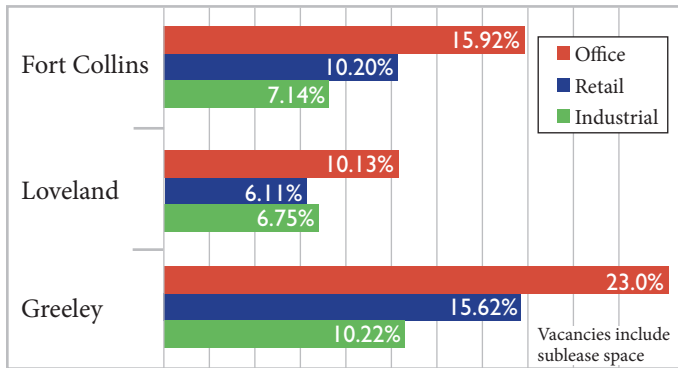


CURRENT MARKET CONDITIONS

INFORMATION FROM FIRST QUARTER 2010

FIRST QUARTER VACANCY RATES



FIRST QUARTER LEASE RATES

	Office (Class A)	Retail (Prime)	Industrial	
			Whse	R&D
Ft. Collins	\$16- \$19	\$18- \$30	\$4- \$6	\$8- \$11
Loveland	\$14- \$18	\$17- \$22	\$4- \$6.75	\$8- \$12
Greeley	\$11- \$14	\$11- \$16.50	\$2.75- \$4.25	\$3.50- \$5

All lease rates are per square foot annually and based on triple net lease rates.

Note: Retail excludes Loveland Super Walmart, Foot Hills Mall. Industrial excludes HP Campus, Intel, Agilent Campus. Office excludes Rangeview III, Agilent Campus.

FOREGOING INFORMATION IS NOT GUARANTEED. THE INFORMATION IS FROM VARIOUS SOURCES, AND IS NOT SOLEY FROM REALTEC COMMERCIAL REAL ESTATE SERVICES INC.