



# MARKET TRENDS

## SPRINGFIELD, MO

Xceligent

3rd Quarter 2011

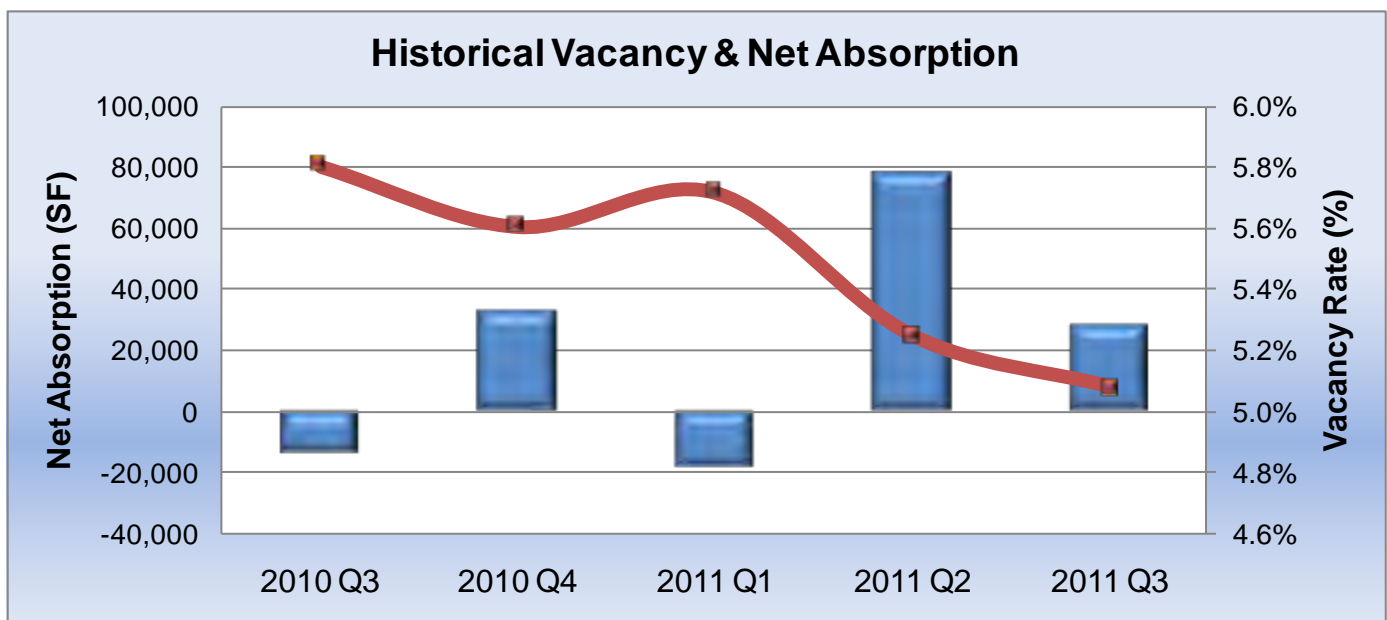
RETAIL

\$250

### Market Highlights

- Only one quarter (Q1 2011) experienced negative Net Absorption (-18,189) over the previous five quarters.
- SW Springfield market area reflected the largest amount of positive Net Absorption for Q3.
- Asking lease rates have remained relatively constant over the last two quarters.
- By removing Power Center (including Big Box properties) and Regional Center Properties from Inventory, the Total Vacancy Rate is 6.6%.

	# of Bldgs	Inventory (SF)	Total Available (SF)	Total Vacant (SF)	Total Vacancy Rate (%)	Direct Vacant (SF)	Direct Vacancy Rate (%)	Available Sublease (SF)	Qtrly Net Absorption (SF)	YTD Net Absorption (SF)
Regional Ctr	1	1,202,000	2,900	2,900	0.2%	2,900	0.2%	0	53	7,704
Community Ctr	25	2,323,773	131,704	123,104	5.3%	123,104	5.3%	1,600	-3,700	11,670
Conv/Strip Ctr	206	3,100,357	381,031	334,994	10.8%	334,994	10.8%	2,080	733	19,132
General	291	4,923,585	332,477	245,501	5.0%	245,501	5.0%	0	17,445	46,409
Power Ctr	16	2,782,279	28,666	3,200	0.1%	3,200	0.1%	0	0	0
Neighborhood Ctr	58	2,255,119	132,839	132,839	5.9%	131,339	5.8%	1,500	13,553	2,847
<b>Grand Total</b>	<b>597</b>	<b>16,587,113</b>	<b>1,009,617</b>	<b>842,538</b>	<b>5.1%</b>	<b>841,038</b>	<b>5.1%</b>	<b>5,180</b>	<b>28,084</b>	<b>87,762</b>



