



# CoStar Property Professional<sup>®</sup> **Sample Reports**

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To present and communicate this information to clients, Property Professional provides many presentation quality reports. This sampling will give you a better idea of the content, style and customization that the reports offer:

- Classic One-Page
- Confirmation with Photo
- Forecast
- Multiple Industrial Buildings with Photo
- Leasing Activity
- Site Briefing

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## 1105 N Market St - I.M. Pei Bldg



Location: I.M. Pei Bldg  
 Delaware Cluster  
 Wilmington CBD Submarket  
 New Castle County  
 Wilmington, DE 19801

Building Type: Class A Office  
 Status: Built 1970, Renov 2005

Stories: 20  
 RBA: 173,072 SF

Typical Floor: 5,968 SF  
 Total Avail: 67,214 SF  
 % Leased: 61.9%

Landlord Rep: GVA Smith Mack  
 Developer: I.M. Pei & Partners  
 Management: Michael Altschuler & Assoc  
 Recorded Owner: BPG Office Partners XI 1105 Market, LLC

For Sale: Not For Sale  
 Parcel Number: 26-028.40-129  
 Parking: Covered Spaces @ \$170.00/mo  
 Amenities: Corner Lot

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E M1 / Suite 2	6,100 - 12,830	12,830	30,881	Negotiable	Vacant	3-5 yrs	Direct
GVA Smith Mack / Wills B. Elliman (302) 655-2081 x1 / Neal F. Dangelo (302) 655-2082 / Linda Schultz (302) 472-0077 / Kelly VanHorn (302) 472-8035							
E BSMT / Suite 1	18,051	18,051	30,881	Negotiable	Vacant	3-5 yrs	Direct
GVA Smith Mack / Wills B. Elliman (302) 655-2081 x1 / Neal F. Dangelo (302) 655-2082 / Linda Schultz (302) 472-0077 / Kelly VanHorn (302) 472-8035							
P LBBY	1,000 - 4,126	4,126	4,126	\$22.50+/util	Vacant	3-5 yrs	Direct
GVA Smith Mack / Wills B. Elliman (302) 655-2081 x1 / Neal F. Dangelo (302) 655-2082 / Linda Schultz (302) 472-0077 / Kelly VanHorn (302) 472-8035							
E 4th	5,968	5,968	27,061	\$22.50+/util	Vacant	3-5 yrs	Direct
GVA Smith Mack / Wills B. Elliman (302) 655-2081 x1 / Neal F. Dangelo (302) 655-2082 / Linda Schultz (302) 472-0077 / Kelly VanHorn (302) 472-8035							

# Classic One Page Report

## 1105 N Market St - I.M. Pei Bldg(cont'd)

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 8th	1,200	1,200	1,200	\$22.50/+util	30 Days	Thru Dec 2009	Direct
GVA Smith Mack / Wills B. Elliman (302) 655-2081 x1 / Neal F. Dangelo (302) 655-2082 / Linda Schultz (302) 472-0077 / Kelly VanHorn (302) 472-8035							
P 8th	2,730	2,730	2,730	\$22.50/+util	Vacant	Negotiable	Direct
GVA Smith Mack / Wills B. Elliman (302) 655-2081 x1 / Neal F. Dangelo (302) 655-2082 / Linda Schultz (302) 472-0077 / Kelly VanHorn (302) 472-8035							
P 8th	1,216	1,216	1,216	\$22.50/+util	Vacant	3-5 yrs	Direct
GVA Smith Mack / Wills B. Elliman (302) 655-2081 x1 / Neal F. Dangelo (302) 655-2082 / Linda Schultz (302) 472-0077 / Kelly VanHorn (302) 472-8035							
P 16th	3,189	3,189	27,061	\$23.50/+util	Vacant	3-5 yrs	Direct
GVA Smith Mack / Wills B. Elliman (302) 655-2081 x1 / Neal F. Dangelo (302) 655-2082 / Linda Schultz (302) 472-0077 / Kelly VanHorn (302) 472-8035							
E 17th	5,968	5,968	27,061	\$23.50/+util	Vacant	3-5 yrs	Direct
GVA Smith Mack / Wills B. Elliman (302) 655-2081 x1 / Neal F. Dangelo (302) 655-2082 / Linda Schultz (302) 472-0077 / Kelly VanHorn (302) 472-8035							
E 18th	5,968	5,968	27,061	\$23.50/+util	Vacant	3-5 yrs	Direct
GVA Smith Mack / Wills B. Elliman (302) 655-2081 x1 / Neal F. Dangelo (302) 655-2082 / Linda Schultz (302) 472-0077 / Kelly VanHorn (302) 472-8035							
E 19th	5,968	5,968	27,061	\$23.50/+util	Vacant	3-5 yrs	Direct
GVA Smith Mack / Wills B. Elliman (302) 655-2081 x1 / Neal F. Dangelo (302) 655-2082 / Linda Schultz (302) 472-0077 / Kelly VanHorn (302) 472-8035							

### Building Notes

Building has manned security 24 hrs/day, 7 days/week. Major renovations just completed which includes a new courtyard with a fountain. Plug & play floor available immediately. Conference Center available to tenants. Building is adjacent to Rodney Square. On site property management.



1 8899 University Center Ln - University Pacific Centre



8899 University Center Ln

University Pacific Centre

County: San Diego  
 Submarket: UTC  
 City: San Diego, CA 92122

Property Type: Class A Office  
 Status: Built 1988  
 Tenancy: Multiple Tenant

Total Avail: 22,306 SF  
 Bldg Vacant: 22,306 SF  
 Max Contig: 6,376 SF

Stories: 4  
 RBA: 96,490 SF  
 Land Area: 2.56 AC  
 Typical Floor Size: 22,771 SF  
 Core Factor: 16.0%

Landlord Rep: Burnham Real Estate  
 Property Manager: StepStone Real Estate Services  
 Contact Info: Cindy Tracy,  
 Recorded Owner: SPP Real Estate  
 True Owner: -

Rent/SF/yr: \$36.00  
 % Leased: 85.1%  
 Zoning: CO, San Diego  
 Owner Occupied: No  
 Elevators: 3  
 Owner Type: -

For Sale: Not For Sale

Parking: 332 Covered Spaces are available; 44 Surface Spaces are available; Ratio of 4.00/1,000 SF

Setbacks: 1st-4th 22,300-25,040 sf

Amenities:

