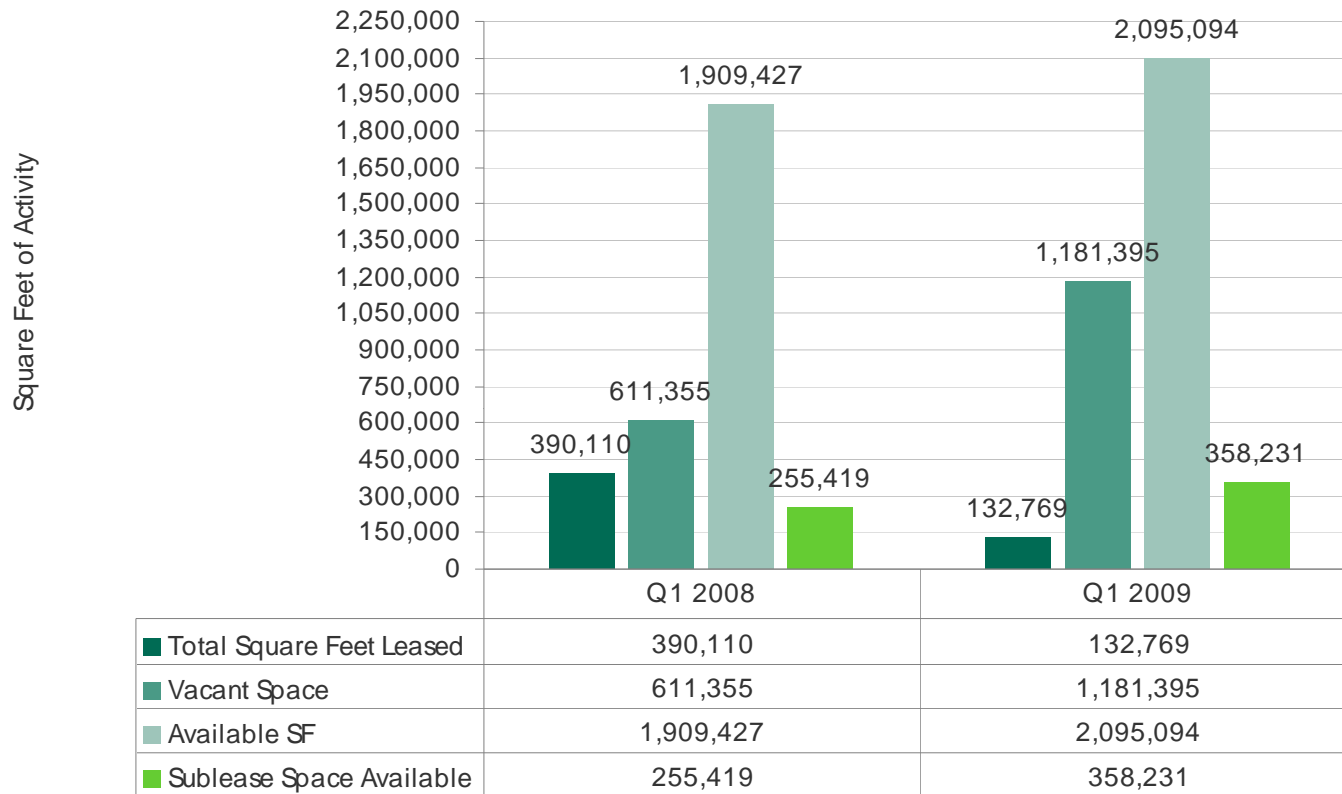


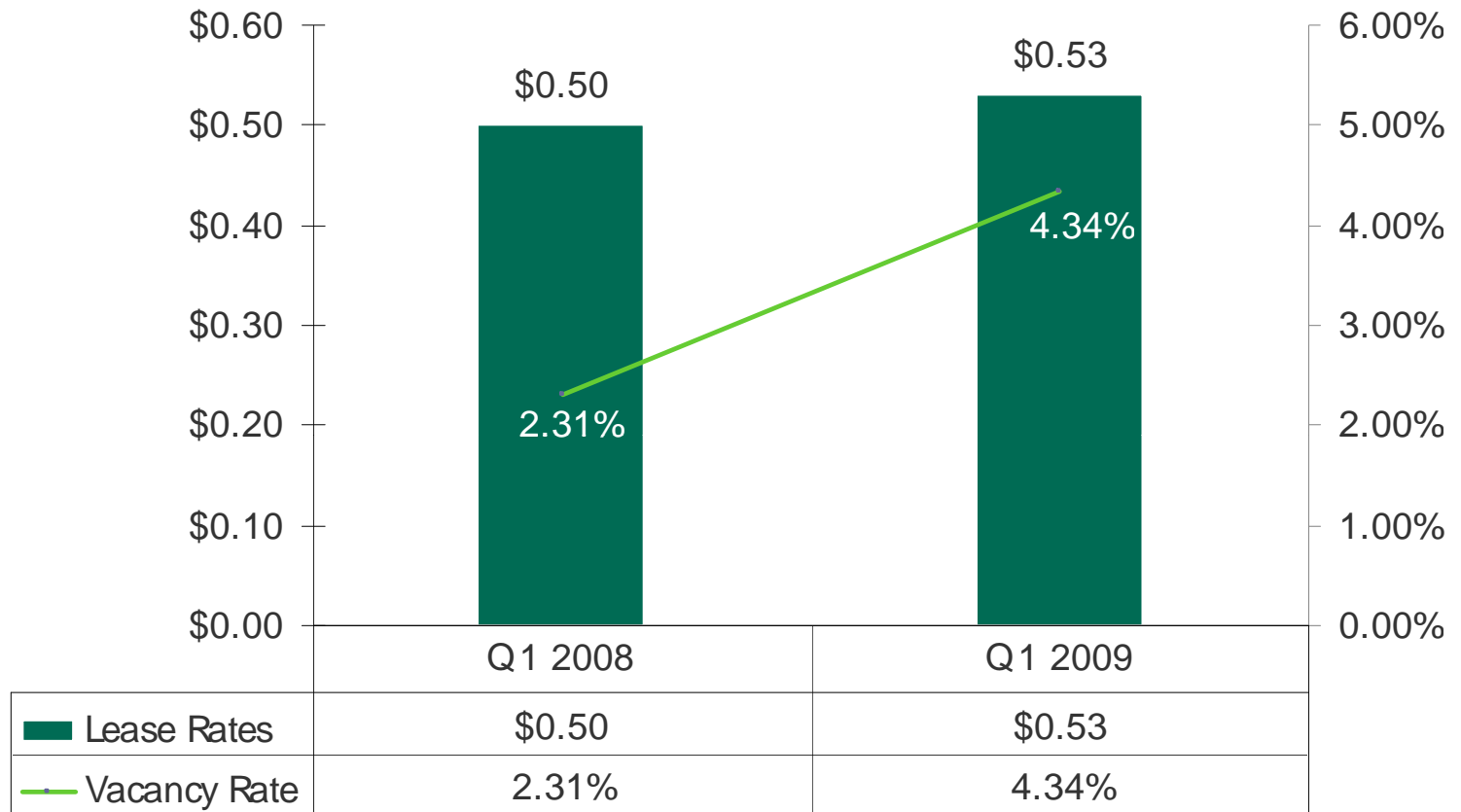
COMMERCIAL  
REAL  
ESTATE  
PRESENTATION

