

GREATER AUSTIN SNAPSHOT AT MID-YEAR 2007

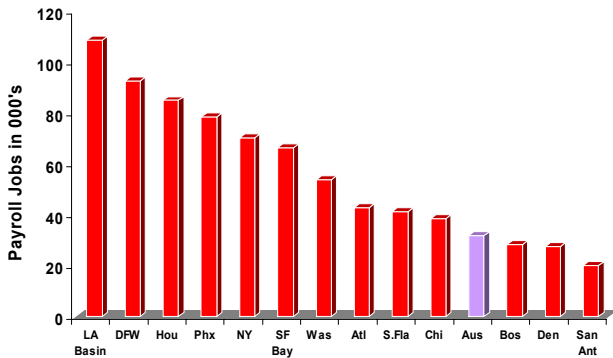
Economy: Robust

- 12-Month Job Growth through April 2007: 31,700
- Unemployment Rate: 3.2% in April, down from 4.2% a year ago. U.S. rate: 4.5%.
- Outlook: Strong growth likely through 2008.

Office Market: Expansion Continues

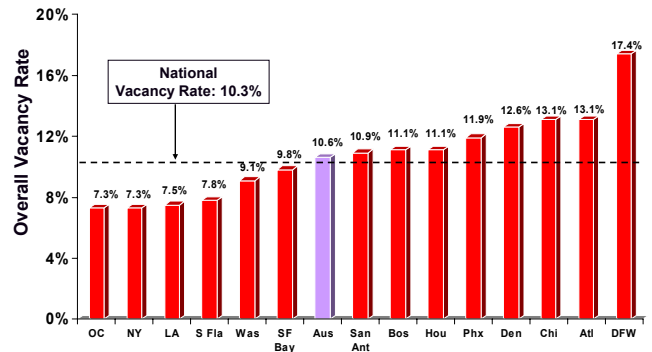
- Net Absorption: 482,000 SF in 1st half 2007, down from 790,000 SF in 1st half 2006.
- Overall Vacancy Rate: 10.6%, down from 12.7% at mid-year 2006.
- Class A Rents: Up an annualized 4.5% in the 1st half of 2007.

Payroll Job Growth
Large Metro Areas
12 Months Ending April 2007



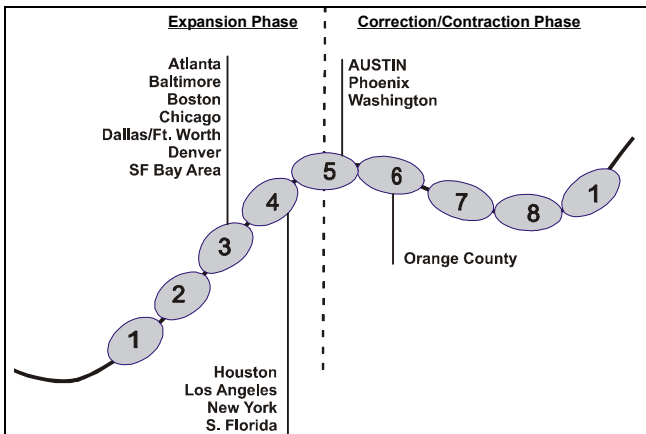
Source: Bureau of Labor Statistics; June 2007.

Office Vacancy Rates
Select Metro Areas
Mid-Year 2007



Source: CoStar, Delta Associates; June 2007.

Office Market Position Index
Mid-Year 2007



Source: Delta Associates; June 2007.

Note on office data contained herein

Vacancy and absorption in Greater Austin are typically reported by brokerage firms on multi-tenant buildings only. However, we capture the entire market by including the immediate availability for owner-occupied and single-tenant buildings as well, so we may derive correlations between job growth and occupancy of inventory. As a point of comparison, multi-tenant vacancy is 11.9%, down from 15.5% at mid-year 2006.

THE GREATER AUSTIN ECONOMY

Economy: Robust

Austin's economy was robust throughout 2006, with job growth rivaling levels experienced during the 1990's boom. 12-month job growth through April 2007 totaled 31,700 in Greater Austin, a growth rate of 4.4%, compared to the national rate of 1.4%. This is nearly twice the long-term average annual growth of 18,000 net new jobs.