## Market Snapshot

	# of Bldgs	Inventory (SF)	Total Available (SF)	Total Vacant (SF)	Total Vacancy Rate (%)	Direct Vacant (SF)	Direct Vacancy Rate (%)	Available Sublease (SF)	Qtrly Net Absorption (SF)	YTD Net Absorption (SF)
<b>CBD</b>	<b>79</b>	<b>1,404,141</b>	<b>130,535</b>	<b>130,535</b>	<b>9.3%</b>	<b>130,535</b>	<b>9.3%</b>	<b>0</b>	<b>20,025</b>	<b>21,373</b>
Conv/Strip Ctr	9	254,814	25,542	25,542	10.0%	25,542	10.0%	0	0	2,930
General	68	1,065,329	72,901	72,901	6.8%	72,901	6.8%	0	13,325	11,743
Neighborhood Ctr	2	83,998	32,092	32,092	38.2%	32,092	38.2%	0	6,700	6,700
<b>NE Springfield</b>	<b>64</b>	<b>1,625,652</b>	<b>78,540</b>	<b>67,285</b>	<b>4.1%</b>	<b>67,285</b>	<b>4.1%</b>	<b>0</b>	<b>3,750</b>	<b>23,926</b>
Community Ctr	1	115,860	0	0	0.0%	0	0.0%	0	0	0
Conv/Strip Ctr	24	408,443	24,530	19,840	4.9%	19,840	4.9%	0	3,750	6,426
General	33	512,182	54,010	47,445	9.3%	47,445	9.3%	0	0	17,500
Power Ctr	3	490,191	0	0	0.0%	0	0.0%	0	0	0
Neighborhood Ctr	3	98,976	0	0	0.0%	0	0.0%	0	0	0
<b>Nixa</b>	<b>54</b>	<b>994,565</b>	<b>95,215</b>	<b>82,090</b>	<b>8.3%</b>	<b>82,090</b>	<b>8.3%</b>	<b>0</b>	<b>11,104</b>	<b>12,673</b>
Conv/Strip Ctr	26	332,927	36,741	36,741	11.0%	36,741	11.0%	0	5,260	9,224
General	22	368,765	48,745	35,620	9.7%	35,620	9.7%	0	0	0
Power Ctr	1	120,000	0	0	0.0%	0	0.0%	0	0	0
Neighborhood Ctr	5	172,873	9,729	9,729	5.6%	9,729	5.6%	0	5,844	3,449
<b>NW Springfield</b>	<b>52</b>	<b>1,149,759</b>	<b>88,109</b>	<b>72,909</b>	<b>6.3%</b>	<b>72,909</b>	<b>6.3%</b>	<b>0</b>	<b>9,968</b>	<b>16,478</b>
Community Ctr	2	175,622	23,778	20,778	11.8%	20,778	11.8%	0	0	1,800
Conv/Strip Ctr	13	182,296	19,000	19,000	10.4%	19,000	10.4%	0	2,848	7,558
General	34	537,785	36,763	24,563	4.6%	24,563	4.6%	0	7,120	7,120
Power Ctr	1	186,125	0	0	0.0%	0	0.0%	0	0	0
Neighborhood Ctr	2	67,931	8,568	8,568	12.6%	8,568	12.6%	0	0	0
<b>Ozark</b>	<b>57</b>	<b>1,236,206</b>	<b>45,752</b>	<b>27,365</b>	<b>2.2%</b>	<b>27,365</b>	<b>2.2%</b>	<b>0</b>	<b>-1,393</b>	<b>-1,393</b>
Conv/Strip Ctr	20	229,775	16,865	16,865	7.3%	16,865	7.3%	0	-8,893	-8,893
General	26	410,392	18,387	0	0.0%	0	0.0%	0	0	0
Power Ctr	2	225,000	0	0	0.0%	0	0.0%	0	0	0
Neighborhood Ctr	9	371,039	10,500	10,500	2.8%	10,500	2.8%	0	7,500	7,500
<b>Republic</b>	<b>23</b>	<b>725,531</b>	<b>43,018</b>	<b>43,018</b>	<b>5.9%</b>	<b>43,018</b>	<b>5.9%</b>	<b>0</b>	<b>0</b>	<b>-8,968</b>