## UTAH COUNTY FIRST QUARTER COMPARISON: OVERVIEW



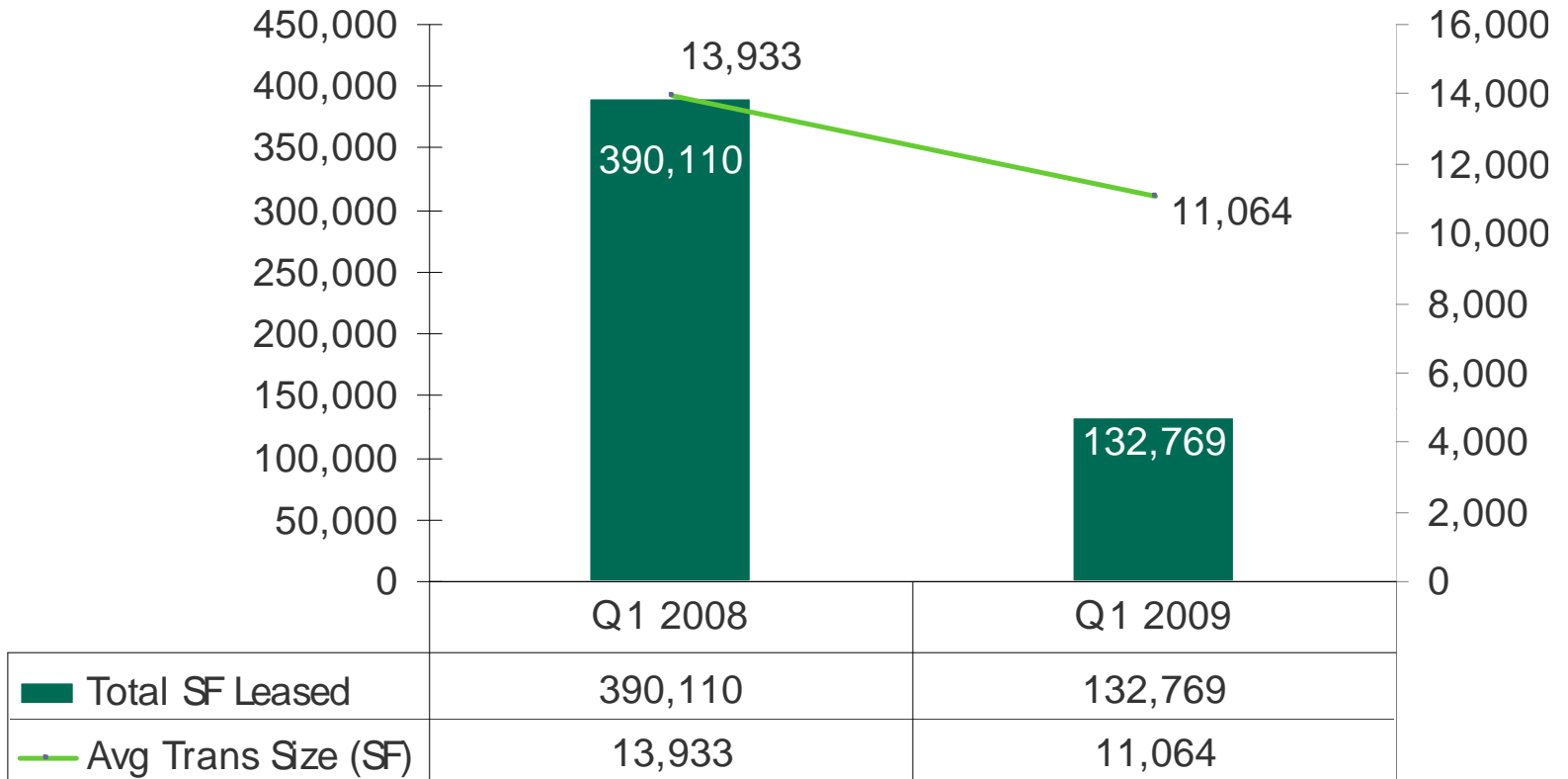
2009	Actual	Change	%
Total SF Leased	-257,341	↓	-66%
Vacant Space	570,040	↑	93.20%
Total SF Available	185,667	↑	9.70%
Sublease Avail	102,812	↑	40.30%