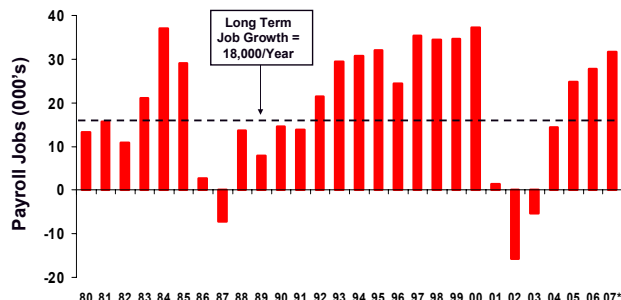
The **Government, Professional/Business Services, and Trade/Transportation/Utilities** sectors contribute to more than half of total employment in Greater Austin.

The **Construction/Mining** sector, however, showed the largest increase (10.8%) over the past year, adding 4,700 jobs. The robust economy and population growth continue to spur development across all property types. Large projects under construction include: The Domain, a 238-acre mixed-use project in the North submarket; the AMD campus, a 58-acre office campus in Southwest; the 44-story 360 Condominiums in Downtown; and the 250-room W hotel in Downtown.

The **Leisure and Hospitality** sector added 4,100 jobs over the past year – increasing 5.5%. According to the Austin Convention & Visitor Bureau, despite being the smallest of Texas' four major cities, Austin leads hotel occupancy year-to-date, reaching 72.3%. March 2007 proved to be a particularly lucrative month for Austin, due to the annual South by Southwest Festival. It brought more than 32,000 visitors to the city and is projected to have had an economic impact of \$43.5 million.

The **Government, Professional/Business Services, and Trade/Transportation/Utilities** sectors experienced strong growth as well over the past year, adding a combined 15,100 jobs in the 12-month period ending in April 2007.

Payroll Job Growth Austin MSA 1980 Through April 2007

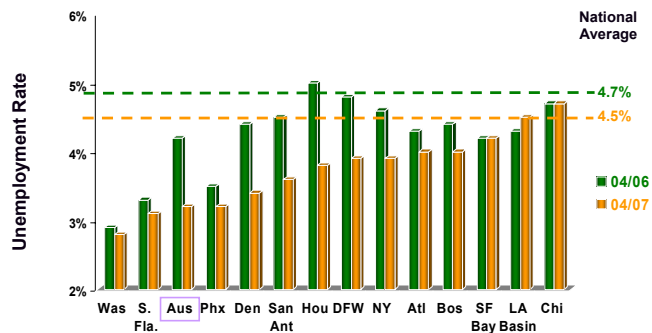


Source: Bureau of Labor Statistics; June 2007.

* 12 months ending April.

The Greater Austin unemployment rate declined to 3.2% in April 2007, from 4.2% 12 months prior. By comparison, the national rate was 4.5% in April. The unemployment rate in Greater Austin remains among the lowest in the nation, as the area has one of the nation's fastest-growing economies.

Unemployment Rates Large Metro Areas April 2006 vs. April 2007



Source: Bureau of Labor Statistics; June 2007.

Greater Austin's core industries remain strong. Austin has become a hot spot for the tech industry, but remains diversified with a strong government, education and financial base. The presence of the government



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and the University of Texas bring stability to the economy, while the technology industry continues to grow with semiconductor and software companies leading the way.

Core Industries Greater Austin 2006

| <u>Core Industries</u> | <u>\$(Bil)</u> | <u>% GRP</u> |
|-------------------------------------|----------------|--------------|
| State and Federal Government | \$18 | 25% |
| Tech and Related Manufacturing | \$14 | 20% |
| Financial, Prof., and Bus. Services | \$11 | 15% |
| Educational and Health Services | \$9 | 13% |
| Construction | \$5 | 7% |
| Manufacturing | \$4 | 6% |
| Hospitality/Tourism | \$3 | 4% |
| Total Core Industries: | \$64 | 90% |
| Other | \$7 | 10% |
| Total GRP: | \$71 | 100% |

Source: GMU Center for Regional Analysis, Delta Associates; June 2007.

GRP = Gross Regional Product

State Highway 45N: Sparks Development

State Highway 45N (SH45N), is part of a \$2.2 billion toll road package created by the Texas Department of Transportation to provide an efficient cross city route between Austin, Pflugerville, Round Rock and neighboring communities. It is approximately 13 miles long, four to six lanes and connects with US 183, Loop 1, I-35, and SH 130. The eastern (Loop 1 interchange east to SH 130) and western portion (Loop 1 to RM 620) opened in the Fall of 2006 and the remaining portion opened to traffic in April 2007. The exit and entrance ramps in Pflugerville and direct connector from Parmer Lane are expected to be completed in August 2007.