Parcel Number: 345-190-13

Floor	Suite	Use/Type	Leasing Company	SF Avail/Divide?	Floor Cntg	Bldg Cntg	Rent/SF/yr	Occupancy	Term	Cond	Build out
P 1st	150	Office/Direct	Burnham Real Estate	4,807 N	4,807	4,807	\$36.00/+elec	Vacant	Negotiable	Shell	NBI
Reception/multiple private offices. Shell condition.											
P 2nd	220	Office/Direct	Burnham Real Estate	6,376 N	6,376	6,376	\$36.00/+elec	Vacant	Negotiable	Built-Out As Other	Some Work
P 3rd	330	Medical/Sublet	The Staubach Company	5,174 N	5,174	5,174	Negotiable	Vacant	Thru Sep 2010	Move-In	TBD

Building Notes

Receive a \$50.00 when you tour a qualified tenant through - Burnham Real Estate Services. \$2.90 for office the rate and \$3.25 for the medical rate.

January 1999: SPP Real Estate purchased this building from British Pacific Properties for \$18,325,000. William Wood & Associates represented the seller. John Burnham Real Estate Services represented the buyer.

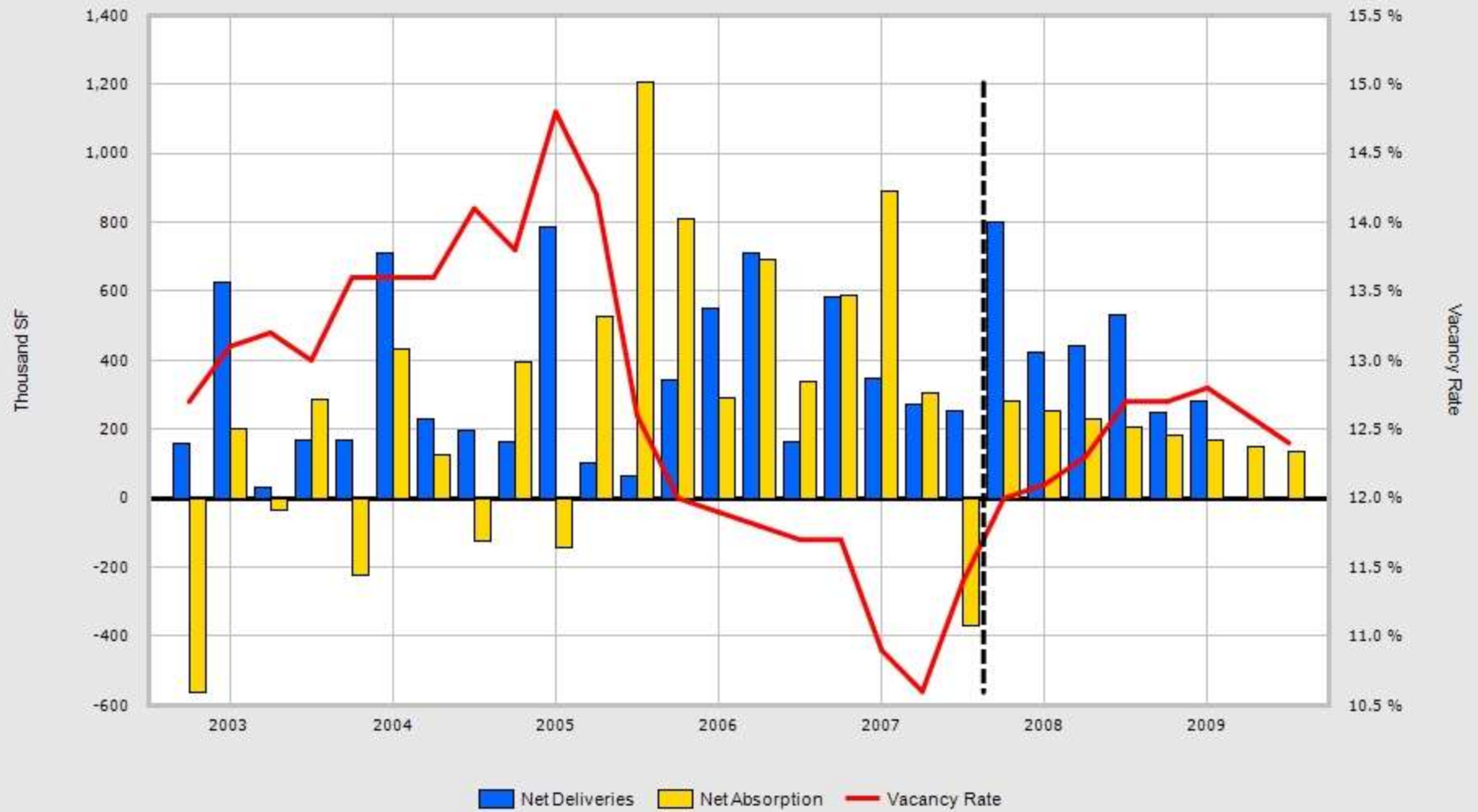
This property features card-key access after business hours, park-like setting with courtyard containing sculptured figures and sparkling water fountain, elegant marble, granite and copper finishes, underground parking facilities with direct building access and all within walking distance to the Hyatt Regency Hotel, The Sporting Club, UTC Mall and restaurants. Other features include ceiling heights of 9'2"-9'5" to ceiling grid, 5-day janitorial service, FedEx and UPS drop boxes and two regular, one oversized elevators. RedWire provides in-building broadband services.

