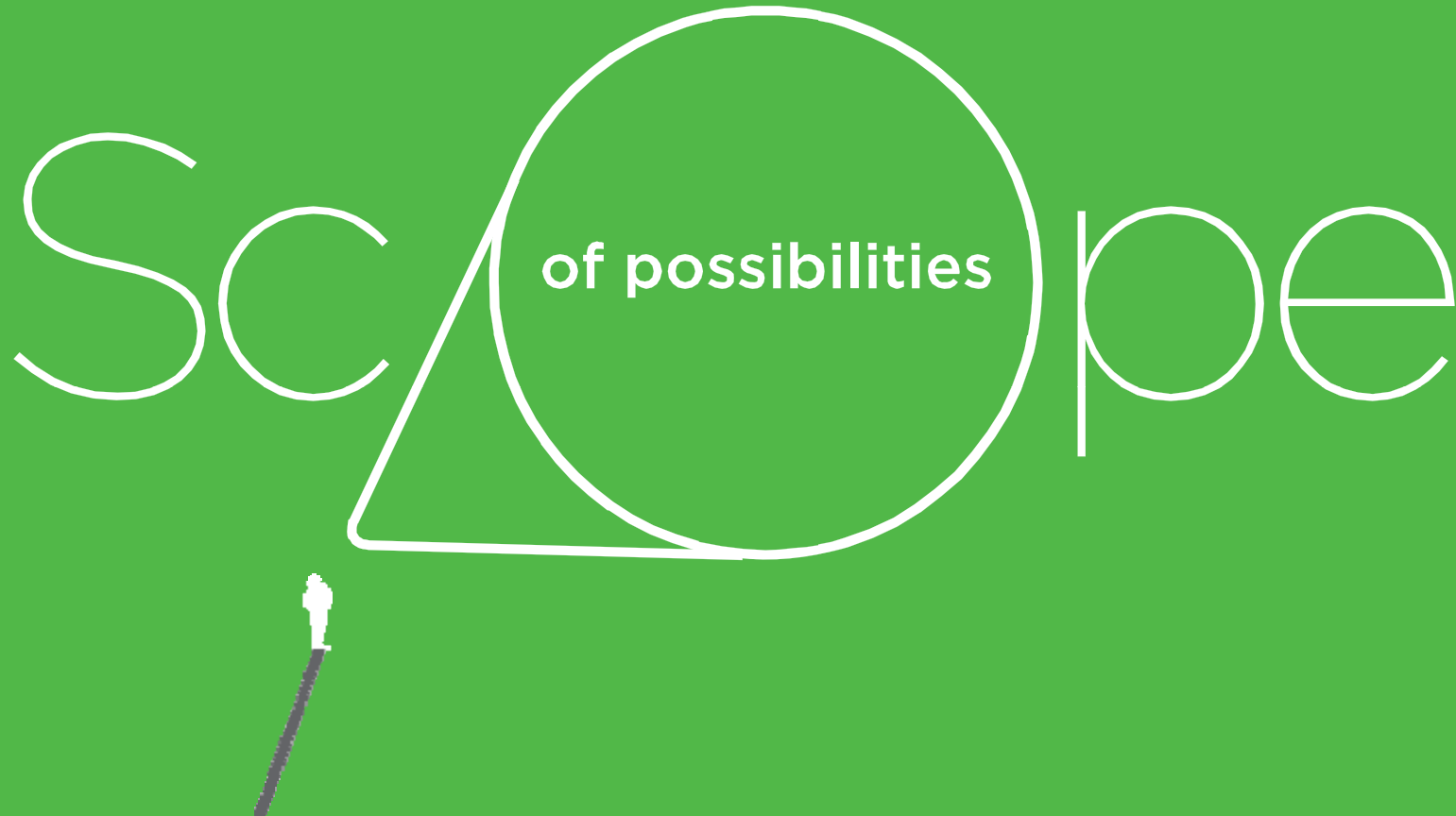


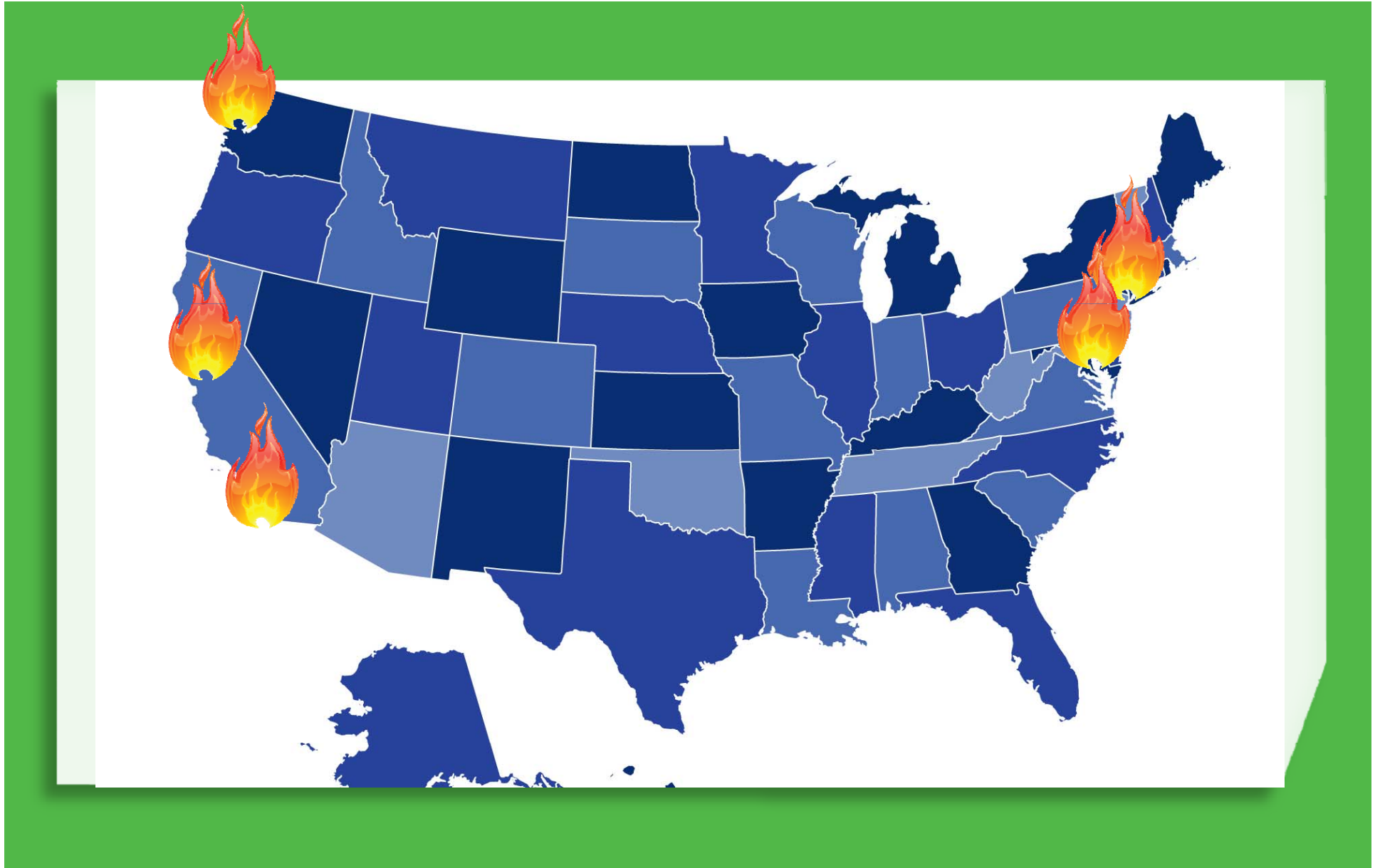
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# Gateway Cities Catch Fire