The improved infrastructure has sparked development. The *Austin Business Journal* has listed several projects - of varying product type - which have come about because of the new roadway. Cypress Real Estate Advisors purchased a 202-acre site called Raceway Crossing in the fall of 2006. The initial attraction to the area is attributed to SH45N. Currently, two sections of the site are under contract and they are working on a master plan. Davis Springs Commercial Center is a 1 million SF project slated for 111 acres at the northwest

corner of SH45N and Parmer Lane. The first phase is expected to begin shortly and includes 160,000 SF of office space. Next to Davis Springs, Pacific Summit Partners is planning a 335-acre mixed-use development which will include up to 3,000 residential units. Simmons Vedder and Company also announced a 63.5-acre mixed-use project at the same intersection. It is 1.5 million SF and includes office, service-oriented shops and apartments. On the southwest corner of SH45N and Parmer Lane, Amber Oaks is expanding its 10 building office park, by adding another 150,000 SF of office space.

College Graduates Enter the Job Market: Austin ranked 7th

Job prospects for college seniors look good. According to the National Association of Colleges and Employers (NACE), U.S. companies will hire 17.4% more college graduates this year than the previous year.

The Business Journal identified 10 metropolitan areas where young adults have the strongest job opportunities. Rankings were based on strong growth rates, moderate costs of living and substantial pools of young adults who have college degrees and jobs. Austin ranked 7th. With nearly 116,000 students enrolled in the universities and colleges throughout the metro area (29% of the total population between the ages of 18 and 34) and 30% of them holding a bachelor's degree, there is an ample supply of well educated workers. Of the top ten markets, Austin has the highest concentration of young adults and a jobless rate of 8.8% among that cohort.

R&D Spending: Impacts Economic Growth

It is widely believed that a college educated work force provides knowledge sector economies. Expansion Management found these communities thrive and prosper in the future and there is one common thread that runs throughout all of them - the presence of one or more major research universities. Charles Brez, vice president of Innovation Alliances at NineSigma says "There is no better draw for bringing business into an area than technology and research spending in a university." Rita Gunther McGrath, a professor at the Columbia University Business School, notes that "R&D spending by universities has been associated with

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important multiplier effects.” This in turn helps boost the economy.

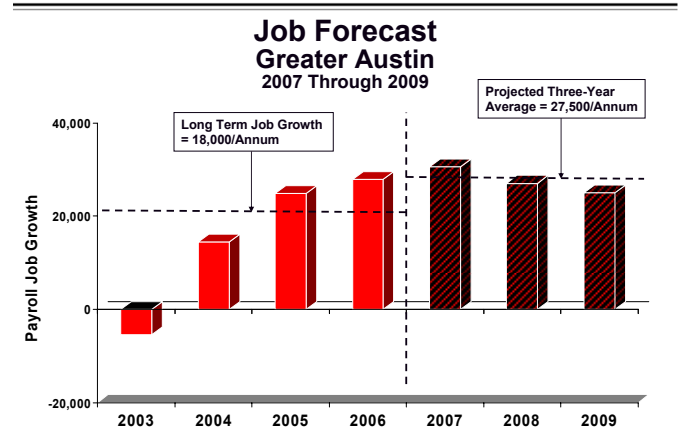
The University of Texas-Austin’s Research and Development (R&D) expenditures rank it 32nd among universities and colleges throughout the U.S. Last September, The Greater Austin Chamber of Commerce and Opportunity Austin released a study by Texas Perspectives which found that Austin’s medical sector was not as developed as many other communities across the country, and noted it as a significant area of opportunity. Texas Perspectives Inc. concluded that if the university spent more on academic medicine, it would directly produce \$707.9 million in annual economic activity and 7,400 permanent jobs from education spending and life sciences spin-offs.

Seton Family of Hospitals and the Michael and Susan Dell Foundation are contributing to R&D spending. The Seton Family of Hospitals donated \$1.6 million to the University of Texas-Austin School of Nursing. The school plans to increase enrollment and expand programs, provide scholarships and establish a collaborative clinical research center. The Michael and Susan Dell Foundation awarded the University of Texas System a \$50 million grant to help fund a pediatric health research institute, a computer science building and a center for the advancement of healthy living in Austin. The largest portion of the grant (\$38 million) will go to the Dell Pediatric Research Institute at the University of Texas at Austin. The facility will be 150,000 SF, and will be near the new Dell Children’s Medical Center of Central Texas, which is scheduled to open this year.