Leasing Company	Agent Name	Email	Phone Number	Space Type
Burnham Real Estate 4435 Eastgate Mall, Suite 200 San Diego, CA 92121 858-452-6500 858-452-3206 (fax)	Steve Wolf	swolf@burnhamrealestate.com	(858) 558-5685	Direct
	Mark Wayne	wayne@burnhamrealestate.com	(858) 558-5640	
	Brunson Howard	howard@burnhamrealestate.com	(858) 452-6500	
The Staubach Company 11988 El Camino Real, Suite 150 San Diego, CA 92130 858-523-2100 858-523-2101 (fax)	Scot Ginsburg	scot.ginsburg@staubach.com	(858) 523-2118	Sublet
	Shawn Lorentzen	Shawn.Lorentzen@staubach.com	(858) 523-2114	
	Damon Melda	com damon.melda@staubach.com	(858) 523-2100	

Property ID: 313368



# Forecast Report



Delivery Assumption: Known Construction Activity Absorption Assumption: 100% of Previous 5-Year Average; Growth -10%/Qtr

## Forecast Report

Period	# of Deliveries	Rolling 2-yr Average Deliveries (SF)	Future Deliveries (SF)	Demolished (SF)	Net Deliveries (SF)	Rolling 2-yr Net Absorption (SF)	Net Absorption (SF)	RBA	Vacant Space (SF)	Vacancy Rate
2009 Q3	0	341,288	0	0	0	200,269	134,549	78,049,450	9,716,513	12.4%
2009 Q2	0	372,933	0	0	0	137,056	149,499	78,049,450	9,851,062	12.6%
2009 Q1	1	407,134	280,000	0	280,000	156,748	166,110	78,049,450	10,000,561	12.8%
2008 Q4	1	415,534	250,000	0	250,000	247,264	184,567	77,769,450	9,886,671	12.7%
2008 Q3	6	457,335	532,000	0	532,000	297,958	205,075	77,519,450	9,821,238	12.7%
2008 Q2	5	411,557	443,000	0	443,000	314,727	227,861	76,987,450	9,494,313	12.3%
2008 Q1	6	445,010	423,006	0	423,006	372,629	253,179	76,544,450	9,279,174	12.1%
2007 Q4	18	462,069	802,302	0	802,302	377,163	281,310	76,121,444	9,109,347	12%
Current Qtr	10	404,762	253,156	0	253,156	443,090	-371,151	75,319,142	8,588,355	11.4%
2007 Q2	17	381,205	273,604	0	273,604	640,075	307,034	75,065,986	7,964,048	10.6%
2007 Q1	10	369,313	347,204	0	347,204	667,760	890,235	74,449,477	8,147,689	10.9%
2006 Q4	14	424,154	584,409	0	584,409	538,399	590,123	74,102,273	8,690,720	11.7%
2006 Q3	5	371,586	165,775	0	165,775	514,059	339,227	73,466,462	8,626,802	11.7%
2006 Q2	15	375,588	710,628	0	710,628	455,940	691,075	73,094,809	8,597,376	11.8%
2006 Q1	16	315,626	559,474	10,800	548,674	385,552	289,449	72,384,181	8,577,823	11.9%
2005 Q4	9	336,362	343,845	0	343,845	403,312	808,731	72,194,841	8,677,932	12%
2005 Q3	5	314,314	64,700	0	64,700	274,299	1,204,728	71,755,441	9,048,368	12.6%
2005 Q2	6	327,161	178,469	77,475	100,994	159,372	528,508	71,661,257	10,164,412	14.2%
2005 Q1	30	308,844	785,936	0	785,936	88,703	-144,648	71,530,192	10,562,504	14.8%
2004 Q4	7	289,039	163,862	0	163,862	131,955	395,401	70,903,302	9,790,966	13.8%
2004 Q3	5	288,207	197,787	0	197,787	12,185	-125,720	70,673,454	9,956,519	14.1%
2004 Q2	9	342,567	230,935	0	230,935	56,441	127,971	70,425,667	9,583,012	13.6%
2004 Q1	30	473,328	725,364	13,000	712,364	112,334	431,521	70,256,502	9,538,348	13.6%
2003 Q4	9	457,485	167,462	0	167,462	86,649	-223,368	69,751,924	9,465,291	13.6%
2003 Q3	3	507,901	167,470	0	167,470	158,394	285,307	69,550,970	9,040,969	13%
2003 Q2	2	584,937	31,932	0	31,932	91,222	-36,841	69,367,127	9,142,433	13.2%
2003 Q1	16	733,544	627,500	0	627,500	192,409	201,368	69,323,195	9,063,660	13.1%






## Forecast Report





Period	# of Deliveries	Rolling 2-yr Average Deliveries (SF)	Future Deliveries (SF)	Demolished (SF)	Net Deliveries (SF)	Rolling 2-yr Net Absorption (SF)	Net Absorption (SF)	RBA	Vacant Space (SF)	Vacancy Rate
2002 Q4	9	721,649	157,203	0	157,203	186,281	-562,759	68,777,393	8,719,226	12.7%

Delivery Assumption: Known Construction Activity Absorption Assumption: 100% of Previous 5-Year Average; Growth -10%/Qtr




# Multiple Industrial Buildings per Page w/Photo

	Address Building Park/Name	SF Avail	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
	4 Aurora Dr Cranbury Business Park Bldg 4 Cranbury, NJ 08512	77,000 SF	\$4.85/nnn 1	416,000 SF 95 AC	32'0" 12'5"w x 13'0"h	64 ext -	- ESFR
		Parking: - Expenses: - Utilities: Gas - Natural, Heating - Gas, Sewer - City, Water - City			Power: Heavy Rail Line: None		
	Landlord Rep: ProLogis / Lisa Clark 609-409-2128 -- 25,000 SF (25,000 SF) Sublet Contact: NAI James E. Hanson, Inc. / Kenneth Lundberg 201-488-5800x138 Jonathan D. Stravitz 201-488-5800x115 -- 52,000 SF (52,000 SF)						
	2 Capital Dr Cranbury Business Park Bldg 2 Cranbury, NJ 08512	69,944 SF / 6,930 ofc	\$4.85/nnn 1	154,000 SF 95 AC	32'0" 12'5"w x 13'0"h	21 ext -	- ESFR
		Parking: Free Surface Spaces Expenses: - Utilities: Gas - Natural, Heating - Gas, Sewer - City, Water - City			Power: Heavy Rail Line: None		
	Landlord Rep: ProLogis / Lisa Clark 609-409-2128 -- 69,944 SF /6,930 ofc (69,944 SF)						
	9 Cedar Brook Dr Cedar Brook Corporate Ctr Cranbury, NJ 08512	82,000 SF	\$18.00/nnn 2	82,000 SF 0.00 AC	17'6"-18'6" -	2 ext None	- Wet
		Parking: Ratio of 3.00/1,000 SF Expenses: - Utilities: Gas - Natural, Heating - Gas, Sewer - City, Water - City			Power: 3000a/460v 3p Rail Line: -		
	Landlord Rep: Eastern Properties / Bruce Simon 609-655-5400 -- 82,000 SF (82,000 SF)						
	2 Clark Dr Cranbury, NJ 08512	275,000 SF	\$20.00/nnn 1	275,000 SF -	17'0"-18'0" -	- -	- -
		Parking: - Expenses: - Utilities: -			Power: 8000a Rail Line: -		
	Landlord Rep: Eastern Properties / Bruce Simon 609-655-5400 -- 275,000 SF (45,000-185,000 SF)						