# Transaction Values Up



\$100 billion nationally – more than double the value of 2009

# Distressed Property Activity

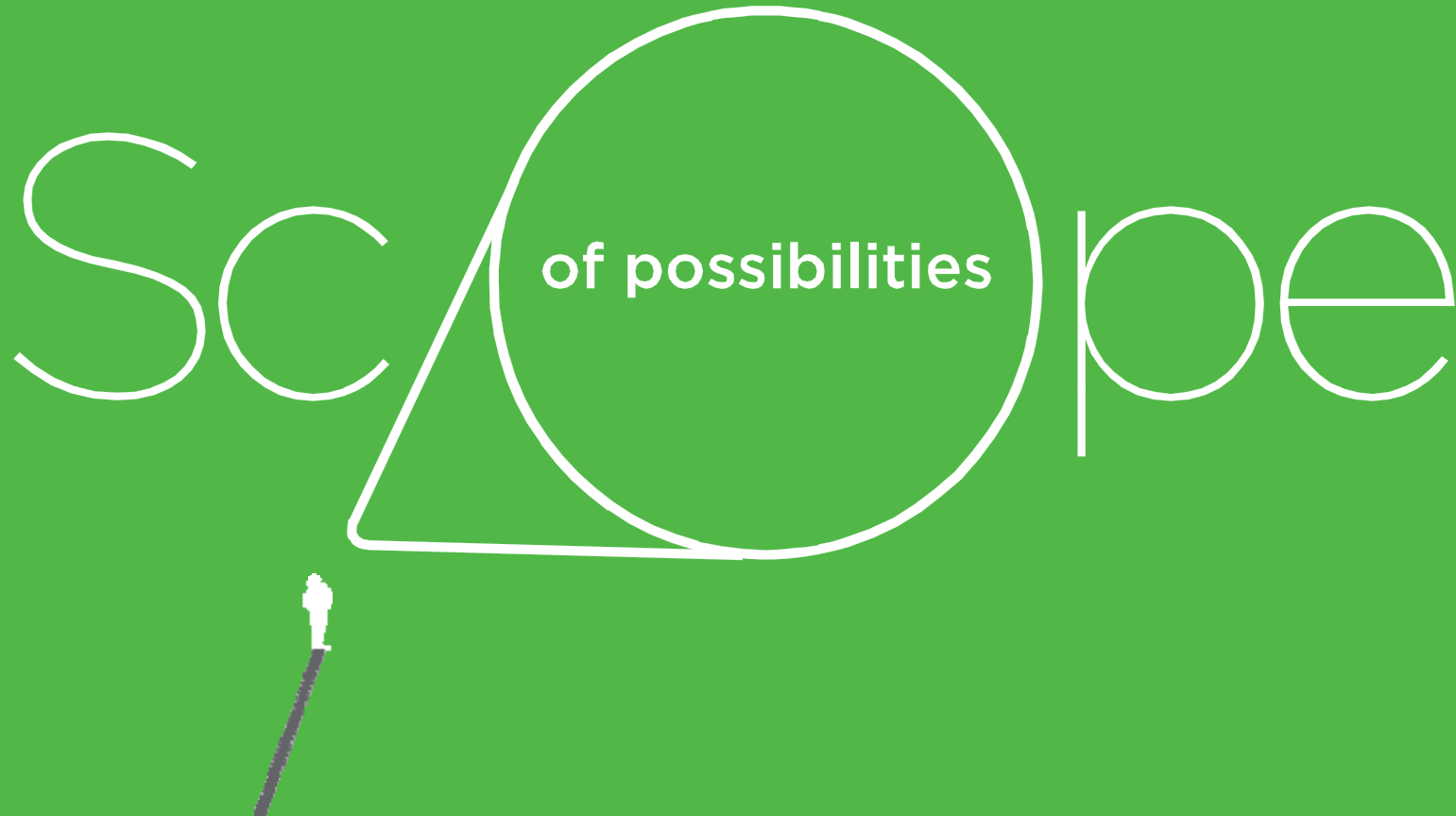
A collage of financial documents, a calculator, and a pen. The documents include a check with the word "broke" visible, a receipt, and a document with "Amount" and "Offer 4 CASH AD" visible. A calculator is in the bottom left, and a pen is in the top center. A semi-transparent grey box with black text is overlaid in the center.