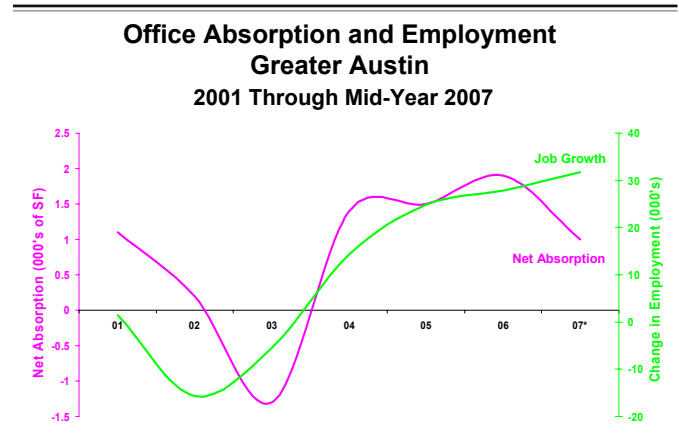
THE GREATER AUSTIN ECONOMIC OUTLOOK

Population growth, increased business spending, low business costs, a recovering technology sector, and a thriving energy sector will continue to fuel strong growth over the next two years in the Greater Austin area. As a result, job growth will remain strong during the heart of this expansion cycle. An average of 27,500 new jobs per annum is expected through 2009. Job growth in 2007 should remain strong due to expansion and relocations of not only tech, but biomedical and pharmaceutical companies in the Greater Austin area.

Job growth in 2008 and 2009 is expected to slightly wane as the national economic expansion winds down. Overall, job growth will remain strong through the end of the decade, supporting a robust commercial real estate market.



Source: Bureau of Labor Statistics, Delta Associates; June 2007.



Source: Bureau of Labor Statistics, Delta Associates; June 2007.

*12-month net absorption through June, annualized; *12-month job growth through April.

THE GREATER AUSTIN OFFICE MARKET

Market Expansion

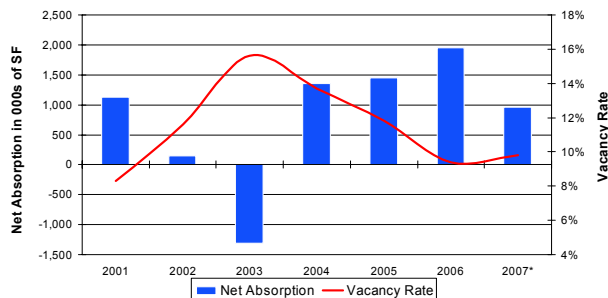
The Greater Austin office market continued to expand during the 1st half of 2007, as economic growth remained strong. Job growth surged, however, demand for office space has slowed from 2006. With improving market fundamentals, developers filled the pipeline with an abundance of projects, some of which still have yet to lease. In addition, uneasiness over increasing construction costs and its effect on tenant build-out may encourage companies to remain in existing space or lease in older buildings. The remainder of 2007, however, is expected to be strong, as corporate expansions and relocations materialize. Vacancy for 2007 will remain steady and rents will continue to rise. Investment sales activity should remain strong, despite higher interest rates. 2008 may see some market softening.

Net Absorption

Net absorption of office space totaled 482,000 SF in Greater Austin in the 1st half of 2007, down from 790,000 SF in the 1st half of 2006. We believe the second half of 2007 will be strong.

Available sublease space has declined by 146,000 SF in Greater Austin in 2007, after declining by 267,000 SF in all of 2006. Remaining sublet space now represents just 0.8% of standing inventory.

Net Absorption of Office Space and Direct Vacancy Rate Trends Greater Austin 2001 Through Mid-Year 2007



Note: Delivery of pre-leased space counts as positive net absorption. Source: Vacancy - Delta Associates' analysis of CoStar data; Net Absorption - Delta Associates; June 2007. *1st Half 2007 net absorption, annualized.

Round Rock had the strongest performance in Greater Austin in the 1st half of 2007, due in part to strong pre-leasing of space delivered. In Far Northwest, IndyMac Bancorp, the California-based mortgage company, leased 110,000 SF of sublet space on Freescale Semiconductor Inc.'s campus on West Parmer Lane.