## Multiple Industrial Buildings per Page w/Photo

	Address Building Park/Name	SF Avail	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
	Costco Way @ Cranbury South River Rd Monroe, NJ 08831	240,000 SF / 4,800 ofc	\$5.25/n 1	240,000 SF 16.40 AC	36'0" 2	69 ext -	- ESFR
		Parking: 103 Surface Spaces are available; Ratio of 0.43/1,000 SF			Power: - Rail Line: -		
		Expenses: - Utilities: - Landlord Rep: Lee & Klatskin Associates / Charles Fern 732-491-2170 / Joel Lubin 732-491-2180 -- 240,000 SF /4,800 ofc (240,000 SF)					
	111 Herrod Blvd Forsgate Ind Complex South Brunswick, NJ 08810	256,390 SF	\$5.50/nnn 1	256,390 SF 19.62 AC	36'0" 2	34 ext 34 ext	None ESFR
		Parking: Free Surface Spaces; Ratio of 0.34/1,000 SF			Power: - Rail Line: Yes		
		Expenses: - Utilities: Heating - Gas, Sewer - City, Water - City Landlord Rep: Forsgate Industrial Partners / Catherine Argenio 609-655-5240 -- 256,390 SF (256,390 SF)					
	121 Herrod Blvd Forsgate Ind Complex South Brunswick, NJ 08810	164,659 SF	\$4.50/nnn 1	164,659 SF 9.60 AC	26'0" 1	15 ext -	None Wet
		Parking: Free Surface Spaces; Ratio of 0.76/1,000 SF			Power: 1200a Rail Line: Yes		
		Expenses: 1997 Tax @ \$0.97/sf Utilities: Gas - Natural, Heating - Gas, Sewer - City, Water - City Landlord Rep: Forsgate Industrial Partners / Catherine Argenio 609-655-5240 -- 164,659 SF (164,659 SF)					
	181 Herrod Blvd Forsgate Ind Complex South Brunswick, NJ 08810	40,896 SF / 1,935 ofc	\$5.50 1	131,214 SF 8.77 AC	22'0" 1	22 ext Yes	None Wet
		Parking: 90 free Surface Spaces are available; Ratio of 0.68/1,000 SF			Power: 1400a/460v Rail Line: None		
		Expenses: - Utilities: Gas - Natural, Heating - Gas, Sewer - City, Water - City Landlord Rep: Forsgate Industrial Partners / Catherine Argenio 609-655-5240 -- 40,896 SF /1,935 ofc (40,896 SF)					

## Multiple Industrial Buildings per Page w/Photo

	Address Building Park/Name	SF Avail	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
	329-333 Herrod Blvd South Brunswick, NJ 08810	418,213 SF / 18,555 ofc	\$4.75/n 1	418,213 SF 26.35 AC	28'0" 2	52 ext -	None Wet
		Parking: Free Surface Spaces; Ratio of 0.47/1,000 SF			Power: 3200a Rail Line: None		
		Expenses: -			Utilities: Heating - Gas, Lighting - Metal Halide, Sewer - City, Water - City		
	Landlord Rep: Cushman & Wakefield Inc. / Jason S. Goldman 732-452-6170 / Frank Caccavo 732-623-4700 / Andrew Siemsen 732-452-6165 -- 418,213 SF /18,555 ofc (200,000-418,213 SF)						
	15 Thatcher Rd Forsgate Ind Complex South Brunswick, NJ 08810	228,356 SF / 9,363 ofc	\$4.50/nnn 1	228,356 SF 14.80 AC	30'0" 1	30 ext Yes	None ESFR
		Parking: 70 free Surface Spaces are available; 38 free Industrial Trailer Spaces are available; Ratio of 0.47/1,000 SF			Power: 2500a Rail Line: Yes		
		Expenses: 1998 Est Tax @ \$0.91/sf			Utilities: Gas - Natural, Heating - Gas, Sewer - City, Water - City		
	Landlord Rep: Forsgate Industrial Partners / Catherine Argenio 609-655-5240 -- 228,356 SF /9,363 ofc (228,356 SF)						
	18 Thatcher Rd Forsgate Ind Complex Tommy Hilfiger South Brunswick, NJ 08810	530,109 SF / 37,600 ofc	\$4.95 1	530,109 SF 33.44 AC	30'0"-30'8" 2	65 ext Yes	None ESFR
		Parking: 343 Surface Spaces are available; 38 Industrial Trailer Spaces are available; Ratio of 0.72/1,000 SF			Power: 2000a/227-480v 3p/4w Rail Line: None		
		Expenses: -			Utilities: Gas - Natural, Heating - Gas, Sewer - City, Water - City		
	Landlord Rep: Forsgate Industrial Partners / Catherine Argenio 609-655-5240 -- 530,109 SF /37,600 ofc (530,109 SF)						

