



Financial Services

Trust America's Premier Source of
Commercial Property Information to Close
More Deals and Invest with Confidence

Coverage
Transparency
Comparability



Stop Searching. **Start Finding.**

Close More Deals . Mitigate Financial Risk . Invest With Confidence .

Any decision to buy, sell, hold, lease or finance a commercial building or portfolio carries risk. Helping reduce that risk with researched, verified commercial property intelligence is why CoStar is the information gold standard for many of the world's leading investors, lenders, and investment managers.

CoStar's suite of online services present unmatched insight into local, regional, and national inventory, availabilities, and sales comparables. This unprecedented transparency helps commercial property professionals critically weigh a host of decision factors, including:

- Sublet activity
- Tenant mix
- Submarket trends
- Building/portfolio performance
- Client's track record
- New construction
- Lease expirations
- Competing properties
- Verified sales transactions
- And much, much more

Put CoStar's best practice information to work for you. See how our unbiased, comprehensive building-by-building research process goes beyond the uncertain sampling approaches of others to help mitigate risk and expand opportunity.

Welcome to CoStar...

**the first name in commercial property understanding
trusted by financial service professionals.**

Benchmark properties against peer groups.
Identify true buyers and sellers behind LLCs and partnerships.
Optimize loan-to-value ratios with verified sales comps.
Forecast confidently with more inventory, new construction, sublet, dealmaker, and demographics insight.

Verified

Commercial Real Estate Information

Whether your interests are acquisition, disposition, origination, servicing, management or underwriting, CoStar's suite of online information services provide the impartial, independently-verified insight you need to help make more profitable and timely decisions. CoStar's unique information advantages include:

Census, Not Sampling

Some commercial property information companies use a handful of properties to form generalized market results. This methodology is known as sampling. In our view, sampling is insufficiently accurate to support a substantial financial position. CoStar's comprehensive approach strives to detail every commercial building in the markets we cover. Result: Fact-based insight, not conjecture.

Unbiased, Independently-Researched Information

CoStar's nearly 1,000-strong field and analytic research professionals have no direct stake in the outcome of any commercial property transaction ... nor does CoStar derive any commissions from the leasing or sale of commercial real estate. CoStar commercial property information is free of bias, providing decision-support you can trust.

National Standards-Based Uniformity

CoStar researchers adhere to strict standards-based terminology and measurement practices. That rigor provides an asset transparency that helps ensure a property portfolio in Tampa may be confidently compared against peer groups in Minneapolis, Dallas, San Diego or elsewhere.

Research, Innovation, and Commitment

CoStar invests approximately \$37 million annually in people, research processes, and technology to ensure information excellence. CoStar holds several patents and maintains a large staff of software developers focused on providing even more customer value through information speed, depth, and scope.

CoStar At-A-Glance

- Comprehensive detail on more than two million commercial properties across all types and classes*
- More than 37 billion SF of inventory representing more than five billion SF of available space
- More than 700,000 for-sale and for-lease listings nationwide
- Detailed contact information on approximately 750,000 commercial real estate professionals
- More than one million researched, verified sales records representing two trillion dollars in asset valuation
- Nearly four million digital property images, including high-resolution photographs, aerials, 360 degree panoramas, plat maps, floor plans, and more

* This database is administered by nearly 1,000 research professionals that make more than 100,000 database changes each day, supported by a fleet of research vehicles, proprietary software, and patented research technologies.

People depend on your judgment to make profitable buy, sell or hold decisions. CoStar information helps support those positions with information that's field-generated, cross-checked, and unbiased for confident investment decisions.

Investment Man

Whether your clients include pension funds, investment banks, life insurance companies, CMBS/CDO investors, REITs or other investors, you need commercial property information that is comprehensive, researched, and trusted.

Today CoStar is the nation's clearinghouse for researched commercial property information, offering advisors unprecedented access to building detail across 200-plus MSAs. All commercial property types. All classes.

