

**Metropolitan Markets Retail Vacancy Rates****Fourth Quarter 2007**

| Sum of Markets  | Vacancy Rate, % |              |              |
|-----------------|-----------------|--------------|--------------|
|                 | 4th Qtr 2007    | 3rd Qtr 2007 | 4th Qtr 2006 |
|                 | <b>9.2</b>      | <b>8.8</b>   | <b>8.2</b>   |
| Atlanta         | 9.8             | 9.8          | 8.9          |
| Austin          | 11.1            | 10.9         | 9            |
| Baltimore       | 7.1             | 7.7          | 7.2          |
| Boston          | 7.6             | 7.6          | 6.9          |
| Chicago         | 12.1            | 11.5         | 10.7         |
| Charlotte       | 6.4             | 8.2          | 10.1         |
| Cincinnati      | 15.3            | 16.6         | 14.5         |
| Cleveland       | 15.6            | 13.3         | 12.9         |
| Columbus        | 15.1            | 14.2         | 13.5         |
| Dallas          | 13.5            | 14           | 11.9         |
| Denver          | 11.7            | 10.9         | 9.8          |
| Detroit         | 14              | 13           | 11.6         |
| Edison          | 6.7             | 6.3          | 5.7          |
| Fort Lauderdale | 8.4             | 8.6          | 6.6          |
| Fort Worth      | 13.7            | 13.9         | 13.4         |
| Houston         | 13.3            | 13.1         | 12.5         |
| Indianapolis    | 15.1            | 13.3         | 13.2         |
| Jacksonville    | 6               | 5.4          | 6.8          |
| Kansas City     | 13.1            | 12.4         | 11.6         |
| Los Angeles     | 5.6             | 5.1          | 5.8          |
| Long Island     | 5.8             | 6.2          | 6.2          |
| Miami           | 4.7             | 5            | 4.2          |
| Newark          | 6.5             | 5.5          | 4.4          |
| New York        | 7.1             | 6.4          | 6.8          |
| Oakland         | 11.2            | 9.4          | 5.2          |
| Orlando         | 8.4             | 8            | 7.4          |
| Oxnard          | 6.4             | 5.5          | 4.5          |
| Philadelphia    | 9.8             | 10           | 9.2          |
| Phoenix         | 7.9             | 7.4          | 7.2          |
| Riverside       | 9.9             | 8.2          | 7.8          |
| Sacramento      | 9.5             | 8.5          | 7.3          |
| San Diego       | 6.4             | 5.7          | 4.8          |
| Seattle         | 7.5             | 7.6          | 5.8          |
| San Francisco   | 3               | 2.7          | 2.3          |
| San Jose        | 4.9             | 3.2          | 3.5          |
| St. Louis       | 11.4            | 10.6         | 10.6         |
| Tampa           | 8.3             | 7.6          | 8.3          |
| Trenton         | 10.2            | 10.9         | 8.7          |
| Washington DC   | 5.1             | 5.3          | 5.2          |
| West Palm Beach | 8.4             | 8.3          | 6.5          |
| Wilmington      | 11.3            | 8.2          | 10.2         |