## LEASE RATES & VACANCY: Q1



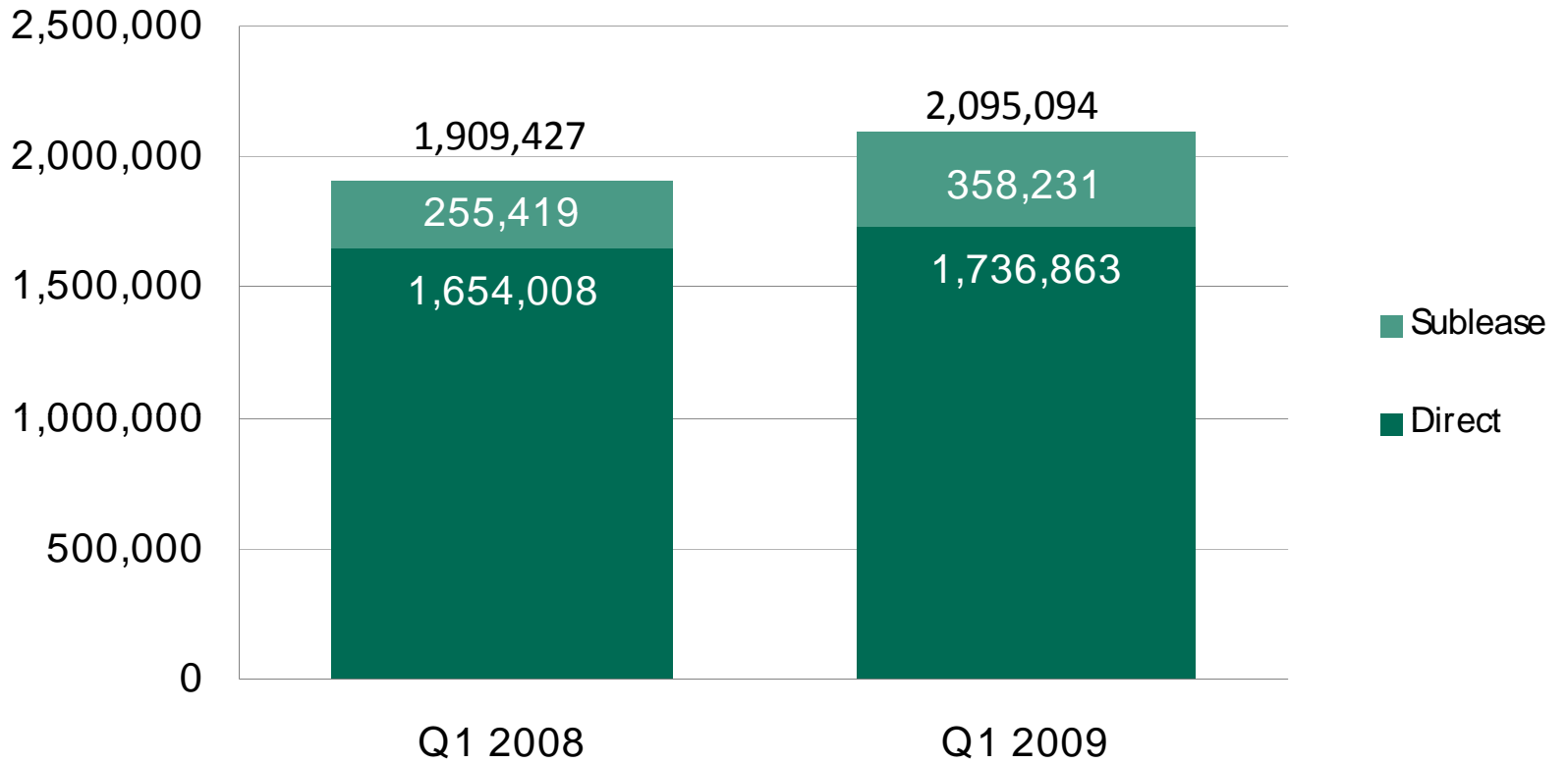
2009	Actual	Change	%
# Lease Transactions	-12	↓	-57%
Lease Rate	\$0.03	↑	6%
Vacancy Rate	2.03%	↑	87.90%