# Leasing Activity Report

07/15/2007 to 08/14/2007

Building Address Building/Park Name Submarket City	RBA Typical Floor Building Type Class	SF Leased Sign Date Move Date Expiration Date	Rent Paid/yr Space Use/Type Mailing Suite Leased Floor #s	Leasing Company / Phone Leasing Company Brokers Tenant Rep / Phone Tenant Rep Brokers	Tenant Name Transaction Type
14425 Penrose Pl Penrose Center Route 28 Corridor South Chantilly, VA 20151	150,384 SF 30,090 SF Office A	60,180 SF 08/03/2007 12/31/2007 12/31/2014	\$27.00/fs(est) Office/New - 4,5	Millennium Realty Advisors, LLC / 703-760-9050 Douglas Eliot, Robert Walters CB Richard Ellis / 703-821-6900 Brad Davis	The Aerospace Corporation Move In
13530 Dulles Technology Dr Dulles Executive Plaza I,Dulles Technology Center Herndon Herndon, VA 20171	189,701 SF 31,392 SF Office A	33,021 SF 08/09/2007 01/06/2008 01/06/2015	\$29.50/fs(est) Office/Direct - 4	CB Richard Ellis / 703-821-6900 Jeff Roman, Mike Pepper - -	- Move In
11600 Sunrise Valley Dr 11600 Sunrise Reston Reston, VA 20191	158,102 SF 37,700 SF Office A	29,827 SF 08/02/2007 12/30/2007 12/30/2014	\$26.00/fs(est) Office/Direct - 1,2	Bernstein Management Corporation / 202-363-6301 Austin Herndon Cushman & Wakefield of VA, Inc. / 703-448-1200 Dean Stiles	Mirixa Move In
22980 Indian Creek Dr Loudoun Gateway IV,Loudoun Gateway Corp Ctr Route 28 Corridor North Dulles, VA 20166	102,987 SF 25,746 SF Office A	25,661 SF 08/01/2007 12/29/2007 12/29/2010	\$19.50/fs(est) Office/Sublet - 1	CB Richard Ellis / 703-821-6900 Vicki Salamon, Meghan Walters Direct Deal Direct Deal	Eyak Technology, LLC Move In
1881 Campus Commons Dr Phase 4,Campus Commons Reston Reston, VA 20191	244,000 SF 50,000 SF Office A	21,453 SF 08/08/2007 11/06/2007 -	\$29.00/fs(est) Office/Direct - 3	Jones Lang LaSalle Americas, Inc. / 703-485-8800 David Goldstein Direct Deal Direct Deal	Ventura Corporation Move In
10803-10805 Parkridge Blvd Parkridge Center 2,Parkridge Center Reston Reston, VA 20191	100,000 SF 50,000 SF Office A	21,168 SF 07/31/2007 11/07/2007 11/07/2012	- Office/Direct - 1	Penzance Companies / 202-339-8001 Matt Pacinelli - -	GSA Move In



# Leasing Activity Report

07/15/2007 to 08/14/2007

Building Address Building/Park Name Submarket City	RBA Typical Floor Building Type Class	SF Leased Sign Date Move Date Expiration Date	Rent Paid/yr Space Use/Type Mailing Suite Leased Floor #s	Leasing Company / Phone Leasing Company Brokers Tenant Rep / Phone Tenant Rep Brokers	Tenant Name Transaction Type
13873 Park Center Rd Hallmark Bldg,Renaissance Park Route 28 Corridor South Herndon, VA 20171	325,136 SF 54,189 SF Office A	18,000 SF 07/17/2007 10/15/2007 10/15/2012	\$26.50/fs(est) Office/Direct - 4	BECO Management, Inc. / 301-816-1500 Amy Griffis Direct Deal Direct Deal	Federal Aviation Administration Move In
5870 Trinity Pky Trinity Centre 1,Trinity Centre Route 28 Corridor South Centreville, VA 20120	150,322 SF 25,307 SF Office A	15,937 SF 08/02/2007 10/31/2007 10/31/2008	\$32.00/fs(est) Office/Direct - 3	Grubb & Ellis / 703-448-2000 Warren Amason, Andy Klaff - -	Vance International Move In
1902 Campus Commons Dr Campus West,Campus Commons Reston Reston, VA 20191	121,189 SF 20,014 SF Office A	13,133 SF 07/30/2007 10/28/2007 10/28/2014	- Office/Direct - 1	CB Richard Ellis / 703-821-6900 Terry Reiley, Vicki Salamon - -	- Move In
200 Fairbrook Dr Fairbrook 1,Fairbrook Business Park Herndon Herndon, VA 20170	80,405 SF 40,200 SF Office B	10,210 SF 07/25/2007 10/23/2007 -	\$21.50/+elec(est) Office/Direct - 2	CB Richard Ellis / 703-821-6900 David Gast - -	- Move In
15049 Conference Center Dr Greens I,Westfields Route 28 Corridor South Chantilly, VA 20151	145,053 SF 24,175 SF Office A	10,000 SF 08/01/2007 11/01/2007 10/31/2014	- Office/Direct - 2	Corporate Office Properties Trust, Inc. / 703-818-3905 Derrick Boegner Direct Deal Direct Deal	Aerospace Move In
1902 Campus Commons Dr Campus West,Campus Commons Reston Reston, VA 20191	121,189 SF 20,014 SF Office A	6,161 SF 07/30/2007 09/28/2007 09/28/2014	- Office/Direct - 4	CB Richard Ellis / 703-821-6900 Terry Reiley, Vicki Salamon - -	- Move In
11410 N Isaac Newton Sq North 2,Isaac Newton Square Reston Reston, VA 20190	62,610 SF 31,305 SF Office B	5,875 SF 07/20/2007 09/18/2007 09/18/2010	\$19.00/fs(est) Office/Direct - 2	Cassidy & Pinkard Colliers / 703-770-3400 Spencer Stouffer, Chris Lucey, Conor Murphy - -	- Move In



# Leasing Activity Report

07/15/2007 to 08/14/2007

Building Address Building/Park Name Submarket City	RBA Typical Floor Building Type Class	SF Leased Sign Date Move Date Expiration Date	Rent Paid/yr Space Use/Type Mailing Suite Leased Floor #s	Leasing Company / Phone Leasing Company Brokers Tenant Rep / Phone Tenant Rep Brokers	Tenant Name Transaction Type
21351 Ridgetop Cir Lakeside @ Loudoun Tech Phase I,Loudoun Tech Center Route 28 Corridor North Sterling, VA 20166	105,316 SF 26,329 SF Office A	4,922 SF 07/31/2007 08/30/2007 12/01/2009	\$25.00/fs Office/Sublet - 1	Weichert Commercial Realtors / 703-444-7225 William Wells - -	Retina Group Move In
14425 Penrose Pl Penrose Center Route 28 Corridor South Chantilly, VA 20151	150,384 SF 30,090 SF Office A	3,600 SF 08/08/2007 12/31/2007 12/31/2014	\$27.00/fs(est) Office/New - 3	Millennium Realty Advisors, LLC / 703-760-9050 Douglas Eliot, Robert Walters Grubb & Ellis / 703-448-2000 James Palmer	Stellar Solutions Move In
4443 Brookfield Corporate Dr Commerce Center 1,Brookfield Route 28 Corridor South Chantilly, VA 20151	45,933 SF 16,356 SF Office B	3,248 SF 07/19/2007 08/18/2007 03/31/2010	\$22.00/fs(est) Office/Direct - 3	The Lann Companies / 703-934-4600 John Napolitano Direct Deal Direct Deal	Professional Warranty Service Corp. Move In
46040 Center Oak Plz Merritt IX @ Loudoun Tech Center,Loudoun Tech Center Route 28 Corridor North Dulles, VA 20166	44,730 SF 44,730 SF Office B	2,670 SF 08/07/2007 09/06/2007 -	- Office/Direct - 1	Merritt Properties, LLC / 703-858-2725 Keith Wallace - -	- Move In
1801 Robert Fulton Dr Sunrise Oak Professional Park Condominiums,The Branches Reston Reston, VA 20191	87,000 SF 17,400 SF Office A	2,609 SF 07/31/2007 08/30/2007 -	- Office/Direct - 2	Veatch Commercial Real Estate / 703-471-7522 John Beal Long & foster / 703-519-6608 -	Adrem Systems Corporation Move In
14101 Willard Rd Cavalier Business Center Route 28 Corridor South Chantilly, VA 20151	10,000 SF 10,000 SF Office C	2,500 SF 07/26/2007 08/25/2007 08/25/2010	\$17.00/fs(est) Office/Direct - 1	The Pruitt Corporation / 703-631-9307 Pete McCabe - -	- Move In