Midwest market activity level has increased while primary markets have slowed

# Prices Up, Cap Rates Down



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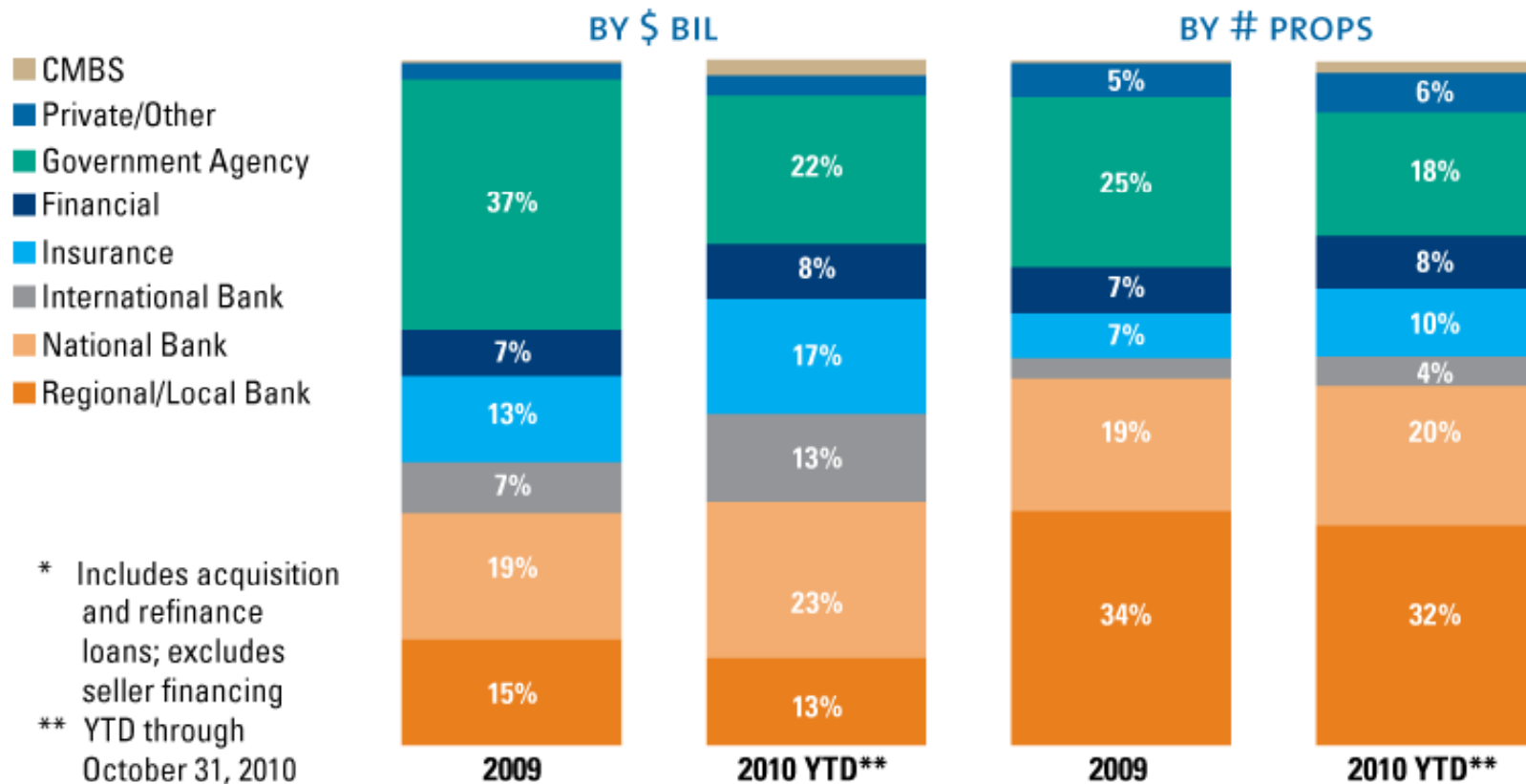