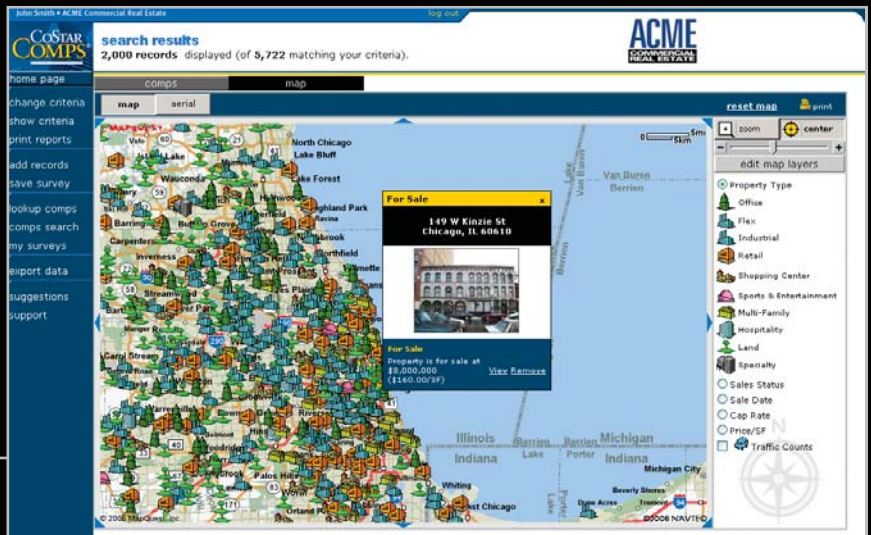
Beyond a massive commercial property database continuously updated by nearly 1,000 research professionals, CoStar offers analytic and reporting tools to:

- Benchmark properties, portfolios, and submarkets against truly representative peers in the market, region or nation
- View verified buyer-seller reports that present the true story behind the transaction, such as a non-arms length transactions and 1031 exchanges
- Generate "what if" scenarios by using forecasting analytics with parameters you set – down to the building level
- Search for-sale opportunities from America's largest source of researched national listings
- Identify off-market properties by criteria you select – building age, size, class, type, cap rate, and more – from CoStar's researched database of more than two million properties
- Research vacancy levels, absorption rates, rents, existing inventory, deliveries, and other decision points
- Verify property valuations, expedite appraisal reviews, and analyze potential recovery values of under-performing assets

aggers

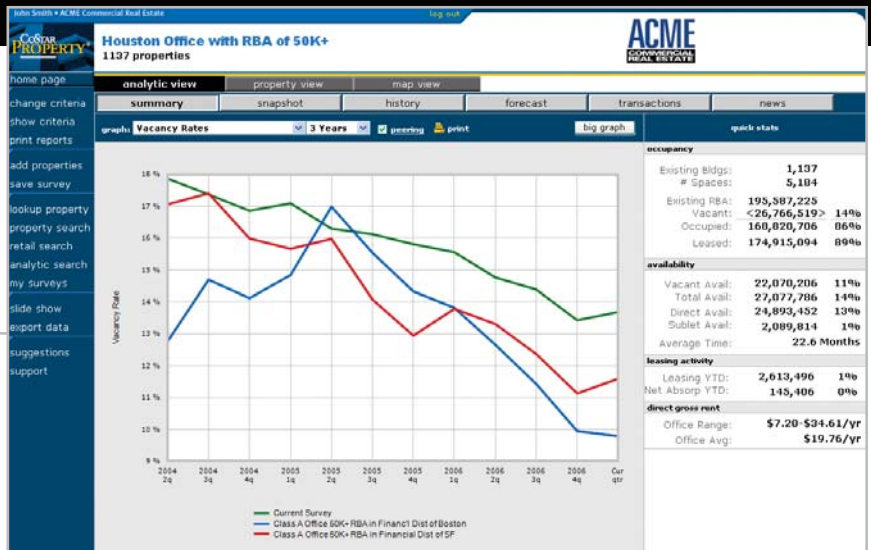
1 Maps

CoStar maps go far beyond plotting a subject property with rooftop precision. Thanks to overlay technology, a single mouse click can reveal sales status for area properties. Or take a look at maps or aerials that display cap rates, sales dates, price per square foot and more. You can even drill deeper: Scroll over an icon to trigger an informative pop-up.



2 Peer Benchmarking

How does a subject property, portfolio or market compare with a truly representative peer group? CoStar simplifies accurate asset comparisons across the county, state or country. For example, this chart tracks Houston office vacancy performance with peers in San Francisco and Boston over a three year period. CoStar's independent, standards-based research process means you can benchmark with confidence.



3 Email Alerts

You set the search criteria: Property type, size, location, dollar value, and more. Let CoStar automatically flag you when new properties are added to our inventory and listings database. Email alerts give you a daily view of fast-moving markets ... and helps you stay ahead of the competition.