# Leasing Activity Report

07/15/2007 to 08/14/2007

Building Address Building/Park Name Submarket City	RBA Typical Floor Building Type Class	SF Leased Sign Date Move Date Expiration Date	Rent Paid/yr Space Use/Type Mailing Suite Leased Floor #s	Leasing Company / Phone Leasing Company Brokers Tenant Rep / Phone Tenant Rep Brokers	Tenant Name Transaction Type
3914 Centreville Rd Chantilly Professional Bldg Route 28 Corridor South Chantilly, VA 20151	42,700 SF 14,625 SF Office A	2,300 SF 07/16/2007 08/15/2007 08/15/2012	\$30.00/fs(est) Office/Direct - 2	Lincoln Property Company / 202-513-6700 Chris Dyson, Eamon McCrann, Rory Byrnes - -	- Move In
5180 Parkstone Dr Wynwood Ph 1 Bldg A, Westfields Route 28 Corridor South Chantilly, VA 20151	42,900 SF 21,450 SF Office A	2,278 SF 08/02/2007 09/01/2007 10/31/2012	\$24.00/fs Office/Direct - 1	Redwood Commercial R.E. Services / 703-378-8444 Jason Drakopoulos Direct Deal Direct Deal	Metro Study Inc. Move In
13890 Braddock Rd Old Centreville Crossing 1, Old Centreville Crossing Route 28 Corridor South Centreville, VA 20121	45,000 SF 15,000 SF Office B	2,275 SF 07/23/2007 08/22/2007 08/22/2010	\$33.00/fs(est) Off/Ret/Direct - 1	CB Richard Ellis / 703-821-6900 W. Carter Byrnes - -	- Move In
481 Carlisle Dr Sugar Oak 1 Bldg 3, Sugar Oak Herndon Herndon, VA 20170	16,000 SF 8,000 SF Office B	1,350 SF 07/30/2007 11/01/2007 10/31/2017	\$23.00/fs Office/Direct - 2	SugarOak Realty Inc. / 703-435-9335 Don Schubring Direct Deal Direct Deal	Associated Clinical Services Move In
512 Herndon Pky Van Buren Office Park 4, Van Buren Office Park Herndon Herndon, VA 20170	20,127 SF 20,127 SF Office B	1,327 SF 08/07/2007 09/06/2007 09/06/2010	- Office/Direct - 1	First Potomac Realty Trust / 703-964-0431 Ed Zaptin - -	LJT & Associates Move In
107 E Holly Ave Sterling Park Route 28 Corridor North Sterling, VA 20164	15,576 SF 7,788 SF Office C	1,092 SF 08/03/2007 09/02/2007 09/02/2008	\$15.38/mg(est) Office/Direct - 2	Anderson Commercial Real Estate / 703-404-3702 Stuart Anderson - -	- Move In



# Leasing Activity Report

07/15/2007 to 08/14/2007

Building Address Building/Park Name Submarket City	RBA Typical Floor Building Type Class	SF Leased Sign Date Move Date Expiration Date	Rent Paid/yr Space Use/Type Mailing Suite Leased Floor #s	Leasing Company / Phone Leasing Company Brokers Tenant Rep / Phone Tenant Rep Brokers	Tenant Name Transaction Type
443-449 Carlisle Dr Sugar Oak 2 Bldg 2,Sugar Oak Herndon Herndon, VA 20170	9,800 SF 4,900 SF Office B	960 SF 08/01/2007 08/01/2007 10/31/2007	\$23.00/fs Office/Direct - 2	SugarOak Realty Inc. / 703-435-9335 Don Schubring Direct Deal Direct Deal	CTS Partners in Health Move In



## Felicita Town Center

1805-1895 S Centre City Pky, Escondido, CA 92025

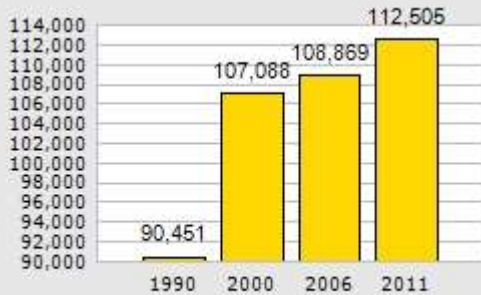


### Property Description

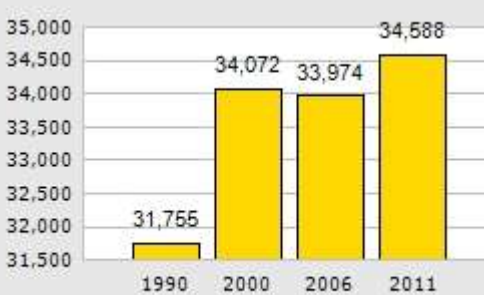
Total GLA: 126,557 SF	Property Type: Shopping Center
Anchor GLA: 74,188 SF	Secondary Type: Community Center
Number Of Stores: 35	Market/Submarket: San Diego/Escondido
Space Available: 6,000 SF	CBSA: San Diego-Carlsbad-San Marcos, CA
% Leased: 99.2%	DMA: San Diego, CA
Levels: 1	County: San Diego
Acres: 10.38 AC	Anchor Tenants: Blockbuster, Major Market, Pick Up Stix, Rite Aid, Starbucks, Trader Joe's
Parking Spaces: -	
Bldg Status: Existing, Built 1990	Features: Corner Lot, Dedicated Turn Lane, Pylon Sign, Signalized Intersection, Temporary Tenants

