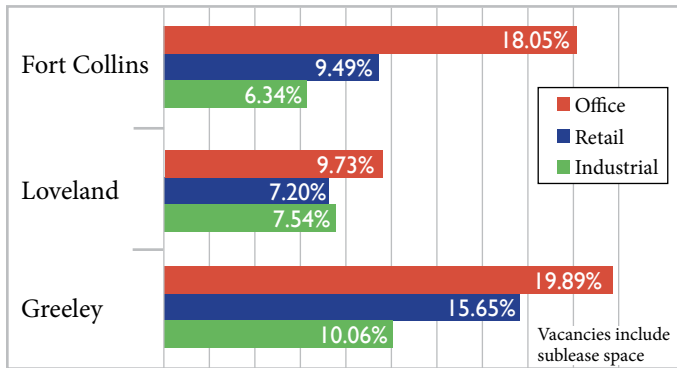


CURRENT MARKET CONDITIONS

INFORMATION FROM FOURTH QUARTER 2009

FOURTH QUARTER VACANCY RATES



FOURTH QUARTER LEASE RATES

	Office (Class A)	Retail (Prime)	Industrial	
			Whse	R&D
Ft. Collins	\$16- \$19	\$18- \$32	\$4- \$6	\$8- \$11
Loveland	\$14- \$18	\$10- \$20	\$4- \$6	\$5- \$7
Greeley	\$9- \$14	\$10- \$15	\$2- \$3.75	\$3.25- \$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 SOLELY FROM REALTEC COMMERCIAL REAL ESTATE SERVICES INC.