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# Lender Profile

## PERCENTAGE OF CRE ORIGINATIONS\* BY LENDER TYPE – ALL PROPERTY TYPES

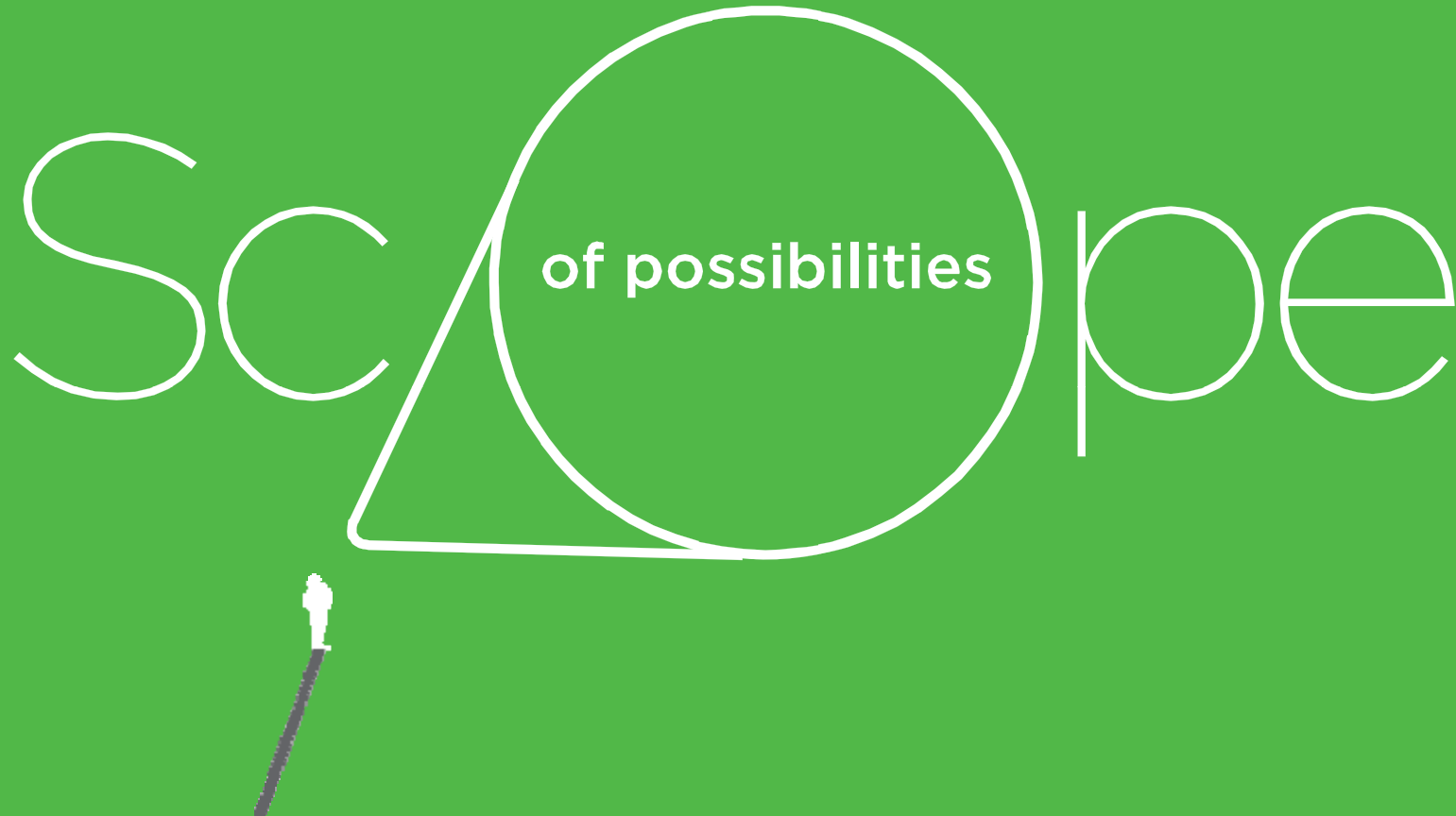


\* Includes acquisition and refinance loans; excludes seller financing

\*\* YTD through October 31, 2010

Source: Real Capital Markets

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# Mega Transactions

<b>Seller</b>		<b>Buyer</b>
ProLogis	20 Million SF	Blackstone Group
Exeter Property Group	7.4 Million SF	Blackstone Group
Lightstone Group LLC	21 outlet retail centers	Simon Property Group
REIT Record Realty	21 office properties	Saban Capital Group
ProLogis	Mix	TPG Capital
Premier Properties	4.9 Million SF	Duke Realty Corp.