### Demographics - 3 Mile Radius

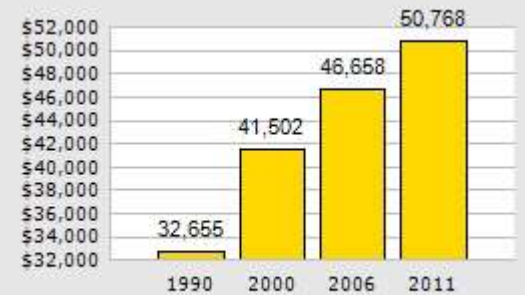
Residential Population



Households



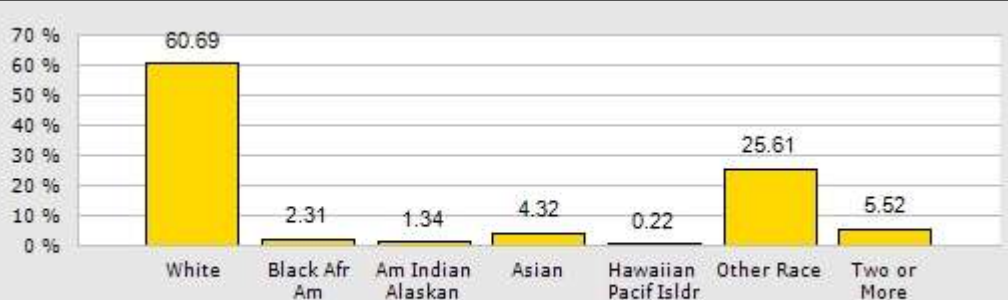
Median Household Income



Daytime Employment Population



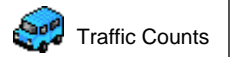
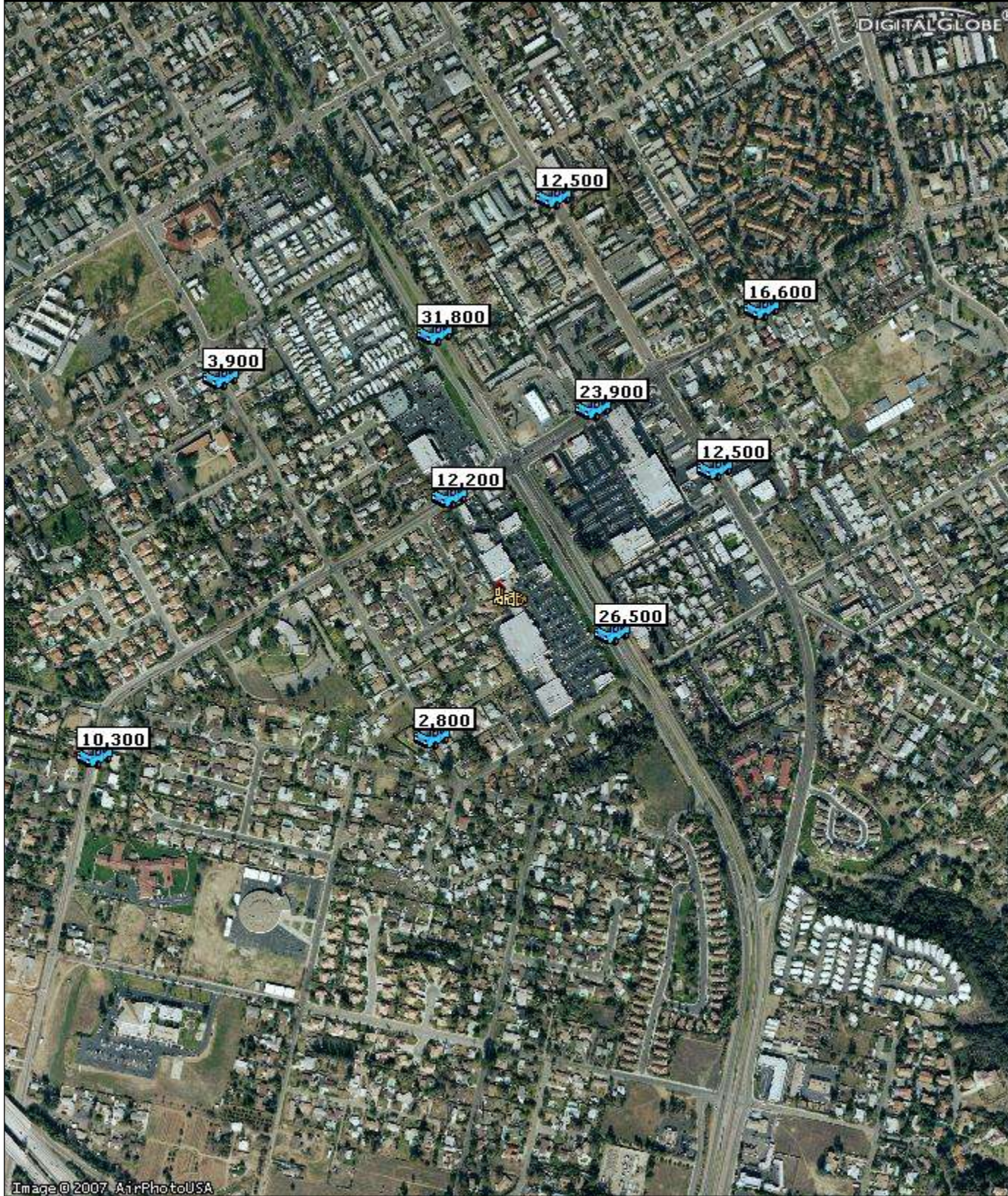
2006 Population by Race