New Properties Added		New Spaces																																																																																									
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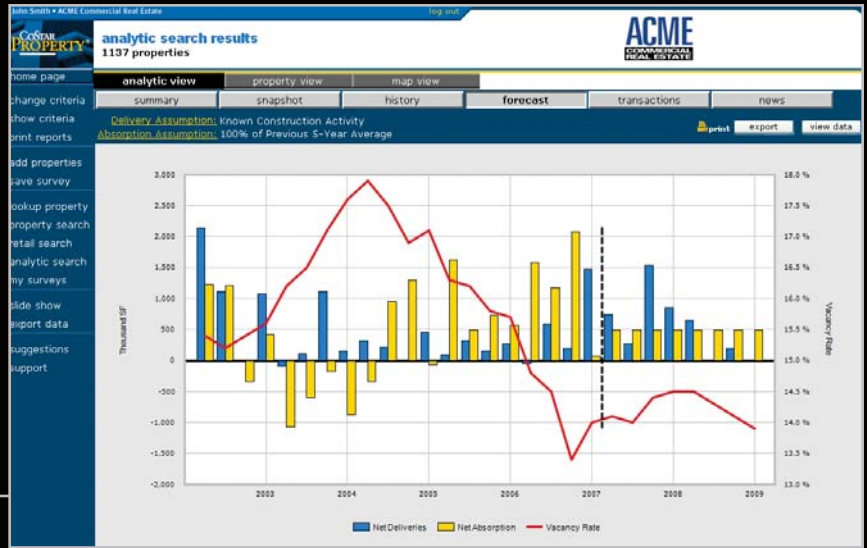
- How does your portfolio benchmark against peers?
- What's the latest on sublets? Deliveries? Demographics?
- What's the asset's recovery value?
- What are the sales comparables?

Investors

CoStar provides asset transparency crucial to a major buy, sell or hold decision. The fact is, when you look to take a position with an office, industrial, retail, or other type of commercial property, you're really looking at a multi-million dollar small cap company. And with that "company" goes all the analytical rigor you would apply to any major investment decision.

That's why CoStar goes far beyond statistical samples with richly-detailed building-by-building information. Result: More accurate forecasts. With mouse-click responsiveness, CoStar's online service offers an unmatched wealth of macro- and micro-level research capability, helping you to:

- Perform criteria-based for-sale searches to identify conforming properties
- Receive email alerts when new for-sale listings meet set objectives
- Identify the true names and phone numbers of buyers and sellers behind legal veils like LLCs and partnerships
- Verify property valuations, expedite appraisal review, and analyze potential recovery value of under-performing assets
- Aggregate building detail to help determine true building or portfolio value against a peer group
- Research vacancy levels, absorption rates, rents, existing inventory, deliveries, and other decision points
- Review forward-looking assumptions regarding absorption, supply, and other "what if" scenarios
- View what's available, what's leased, tenant rosters, and when leases expire on a floor-by-floor, building-by-building basis



1 Forecasting

CoStar analytics help you set the ground rules at forecast time. For example, use your search results to project vacancy rates from parameters you create. What does the year ahead look like for a subject property or portfolio? The next three years? Let CoStar's forecasting tools provide the forward-looking insight you need.

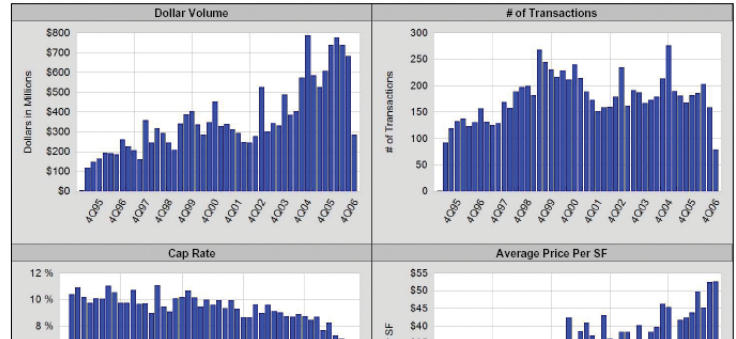
2 Trend Spotting

CoStar Trend Reports give you a view of comparable sales over time based on property type, buyer type, seller type, cap rate, average price per square foot, and more. CoStar's long history of sales comps research gives you trend perspective of up to 17 years in some markets.