# Local Mega Transactions



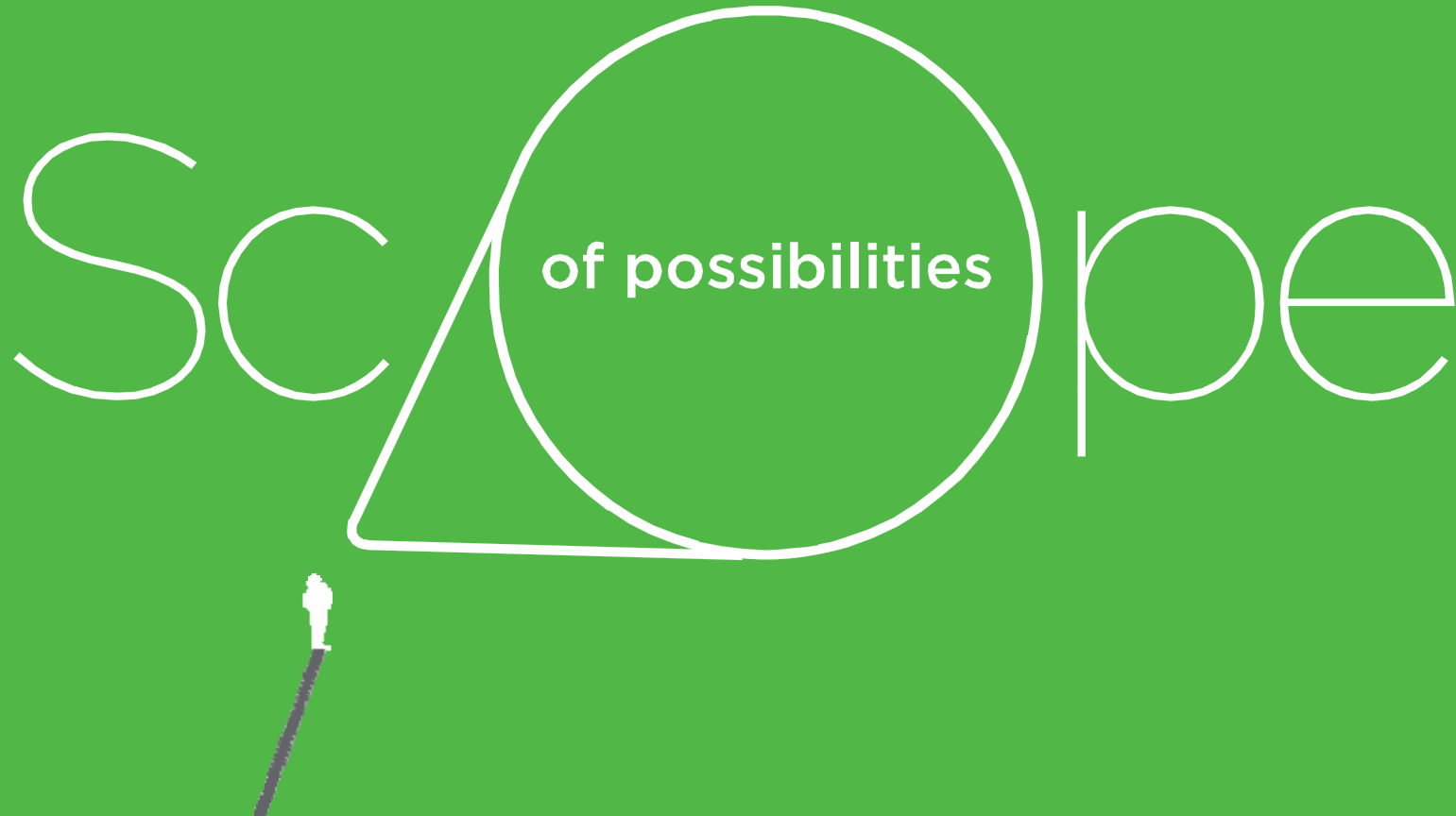
COURTESY: WELLPOINT

**WellPoint**  
**213,609 SF**



**Cooper Tire**  
**809,000 SF**

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# Distressed Properties