1st Half Net Absorption in Select Submarkets:

- Round Rock 168,000 SF
- Central 123,000 SF
- CBD 77,000 SF
- Northeast 55,000 SF

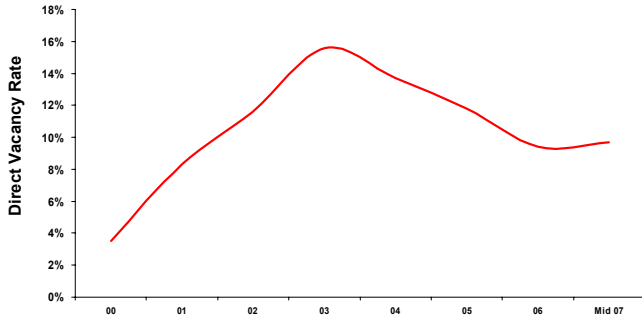
Vacancy: Remaining Steady

The overall vacancy rate in Greater Austin was 10.6% at mid-year 2007, unchanged from the end of 2006, but down from 13.4% at year end 2005.

The direct office vacancy rate is 9.7% in Greater Austin at mid-year, slightly up from 9.5% in the 1st quarter, and 9.4% at year-end 2006. The sublease vacancy rate declined 40 basis points in the 2nd quarter.



**Office Direct Vacancy Rate
Greater Austin
2000 Through Mid-Year 2007**



Source: CoStar, Delta Associates; June 2007.

| Office Space Under Construction or Renovation Greater Austin Mid-Year 2007 | | |
|--|------------------|--------------|
| Submarket | SF | % Pre-leased |
| CBD | 104,322 | 81% |
| Far Northwest | 275,000 | 0% |
| Hays County | 59,840 | 67% |
| North | 114,091 | 0% |
| Northwest | 677,470 | 4% |
| Round Rock | 386,278 | 7% |
| Southeast | 236,821 | 0% |
| Southwest | 1,620,457 | 23% |
| Greater Austin Total: | 3,474,279 | 16% |

Source: Delta Associates' analysis of CoStar data, June 2007.

We expect vacancy in Greater Austin to edge up over the next 12 months. Of the 3.5 million SF now under construction and expected to deliver in 2007/2008, only 16% is pre-leased. However, the robust economy and strong job growth should help absorption remain strong, albeit at a slower pace than 2006. The overall vacancy rate will likely settle in the 11-12% range by 2008, compared to 10.6% at mid-year 2007.

Construction Increasing; Pre-Leasing Slow

There is 3.5 million SF of office space under construction or renovation in Greater Austin at mid-year 2007. Of the 700,000 SF of office space delivered in the 1st half 2007, 16% was leased upon delivery. This compares to 412,000 SF of new construction delivered in 2006, of which 89% was pre-leased.

The pipeline at mid-year 2007 shows another 9.5 million SF proposed for Greater Austin, although much of this proposed space will not break ground until it is mostly or completely pre-leased.

Office Rents: Continue to Rise

Class A rents increased at an annualized rate of 4.5% in Greater Austin in the 1st half 2007, despite the first signs of decelerating absorption. Rents jumped 6.9% in the South submarket, 6.0% in the Southwest submarket, and 6.0% in the CBD on an annualized basis.

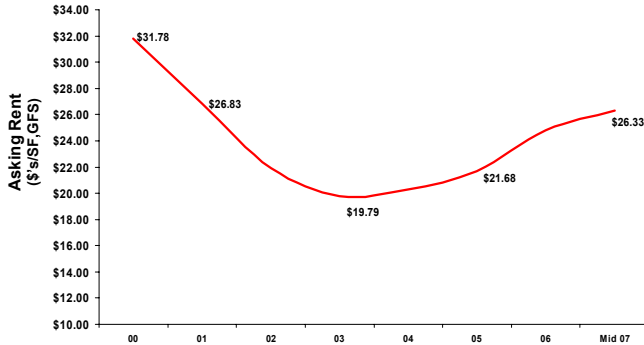
Class A rents have been growing at a faster pace than Class B rents. With a favorable business climate, affordable rents, an improving economy and the availability of newer buildings, tenants have chosen the more modern and attractive space.

Rent growth is expected to remain strong in the near-term due to the strong projected job growth and the Chamber of Commerce's initiative to create 72,000 jobs in 2007. Rents, however, should decelerate over the next 24 months, as inventory increases, demand weakens and vacancy begins to edge up.