## SQUARE FOOTAGE LEASED: Q1



2009	Actual	Change	%
SF Leased	-257,341	↓	-66%
Avg Trans Size	-2,869	↓	-21%

## AVAILABLE SQUARE FOOTAGE: Q1



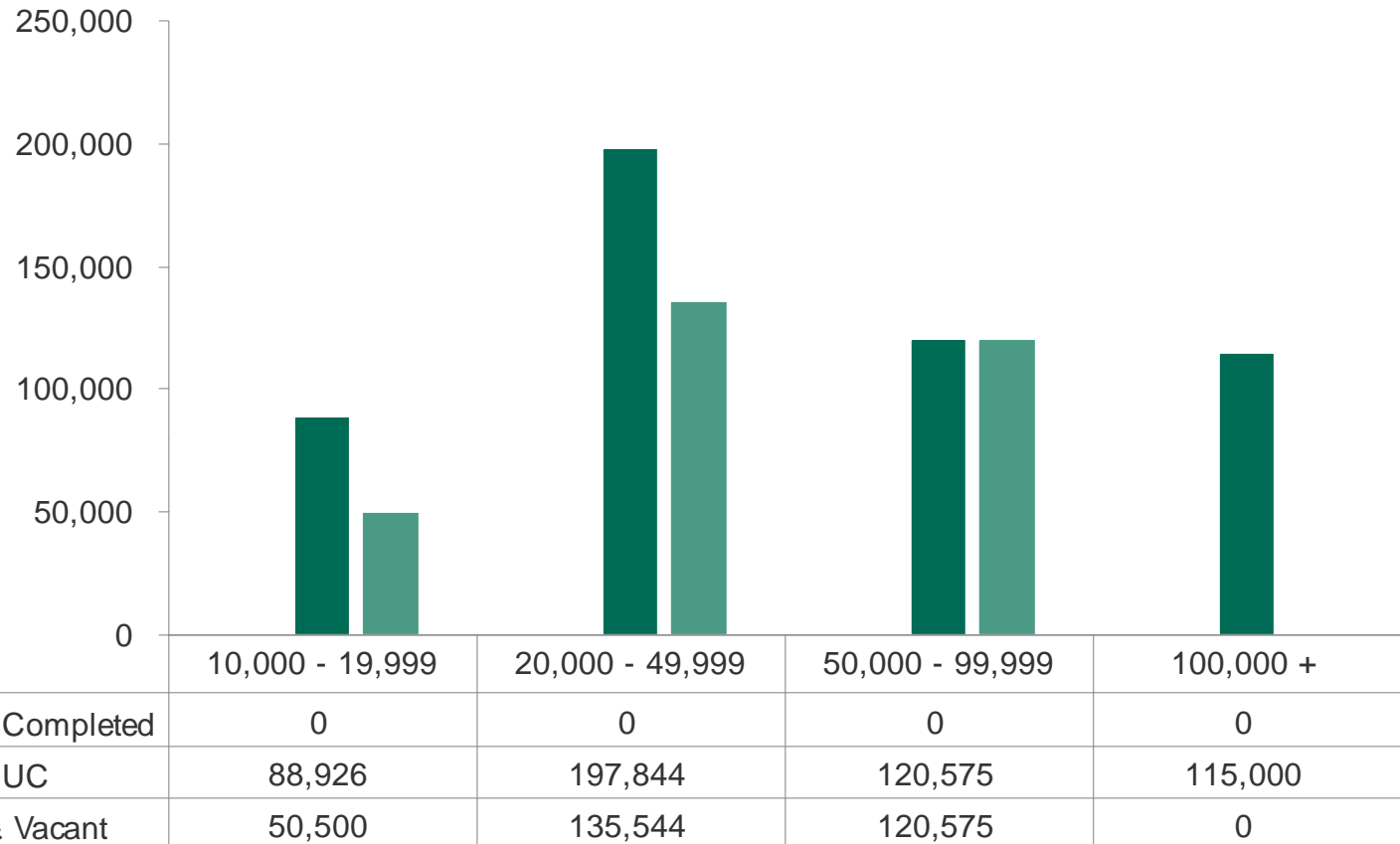
2009	Actual	Change	%
Total Available SF	185,667	↑	9.7%
Direct	82,855	↑	5.0%
Sublease	102,812	↑	40.3%

## SALES: Q1



2009	Actual	Change	%
# Sales Transactions	-13	↓	-88%
Average Price/SF	\$46.97	↓	-48%

## 2009 UNDER CONSTRUCTION: Q1



2009	Actual	Change	%
SF Under Construction	522,345	↓	-59%

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- Keep a close eye on the market- talk to a knowledgeable broker about your situation