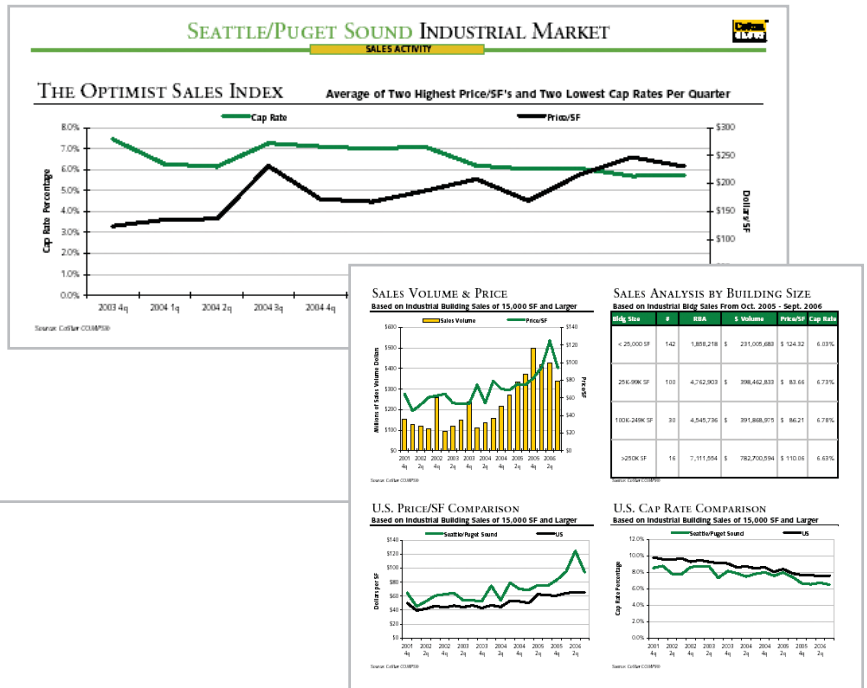
3 Quarterly Market Reports

View graphical summaries of recent sales, leasing and construction activity for the markets and sub-markets you're investigating. Quarterly Market Reports provide market-by-market profiles of office, industrial, and retail property types, each presenting submarket detail complete with photos, charts, graphs, and dealmaker information.

Trend Report



Legend:		Current Survey	
		03/01/1995 - 12/31/2006	
		Sold Transactions	
Current Survey	Number of Records	8,372	
Sold Transactions	Total Dollar Volume	\$17,228,153,397	
	Total Bldg Square Feet	473,913,629	
	Total Land in Acres	30,479,223	
	Average Price	\$2,057,830	
	Average Number of SF	56,607	
	Average Price Per Bldg SF	\$36.35	
	Median Price Per SF	\$42,270	
	Average Number of Acres	3.64	
	Average Cap Rate	9.6%	



Origination. Underwriting. Servicing.

Your organization depends on property-level information that's researched, verified, and detailed. CoStar's online services help provide the asset transparency you need for a winning edge.

Lenders

If you originate loans, you require property information that cuts to the heart of a fast-moving marketplace.

- Who are the most active dealmakers?
- What's the frequency of transactions? Dollar amounts?
- Who are the leading competitors? Who do they work with?
- Where is the submarket trending? Are sales comparables available?

Underwriters need verified, standards-based information to benchmark properties and portfolios against a truly representative peer group. What's the health of the building, portfolio or submarket? What is the asset's competitive position? What about sublets? Tenant turnover? Rent trends? Demographics? Deliveries? Transaction history?

Loan service professionals want the latest insight on tenants to better anticipate rollovers, downsizing or other factors that may adversely affect asset value.

CoStar stands as the gold standard for assisting with a wide variety of lender applications, including:

Origination

- Identify the proper names and phone numbers of buyers and sellers behind legal veils such as LLCs and partnerships
- Prioritize first deed of trust lenders by activity level and refinancing opportunity
- Generate trend reports that determine geographic targets by frequency of transactions
- Pre-qualify borrowers by transaction activity and dollar amounts
- Connect with top dealmakers in the market from a database of approximately 750,000 professional contacts

Underwriting

- Benchmark subject property or portfolio performance against a true representation of a competitive peer group
- Investigate lease expirations, rent rolls, sublets, and other performance markers building-by-building
- Analyze vacancy levels, absorption rates, cap rates, rents, existing inventory, new construction, and more at the submarket level
- Cross-check valuations with independently-verified sales transaction reports