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Average Class A Office Rents Greater Austin 2000 Through Mid-Year 2007



Source: CoStar, Delta Associates; June 2007.

RENT RATE ANALYSIS OF CLASS A OFFICE BUILDINGS GREATER AUSTIN 2004 THROUGH MID-YEAR 2007

| Submarket | Average Asking Rent (\$/SF, GFS) Per Annum at: | | | | Annualized % Change From Year-End '06 to Mid '07 |
|----------------------------|---|----------------|----------------|----------------|---|
| | YE 2004 | YE 2005 | YE 2006 | Mid '07 | |
| CBD | \$23.02 | \$23.76 | \$26.22 | \$27.01 | 6.0% |
| Central | \$18.49 | \$20.00 | \$23.80 | \$24.44 | 5.4% |
| East | \$17.00 | \$17.00 | N/A | N/A | N/A |
| Far Northeast | N/A | N/A | N/A | N/A | N/A |
| Far Northwest | \$19.89 | \$19.26 | \$24.84 | \$24.83 | -0.1% |
| Georgetown | N/A | N/A | N/A | N/A | N/A |
| Hays County | N/A | N/A | N/A | N/A | N/A |
| North | \$21.00 | \$22.03 | \$22.40 | \$22.53 | 1.2% |
| Northeast | \$17.00 | \$17.00 | \$15.09 | \$15.00 | -1.2% |
| Northwest | \$19.39 | \$20.73 | \$25.09 | \$25.44 | 2.8% |
| Round Rock | \$17.75 | \$18.91 | \$21.51 | \$21.94 | 4.0% |
| South | \$19.73 | \$21.60 | \$25.82 | \$26.71 | 6.9% |
| Southeast | \$16.50 | \$18.50 | \$21.42 | \$21.42 | 0.0% |
| Southwest | \$20.17 | \$22.41 | \$23.99 | \$24.71 | 6.0% |
| West Central | N/A | N/A | N/A | N/A | N/A |
| Greater Austin Avg. | \$20.32 | \$21.59 | \$24.76 | \$25.32 | 4.5% |

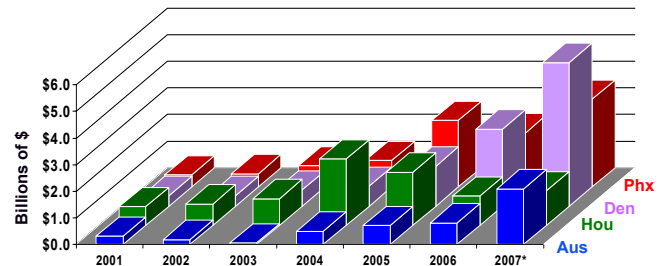
Source: Delta Associates' analysis of CoStar data, June 2007.

Investment Sales Volume and Prices Rise Sharply

Investment sales activity in Greater Austin continued its strong performance in the 1st half 2007, as investors remain attracted to Greater Austin office assets, despite climbing interest rates. Sales volume totaled \$1.0 billion in the 1st half 2007 – surpassing the \$813 million recorded in 2006 or the \$709 million recorded in 2005. The sharp increase is mostly attributed to the sale of the Equity Office Properties Trust portfolio. Earlier this year, The Blackstone Group purchased Equity Office Properties Trust for \$39 billion. The 3.1 million SF portfolio included nine Class A properties that were approximately 86% leased. This resulted in the largest purchase of office buildings by a single buyer in Austin's history.

The portfolio is now being sold to the Thomas Properties Group. They are under contract to purchase the portfolio for \$1.5 billion. The deal is expected to close in the coming weeks, making Thomas the largest landlord of Austin office properties.

Comparative Investment Sales Volume Office Product 2001 Through Mid-Year 2007



*1st half total annualized.

Source: Real Capital Analytics, Delta Associates; June 2007.

Note: Den total for '06 and Den and Aus totals for '07 are inflated due to large sales or portfolio sales.