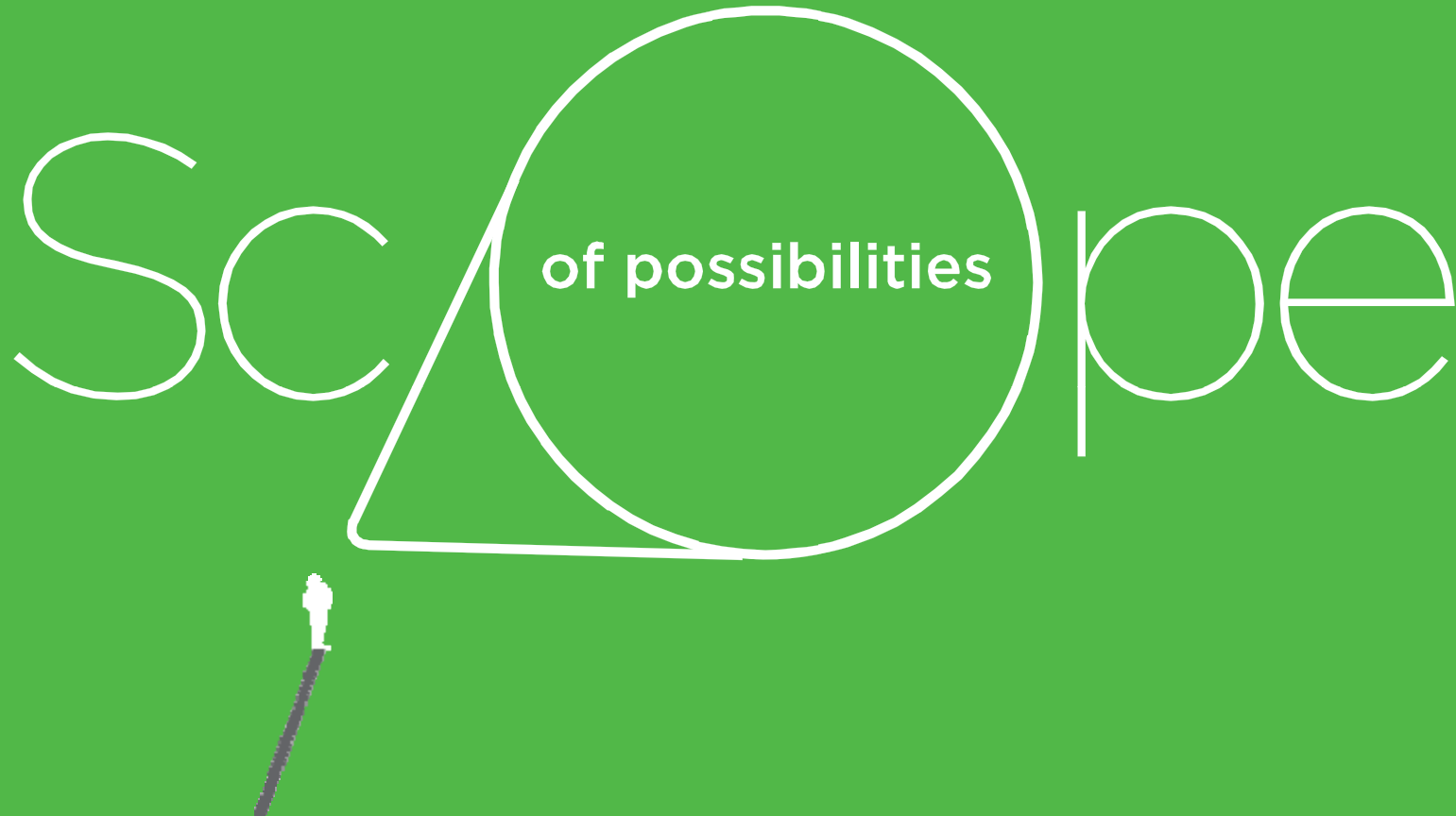


**Metropolis Mall**  
**507,770 SF**



**Georgetown Commerce**  
**148,000 SF**

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