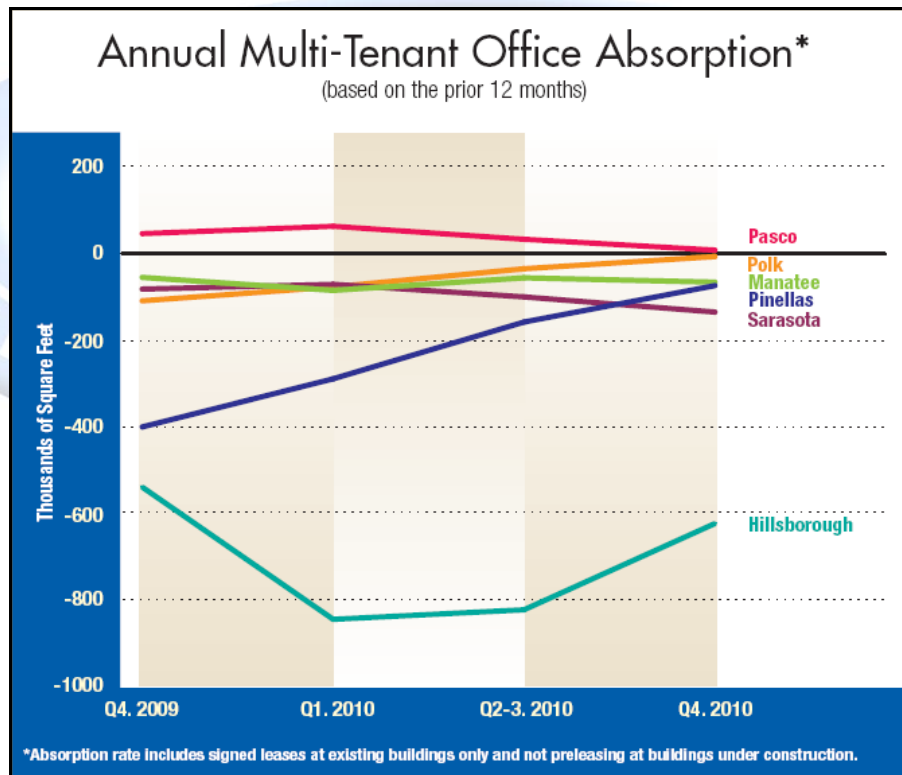


OFFICE MARKET OVERVIEW

The compilation of the *Maddux Report* survey, a local real estate monthly publication, includes multi-tenant office buildings with a minimum of 25,000 square feet in Hillsborough and Pinellas counties, and 15,000 square feet elsewhere. Therefore, we have considered the Maddux data accordingly. The subject property is located in the Pasco County Office Market.

According to the *Maddux Report*, as of the fourth quarter of 2010, the Tampa Bay Region office market had a total inventory of 57.72 million square feet, of which 1.49 million square feet is located in Pasco County. Vacancy was reported at 29.9% for Pasco County, which is below the average vacancy rate of the region of 23.7%. The Pasco County office market experienced a 12 month positive absorption of 7,590 square feet. There was reportedly no space under construction within the county.



Multi-Tenant Office Market

	Existing Leasable Space (S.F.)	Existing Vacant Space (S.F.)	% Vacant	Total Space Under Construction	Net Qtrly. Absorp.*	12-Month Absorp.*	Weighted Average Rents
Downtown	6.67-Mil	1.57-Mil	23.6%	0	4,100	-120,000	\$21.75
Westshore	12.27-Mil	2.98-Mil	24.3%	0	-80,300	-342,030	\$23.60
Southwest	413,010	70,100	17.0%	0	-2,370	-14,380	\$21.61
Northwest	2.86-Mil	484,140	16.9%	0	-65,340	-71,740	\$18.02
North Central	881,210	261,215	29.6%	0	-44,130	-16,160	\$16.67
I-75 Parkway	8.13-Mil	1.79-Mil	22.0%	0	-600	-59,180	\$18.33
Hillsborough Total	31.22-Mil	7.16-Mil	22.9%	0	-188,640	-623,490	\$21.21
Clearwater/North	3.23-Mil	920,970	28.5%	0	44,120	41,920	\$16.90
Bayside	1.6-Mil	413,250	25.8%	0	47,760	-900	\$17.68
Gateway and Mid	5.1-Mil	1.31-Mil	25.8%	0	-84,800	-37,230	\$17.76
South	641,290	360,080	56.1%	0	-750	840	\$14.86
St. Petersburg	2.29-Mil	577,270	25.3%	0	-53,530	-78,820	\$20.21
Pinellas Total	12.86-Mil	3.58-Mil	27.9%	0	-47,200	-74,190	\$17.86
Downtown	2.33-Mil	418,540	18.0%	0	-75,960	-101,390	\$20.88
I-75 Corridor	2.82-Mil	595,930	21.2%	0	7,440	15,570	\$18.32
Suburban/Venice	1.88-Mil	294,490	15.7%	0	6,190	-48,970	\$14.62
Sarasota Total	7.02-Mil	1.31-Mil	18.6%	0	-62,330	-134,790	\$18.16
Manatee	3.08-Mil	682,420	22.2%	0	-31,335	-65,880	\$17.75
Pasco	1.49-Mil	444,990	29.9%	0	-8,140	7,590	\$14.66
Polk	2.05-Mil	497,980	24.3%	0	11,980	-7,020	\$13.77
REGION TOTAL	57.72-Mil	13.68-Mil	23.7%	0	-325,665	-897,780	\$19.49

Pasco County has indicated a negative absorption of space only since October 2010. In addition, the vacancy in the county has remained at a very high rate since April 2008 to a current level of 29.9%. We have compiled the data from the Maddux Business Report over the last several years, as summarized below.

VALUATION ADVISORS, INC.

PASCO			
3 Months Ending	Vacancy	Average Rental Rate	Quarterly Absorption (SF)
Dec-10	29.9%	14.66	-8140
Oct-10	30.6%	\$15.18	-15,965 *
Apr-10	28.4%	\$14.95	31,700
Jan-10	31.8%	\$15.61	6,860
Oct-09	30.6%	\$15.64	-2,530
Jul-09	30.4%	\$15.65	-13,960
Apr-09	29.5%	\$15.50	14,790
Jan-09	28.7%	\$16.77	17,625
Oct-08	27.9%	\$16.88	61,525
Jul-08	31.8%	\$16.76	43,670
Apr-08	28.0%	\$16.04	-14,320
Jan-08	24.2%	\$16.42	34,940
Oct-07	24.5%	\$15.90	-6,070
Jul-07	20.7%	\$15.64	25,730
Apr-07	12.0%	\$15.15	22,565
Jan-07	11.5%	\$13.48	-7,360

In conclusion, the subject's office market (Sarasota County) has experienced a recent loss of space. In addition, the county indicates a recently increasing vacancy rate. However, this rate is the lowest of all the Tampa region counties. We expect this submarket to continue to struggle until the market and economy begin a recovery and the excess inventory of space is absorbed.