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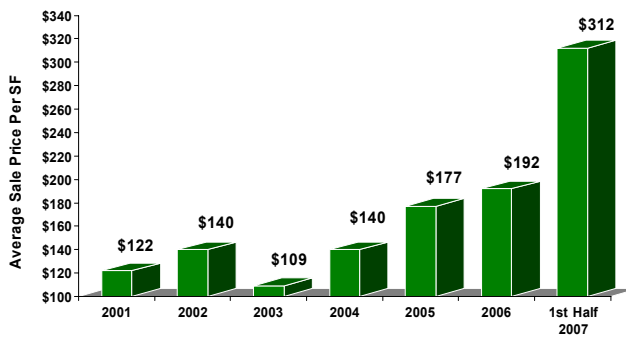
Selected 1st Half 2007 Office Sales:

| Building/Submarket | Sale Price/Buyer |
|----------------------------|--|
| Frost Bank Tower CBD | \$172 million (\$324/SF) The Blackstone Group |
| One Congress Plaza CBD | \$168 million (\$324/SF) The Blackstone Group |
| One American Center CBD | \$164 million (\$324/SF) The Blackstone Group |
| 300 West Sixth CBD | \$145 million (\$324/SF) The Blackstone Group |

Note: The Blackstone Group purchased a 532-property portfolio from Equity Office Properties Trust.
Source: Real Capital Analytics; June 2007.

Office sale prices averaged \$312/SF in the 1st half 2007 in Greater Austin, compared to \$192/SF in 2006. Although the Blackstone purchase of the Equity portfolio increased the average sale price per square foot by 62%, strong demand for office assets continues to drive prices to record highs.

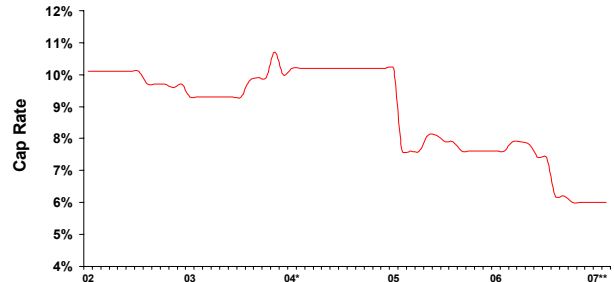
Average Office Sale Price Greater Austin 2001 Through Mid-Year 2007



Source: Real Capital Analytics, Delta Associates; June 2007.

With strong competition, cap rates on many core assets remain in the 6% range, and as low as 4.7% for Thomas Properties' purchase of the EOP portfolio. Cap rates likely have reached a low point for this cycle. We expect cap rates to stabilize and perhaps rise modestly over the next two years, as interest rates rise.

Greater Austin Core Office Assets Cap Rates 2002 Through Mid-Year 2007



*Cap rate is an assumption based off limited transactions for the year.
**Excludes Thomas Properties' purchase of the EOP portfolio.
Source: Real Capital Analytics, Delta Associates; June 2007.

THE GREATER AUSTIN OFFICE MARKET OUTLOOK

The Greater Austin office market will remain strong throughout 2007, but may reach a turning point in 2008. With 3.5 million SF under construction, 9.5 million SF planned, softening demand and rising vacancy, the pace of expansion should slow. The economic, job and population growth, however, are strong and should keep Austin's office market fundamentals healthy.

National Economy, Methodology

Please visit Transwestern.net for:

- Our national Economic Outlook
- Explanation of our methodology

Note on office data contained herein

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**SUMMARY OF OFFICE MARKET INDICATORS - ALL SPACE
GREATER AUSTIN
2004 THROUGH MID-YEAR 2007**