# Felicita Town Center

1805-1895 S Centre City Pky, Escondido, CA 92025

Aerial - 1/2 Mile Proximity



Traffic Counts

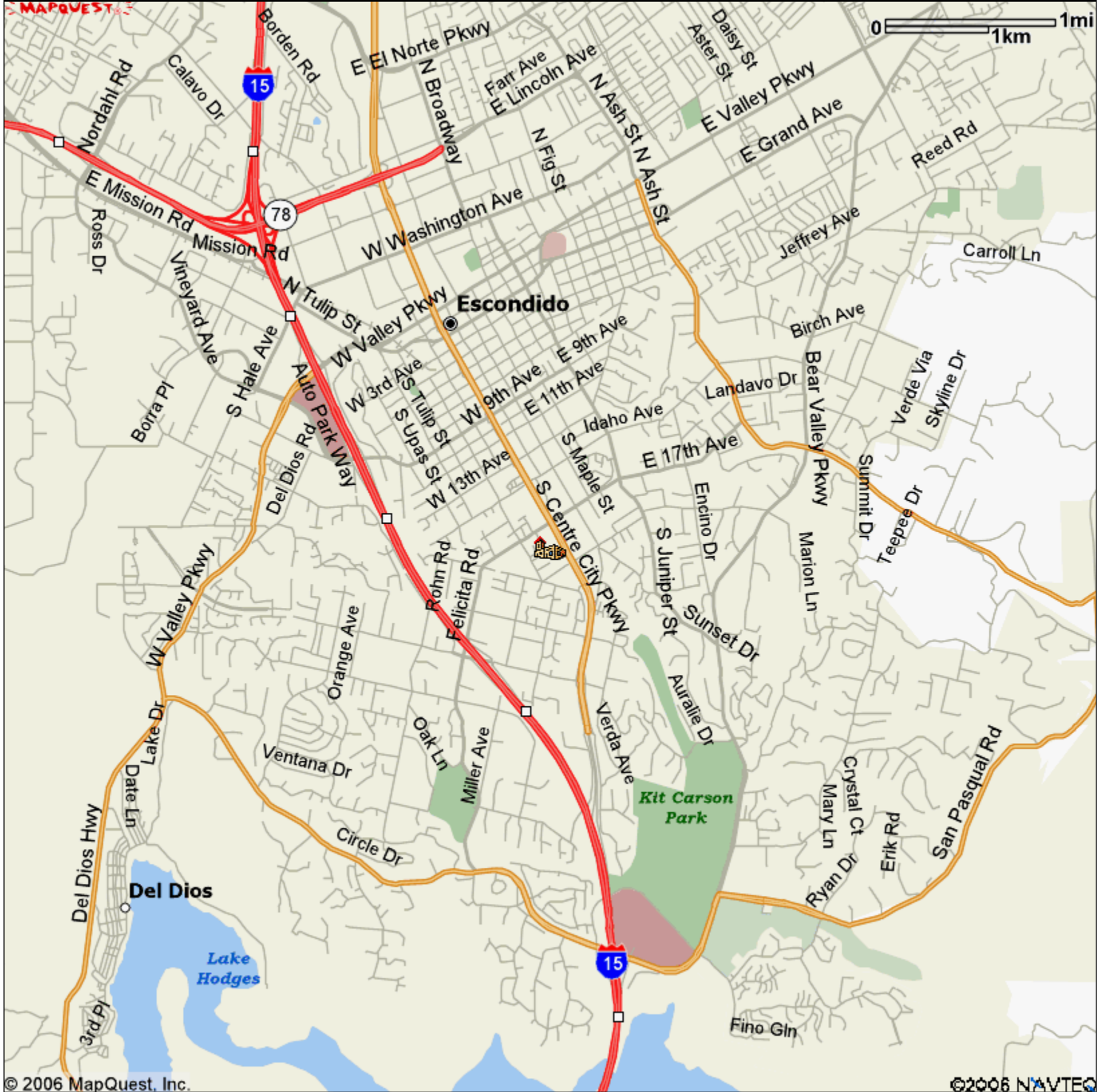


Aerial map displays up to the 10 closest Traffic Counts to the subject property

# Felicita Town Center

1805-1895 S Centre City Pky, Escondido, CA 92025

Map - 3 Mile Proximity



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# Site Briefing Report

## Felicita Town Center

1805-1895 S Centre City Pky, Escondido, CA 92025

### Available Space

Available Space	Space Use	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 1815B	Retail	1,000	1,000	1,000	\$36.00/nnn	Vacant	Negotiable	Direct
P 1st / Suite 1895	Retail	5,000	5,000	5,000	\$36.00/nnn	30 Days	Negotiable	Direct

### Tenants

Tenant Name:	GLA:	Store Type:
Access Eyecare Optometry	825	Optical
Ais Auto Insurance	-	-
Am Ac	1,000	Consumer Electronics
Arya Cleaners	825	Cleaners
Auto Insurance	2,652	Insurance
Beauty Nails	825	Nail Salon
Blockbuster	5,300	Video/Gms Rental
Cingular Wireless	975	Wireless Commun
Citibank	-	Bank
Cups & Cones	1,235	Ice Cream
Dental Care of Escondido	1,000	-
Economeyes	825	Optical
Escondido Golf	5,520	Sporting Goods
Express Tire	3,825	Automotive
Fitness Together	1,300	-
Four Feet & Feathers Pets	1,100	Pet Shop/Supplies
Friar Tux Shop	975	Formal Wear
Fuse Mobile, Inc	975	-
Golf Shop	-	-
Great Clips	1,100	Salon/Barber/Spa
H&R Block	-	Acctg/Tax Prep
Hear Rite	1,200	Health Care
King's Smoke Shop	1,100	Tobacco
Loco Loco Sushi	1,100	Restaurant
Magical Child	2,210	-
Mail Boxes Etc.	1,100	Busin/Copy/PostServ
Major Market	38,378	-
Net Edge Computer	2,145	Consumer Electronics
North Co. Island Dental	1,235	Health Care
Pacific Taco	1,950	Restaurant
Papa John's	1,200	Fast-food
Pick Up Stix	2,470	Restaurant
Pickford Escrow	825	Other Office
Prestige Nails	1,300	-
Prudential Real Estate	5,000	Real Estate
Quiznos Sub	1,200	Fast-food
Rite Aid	17,040	Drug Store
Scapbooks	-	-
Showcase Donuts	1,000	Donut Shop
Starbucks	1,500	Coffee

# Site Briefing Report

## Felicita Town Center

1805-1895 S Centre City Pky, Escondido, CA 92025

Trader Joe's	9,500	Grocery
Tuxedos	-	-
United Martial Arts	1,300	Other Services
Venus & Mars Beauty Supply	2,145	-
VenUS And Mars	-	-
Verizon Wireless	975	-
Watch Outlet	1,120	Jewelry/Watches
Wells Fargo Bank	5,330	-