Servicing

- Conduct ongoing property surveillance of lease expirations, vacancies, sublets, and more
- Ascertain recovery value for non-performing assets
- React faster to changing market conditions, including rental rate, sublets, and more

John Smith • ACME Commercial Real Estate log out

CoStar PROPERTIES **ACME**
COMMERCIAL REAL ESTATE

search results
744 records

home page

change criteria
show criteria
print reports
add records
save survey
lookup comps
comps search
my surveys
export data
suggestions
support

comps	map	Address	Property Type	Sale Date	Buyer Company	Seller Company	Submarket
<input type="checkbox"/>		240-400 First Ave	Multi-Family	10/17/2006	PCV ST Owner LP	Metropolitan Life Insurance...	Gramercy Par
<input type="checkbox"/>		666 Fifth Ave	Office	1/11/2007	666 Fifth Associates LLC	TST/TMW 666 Fifth, LP	Plaza District
<input type="checkbox"/>		Portfolio with 11 properties	Office	12/12/2006	Starwood Capital Group	Pacific Shores Investors, LLC	Redwood Cit
<input type="checkbox"/>		1152 15th St NW	Office	5/25/2006	UBS Realty Investors	Monument Realty LLC	East End
<input type="checkbox"/>		655 N Central Ave	Office	9/1/2006	PR Glendale Plaza Office CA...	Glendale Plaza Realty Holdin...	Glendale
<input type="checkbox"/>		2507-2511 Northside Dr	Multi-Family	7/26/2006	The Irvine Company	Northside Drive LP	Mission Valle
<input type="checkbox"/>		303 E Wacker Dr	Office	1/8/2007	FSP 303 East		
<input type="checkbox"/>		1967 Turnbull Ave	Shopping Center	1/11/2007	Vornado Realt		
<input type="checkbox"/>		522 Fifth Ave	Office	10/3/2006	Stellar Manag		
<input type="checkbox"/>		1800-2216 S Pandal Rd	Shopping Center	2/16/2006	Inland Real Es		
<input type="checkbox"/>		150 Fayetteville St	Office	1/16/2007	Argus Realty I		
<input type="checkbox"/>		6300 Wilshire Blvd	Office	7/25/2006	Legacy Partne		
<input type="checkbox"/>		485 Fifth Ave	Office	9/21/2006	Hyatt Corpora		
<input type="checkbox"/>		1275 K St NW	Office	6/13/2006	Metro K LLC		
<input type="checkbox"/>		Portfolio with 6 properties	Shopping Center	10/4/2006	WRJ-TC Mark		
<input type="checkbox"/>		Portfolio with 5 properties	Office	12/27/2006	Arden Realty I		
<input type="checkbox"/>		2525 Rohr Rd	Industrial	5/17/2006	DCT Creeksid		
<input type="checkbox"/>		2250 N John Young Pkwy	Shopping Center	3/20/2006	A-Loop, LLC		
<input type="checkbox"/>		2215 Cedar Springs Rd	Multi-Family	4/3/2006	Sentinel Real		
<input type="checkbox"/>		3350 Riverwood Pkwy SE	Office	12/20/2006	Riverwood 10		

Export Data - Microsoft Internet Explorer

export data

Please select desired Export Layout: **My Address Export**

Available Fields:

- Age
- Asking Price
- Assessed Improved
- Assessed Land
- Assessed Value
- Blgd SF
- Building Class
- Building Condition
- Building Materials
- Buyer (True) Address
- Buyer (True) City
- Buyer (True) Company
- Buyer (True) Contact
- Buyer (True) Phone

Selected Fields:

- Buyer Contact
- Buyer Company
- Buyer Address
- Buyer City
- Buyer Phone
- Buyer State
- Buyer Zip Code

Please select desired Export File Type: **Microsoft Excel File**

NOTE:
Hold down the CTRL key and click to select multiple items
Double click on a field name to select or unselect
Exported Data may be used for internal research and customer presentations, as specified in your license. For standard license terms, see online Terms of Use

export save delete cancel

1 Leads

You know what a time-saver it is to have the true names of the buyers and sellers behind the legal veils. CoStar researchers strive to get this valuable contact information. With CoStar, it's easy to identify these dealmakers and export information into the applications you prefer, like Excel.

2 Demographics

CoStar enriches its building-by-building research with respected third-party demographic information. With a single mouse click, you can display property-level demographics that include local household income, population, employment, housing values, and other data points that help support decision-making.