| Submarket | June 2007 | | Direct Vacancy Rate at End of: | | | | Vacancy Rate w/ Sublet at Jun-07 | SF Under Constr. or Renovation at Jun-07 | Net Absorption (SF) | | | |
|-------------------------------|--|--|--------------------------------|--------------|--------------|--------------|----------------------------------|--|---------------------|------------------|------------------|----------------|
| | Total Rentable SF All Bldgs. ^{1/} | SF Avail. Immediately All Bldgs. ^{2/} | 2004 | 2005 | 2006 | Jun-07 | | | 2004 | 2005 | 2006 | 1st Half '07 |
| | CBD | 10,989,137 | 1,285,729 | 17.1% | 17.5% | 12.2% | 11.7% | 12.7% | 104,322 | 138,000 | 192,000 | 577,000 |
| Central | 3,413,055 | 389,088 | 19.0% | 13.9% | 15.0% | 11.4% | 11.7% | - | 3,000 | 174,000 | (39,000) | 123,000 |
| East | 1,102,438 | 400,185 | 37.9% | 31.0% | 28.9% | 36.3% | 36.3% | - | (178,000) | 75,000 | 24,000 | (82,000) |
| Far Northeast | 61,932 | 5,329 | 0.0% | 14.0% | 8.6% | 8.6% | 8.6% | - | - | (9,000) | 4,000 | - |
| Far Northwest | 1,103,075 | 157,052 | 17.7% | 19.4% | 13.1% | 14.2% | 21.1% | 275,000 | 25,000 | (19,000) | 70,000 | 7,000 |
| Georgetown | 135,968 | - | 1.8% | 4.2% | 4.2% | 0.0% | 0.0% | - | 11,000 | (3,000) | - | 6,000 |
| Hays County | 40,175 | 2,105 | 7.5% | 7.5% | 11.6% | 5.2% | 5.2% | 59,840 | 4,000 | - | (2,000) | 3,000 |
| North | 4,516,551 | 328,742 | 12.7% | 11.8% | 6.5% | 7.3% | 7.9% | 114,091 | 99,000 | 60,000 | 239,000 | (9,000) |
| Northeast | 2,968,214 | 510,533 | 10.3% | 12.0% | 19.1% | 17.2% | 17.2% | - | (3,000) | (29,000) | (211,000) | 55,000 |
| Northwest | 13,154,063 | 1,315,406 | 15.0% | 10.8% | 7.5% | 10.0% | 10.8% | 677,470 | 707,000 | 580,000 | 549,000 | 23,000 |
| Round Rock | 3,975,395 | 29,586 | 6.1% | 3.7% | 3.0% | 0.7% | 1.1% | 386,278 | 7,000 | 92,000 | 29,000 | 168,000 |
| South | 5,149,266 | 350,150 | 9.9% | 8.9% | 7.1% | 6.8% | 8.6% | - | 167,000 | 101,000 | 163,000 | 54,000 |
| Southeast | 1,669,846 | 85,162 | 9.3% | 4.7% | 5.5% | 5.1% | 5.1% | 236,821 | 265,000 | 77,000 | (14,000) | 6,000 |
| Southwest | 5,902,423 | 500,157 | 10.6% | 8.1% | 7.0% | 8.5% | 9.2% | 1,620,457 | 97,000 | 183,000 | 323,000 | 49,000 |
| West Central | 1,332,694 | 50,642 | 3.8% | 5.5% | 4.0% | 3.8% | 4.1% | - | 15,000 | (20,000) | 237,000 | 2,000 |
| TOTAL - Greater Austin | 55,514,232 | 5,409,866 | 13.7% | 11.8% | 9.4% | 9.7% | 10.6% | 3,474,279 | 1,357,000 | 1,454,000 | 1,949,000 | 482,000 |
| | | Vac. Rate With Sublet Space | 15.3% | 13.4% | 10.6% | 10.6% | | | | | | |

^{1/} Includes buildings 15,000 SF RBA and greater; includes multi and single tenant buildings. Does not include buildings under construction or buildings owned by the government.

^{2/} Does not include sublet space.

Note: Net absorption occurs when lease is signed, not when space is physically occupied; pre-leased space counts as net absorption when building delivers.

Source: Inventory and Vacancy from analysis of CoStar data, Net Absorption computed by Delta Associates; June 2007.

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Delta Associates

Delta Associates, the research affiliate of Transwestern, is a firm of experienced professionals offering valuation, consulting and data services to the commercial real estate industry for 25 years. The firm's practice is organized in three related areas:

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2. **Consulting**, research and advisory services for commercial real estate projects, including market studies, market entry strategies, asset performance enhancement studies, pre-acquisition due diligence, and financial and fiscal impact analyses.

3. **Subscription data** for selected metro regions for office, industrial, retail, condominium, and apartment markets.

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Transwestern

Transwestern specializes in agency leasing, property and facility management, tenant representation, corporate advisory, investment and finance, healthcare advisory, development, and research for a broad range of property types including office, industrial, retail and multi-family. In the past two years, the company leased

in excess of 39 million square feet and represented clients in \$4.2 billion of investment sales and financing. Within that time period, Transwestern also oversaw the leasing and management of over 500 properties representing more than 150 million square feet, including project management for users of commercial real estate. For more information on Transwestern, please visit Transwestern.net.

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National Locations

| | |
|-------------|-------------------|
| Atlanta | Milwaukee |
| Austin | New Orleans |
| Baltimore | Northern Virginia |
| Bethesda | Orange County |
| Chicago | Philadelphia |
| Dallas | Phoenix |
| Denver | Salt Lake City |
| Detroit | San Antonio |
| Houston | San Diego |
| Los Angeles | San Francisco |
| Miami | Washington, DC |

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