000	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
248		3083	Washington	2	9,300	9,300	-	9,300	9,300	-	0.00%	0.00%	0.00%	NR	NR
226	Prairie Properties, LLC	3097-3109	Prairie Street, SW	1	19,533	19,533	-	2,000	4,000	2,000	89.76%	79.52%	-10.24%	10.00	TN
235	Ivanrest Professional Building	3100	Ivanrest Avenue, SW	1	22,300	22,300	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
228	First United Credit Union	3140	Ivanrest Avenue, SW	1	7,100	7,100	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
225	BAC Building	3145	Prairie Street, SW	1	20,700	20,700	-	4,000	4,000	-	80.68%	80.68%	0.00%	12.00	E, J
236		3181	Prairie Street, SW	1	17,321	16,000	(1,321)	-	-	-	100.00%	100.00%	0.00%	12.00-14.00	E, G, J
506		3380	Fairlanes Avenue, SW	1	13,064	13,064	-	2,400	2,400	-	81.63%	81.63%	0.00%	10.00	TN
237	Fairlanes Medical Center	3550	Fairlanes Avenue, SW	1	5,700	5,700	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
241		3584	Fairlanes Avenue, SW	1	5,500	5,500	-	-	-	-	100.00%	100.00%	0.00%	11.00-12.50	TN
245		3790	28th Street, SW	2	6,000	6,000	-	1,700	3,000	1,300	71.67%	50.00%	-21.67%	12.00-12.50	E, G, J
247	Millennium Building	3980	Chicago Drive	2	14,500	14,500	-	3,625	800	(2,825)	75.00%	94.48%	19.48%	12.25	TN
224	Rivertown Financial Center	4095	Chicago Drive	1	17,500	17,500	-	400	-	(400)	97.71%	100.00%	2.29%	NR	NR
683	Parkway Place	4175	Parkway Place Dr SW	1	-	11,140	11,140	-	6,498	6,498	-	41.67%	41.67%	15.50	TN
246	Inwin Union Bank	4250	Chicago Drive	1	7,764	7,764	-	-	-	-	100.00%	100.00%	0.00%	NR	TN
230	The C.P.A. Group, P.C. Building	4267	Canal Avenue, SW	1	10,500	10,500	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
238		4301	Canal Avenue, SW	2	16,250	16,250	-	-	-	-	100.00%	100.00%	0.00%	14.75	E, G, J
231	44 West Professional Centre	4320-4330	44th Street, SW	1	18,328	18,328	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
239	Spectrum Health Grandville Health Center	4375	Canal Avenue, SW	1	36,706	36,706	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
504	SouthTown Center	4455-4471	Wilson Avenue, SW	1	9,504	9,504	-	2,250	-	(2,250)	76.33%	100.00%	23.67%	16.50	E, G, J, W/S, Tr, Sn
681		4466	Heritage Ct SW	1	-	7,200	7,200	-	1,060	1,060	-	85.28%	85.28%	18.00	E, G, J
240		4475	Wilson Avenue, SW	1	15,000	15,000	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
217		4555	Wilson Avenue, SW	1	18,000	18,000	-	-	-	-	100.00%	100.00%	0.00%	14.50	NR
216		4565	Wilson Avenue, SW	1	18,000	18,000	-	2,248	2,804	556	87.51%	84.42%	-3.09%	14.50-14.75	E, J
Totals for Submarket					624,970	617,296	(7,674)	97,884	102,863	4,979	84.34%	82.49%	-1.85%		

Note: 2003 totals are as of 12/31/02 and 2004 totals are as of 9/30/03