John Smith • ACME Commercial Real Estate log out

CoStar PROPERTIES

2171 Northbrook Ct - Northbrook Court
Northbrook, IL 60062 - Central North Submarket
3,399 SF Available for lease
1,012,000 SF Retail Super Regional Mall Building Renovated in 1996 Built in 1976

home page space overview property comps company tenant images my data analytic public record map demographics

results table print reports go to

edit results save survey add properties remove property lookup property property search retail search analytic search my surveys update data suggestions support

summary demographics daytime employment consumer spending traffic

graph: Households by Income 1 Mile print prev | next big graph codes quick stats

Income Range	Households
\$0K - \$15K	~100
\$15K - \$25K	~150
\$25K - \$35K	~200
\$35K - \$50K	~300
\$50K - \$75K	~400
\$75K - \$100K	~450
\$100K - \$150K	~550
\$150K - \$250K	~400
\$250K - \$500K	~250
\$500K +	~150

Category	1 Mile	3 Mile	5 Mile
Population	7,892	78,299	146,417
2005 Total Population	7,892	78,299	146,417
Pop Growth 2005-2010	2.83%	3.46%	4.39%
Per Capita Income	\$68,881	\$57,682	\$55,324
Average Ages	44.78	48.28	39.78
Households			
2005 Total Households	2,644	26,627	53,936
HH Growth 2005-2010	4.19%	4.67%	4.84%
Median Household Inc	\$106,238	\$108,848	\$101,743
Avg Household Size	2.52	2.66	2.70
Avg HH Vehicles	1.99	1.99	1.99
Avg Travel Time - Wks	29 min	33 min	32 min
Housing			
Median Housing Value	\$425,118	\$473,883	\$499,389
Median Year Built	1978	1993	1998

3 Dealmakers

CoStar provides an assortment of helpful search tools, including one that identifies dealmakers. Who are the market's top players? Who should you be talking to? Search by broker type, company, geography, transactions, transaction values, and other high-value criteria.

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CoStar PROPERTIES **CoStar GROUP**
Real Estate Information

search dealmakers

home page got results show criteria lookup new search basic search my surveys my info suggestions support

I want to search for: **Contacts**

that are: **Buyer's Brokers**

that work for the following company:

whose office is: **Located in...**

Market: **New York City**

that have completed at least: sale transaction(s)

of at least: \$ each

within the: **Last 3 Years**

in properties of type:

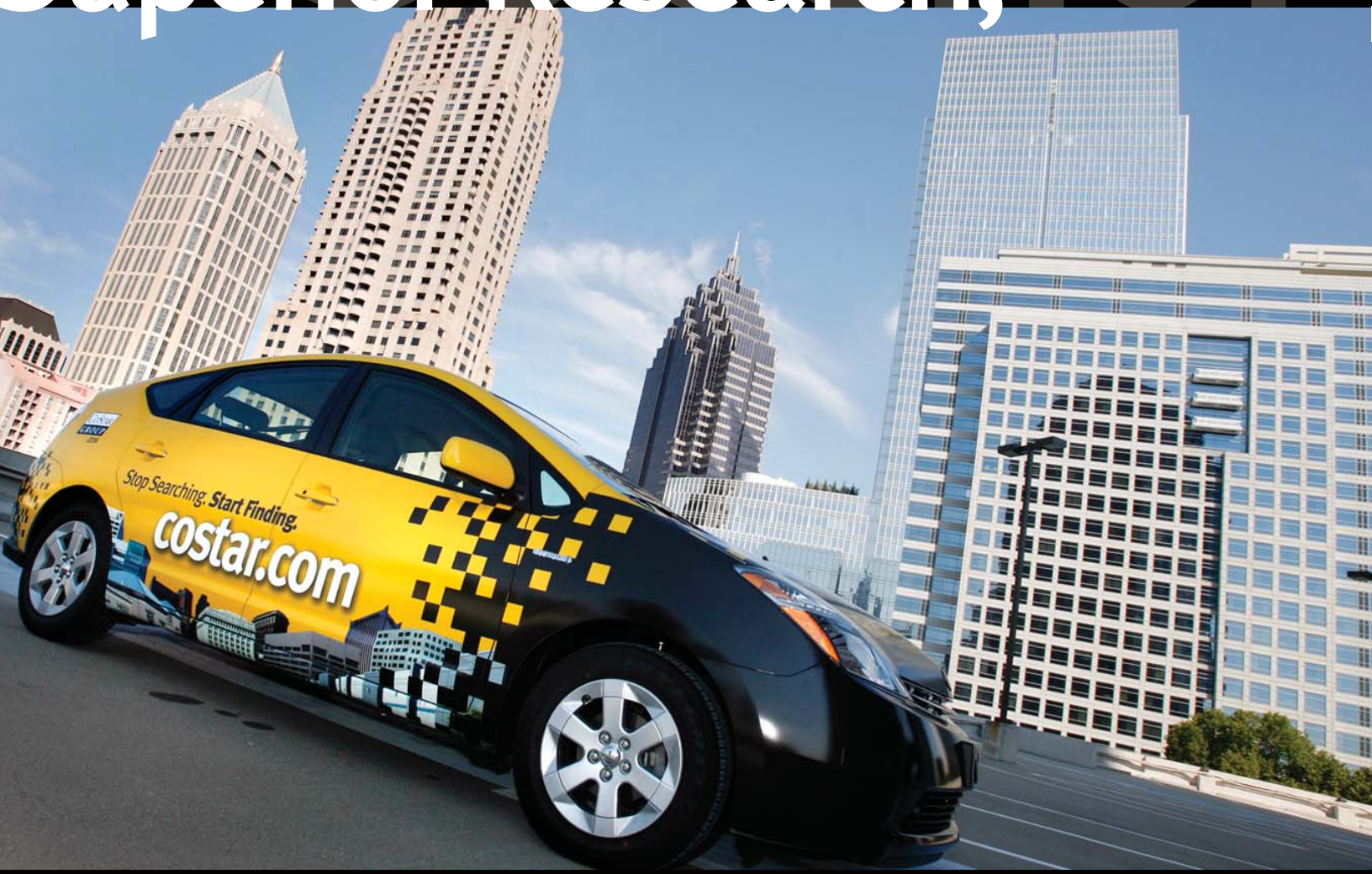
- Office
- Flex
- Industrial
- General Retail
- Shopping Center
- Sports & Entertainment
- Multi-Family
- Hospitality
- Land
- Health Care
- Specialty
- Mixed-Use

and the deals were: **Located in...**

State: **Connecticut, Delaware, Massachusetts, New Jersey, New York, Pennsylvania**

Superior

Superior Research,



No one invests more in commercial real estate information gathering, verification, and management than CoStar. Why this unmatched commitment to research excellence? Because you and your clients count on ...

Results

Your decisions deserve every advantage.

That's why CoStar offers you one of the best: Comprehensive, independent building-by-building commercial property insight that goes far beyond the partial, second-hand or unresearched information others offer.

Market reports based on limited information may offer a useful view of general trends, similar to an equity index. But precise enough for property or portfolio-level decision making? Insightful enough for a prudent lender and investor to stake out a major financial position?

Unlikely. Without researched, verified information that strives to cover all commercial properties, such forecasts may be flawed. Are future deliveries included? Sublets? Changing demographics? Trends in sales comparables? How does a truly representative peer group compare? What's the likely recovery value for an under-performing asset?

To abate risk and improve outcomes, CoStar employs nearly 1,000 highly-trained research professionals to grid canvass major U.S. markets using:

■ **Field Researchers** who photograph properties, identify space and for-sale listings, monitor new construction, among other local market activities using an assortment of advanced research technologies, and low-emission hybrid research vehicles.

■ **Analytic Researchers** who proactively interview brokers, owners, property managers, and others, verify transaction details, research property details such as vacancy, sublets, lease expirations, building age, size, transaction history, true owner, cap rate, and absorption.

This rigorous national research approach is unique to the commercial real estate industry. The exceptional breadth and depth of CoStar information helps commercial property professionals close more deals and invest with confidence.

Experience the Benefits for Yourself.

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We're happy to demonstrate our services without cost or obligation.



**CoStar Group... America's #1
Commercial Real Estate Information Company**

Twenty years ago CoStar Group, Inc. (NASDAQ: CSGP) revolutionized the commercial real estate industry with a simple yet powerful idea: Create the most thoroughly researched, unbiased source of commercial property information anywhere.

Today, CoStar is the #1 commercial real estate information company in the U.S. and U.K. Our proprietary database covers more than two million properties and more than 38 billion square feet of inventory in all commercial property types and classes.

CoStar's research organization includes nearly 1,000 field and analytic research professionals supported by patented research technology.

Stop Searching. *Start Finding.*

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