Conv/Strip Ctr	7	116,574	29,250	29,250	25.1%	29,250	25.1%	0	0	-4,500
General	11	213,856	7,568	7,568	3.5%	7,568	3.5%	0	0	-7,568
Power Ctr	2	293,642	0	0	0.0%	0	0.0%	0	0	0
Neighborhood Ctr	3	101,459	6,200	6,200	6.1%	6,200	6.1%	0	0	3,100
<b>Rogersville</b>	<b>10</b>	<b>134,262</b>	<b>15,100</b>	<b>15,100</b>	<b>11.2%</b>	<b>15,100</b>	<b>11.2%</b>	<b>0</b>	<b>0</b>	<b>0</b>
Conv/Strip Ctr	6	56,080	15,100	15,100	26.9%	15,100	26.9%	0	0	0
General	4	78,182	0	0	0.0%	0	0.0%	0	0	0
<b>SE Springfield</b>	<b>133</b>	<b>6,089,430</b>	<b>285,726</b>	<b>184,643</b>	<b>3.0%</b>	<b>183,143</b>	<b>3.0%</b>	<b>5,180</b>	<b>-13,700</b>	<b>-13,351</b>
Regional Ctr	1	1,202,000	2,900	2,900	0.2%	2,900	0.2%	0	53	7,704
Community Ctr	11	1,076,564	53,416	47,816	4.4%	47,816	4.4%	1,600	-1,000	-4,000
Conv/Strip Ctr	54	804,835	99,208	60,890	7.6%	60,890	7.6%	2,080	-1,762	-7,025
General	40	906,244	70,903	39,204	4.3%	39,204	4.3%	0	0	0
Power Ctr	6	1,309,548	28,666	3,200	0.2%	3,200	0.2%	0	0	0
Neighborhood Ctr	21	790,239	30,633	30,633	3.9%	29,133	3.7%	1,500	-10,991	-10,030
<b>Strafford</b>	<b>6</b>	<b>64,802</b>	<b>8,750</b>	<b>3,750</b>	<b>5.8%</b>	<b>3,750</b>	<b>5.8%</b>	<b>0</b>	<b>0</b>	<b>1,250</b>
Conv/Strip Ctr	2	20,802	3,750	3,750	18.0%	3,750	18.0%	0	0	1,250
General	4	44,000	5,000	0	0.0%	0	0.0%	0	0	0
<b>SW Springfield</b>	<b>113</b>	<b>3,067,137</b>	<b>211,070</b>	<b>208,041</b>	<b>6.8%</b>	<b>208,041</b>	<b>6.8%</b>	<b>0</b>	<b>-6,670</b>	<b>35,576</b>
Community Ctr	11	955,727	54,510	54,510	5.7%	54,510	5.7%	0	-2,700	13,870
Conv/Strip Ctr	43	666,180	109,045	106,016	15.9%	106,016	15.9%	0	-470	12,162
General	46	764,402	17,200	17,200	2.3%	17,200	2.3%	0	-8,000	12,614
Power Ctr	1	157,773	0	0	0.0%	0	0.0%	0	0	0
Neighborhood Ctr	12	523,055	30,315	30,315	5.8%	30,315	5.8%	0	4,500	-3,070
<b>Willard</b>	<b>6</b>	<b>95,628</b>	<b>7,802</b>	<b>7,802</b>	<b>8.2%</b>	<b>7,802</b>	<b>8.2%</b>	<b>0</b>	<b>5,000</b>	<b>198</b>
Conv/Strip Ctr	2	27,631	2,000	2,000	7.2%	2,000	7.2%	0	0	0
General	3	22,448	1,000	1,000	4.5%	1,000	4.5%	0	5,000	5,000
Neighborhood Ctr	1	45,549	4,802	4,802	10.5%	4,802	10.5%	0	0	-4,802
<b>Grand Total</b>	<b>597</b>	<b>16,587,113</b>	<b>1,009,617</b>	<b>842,538</b>	<b>5.1%</b>	<b>841,038</b>	<b>5.1%</b>	<b>5,180</b>	<b>28,084</b>	<b>87,762</b>

## Historical Snapshot

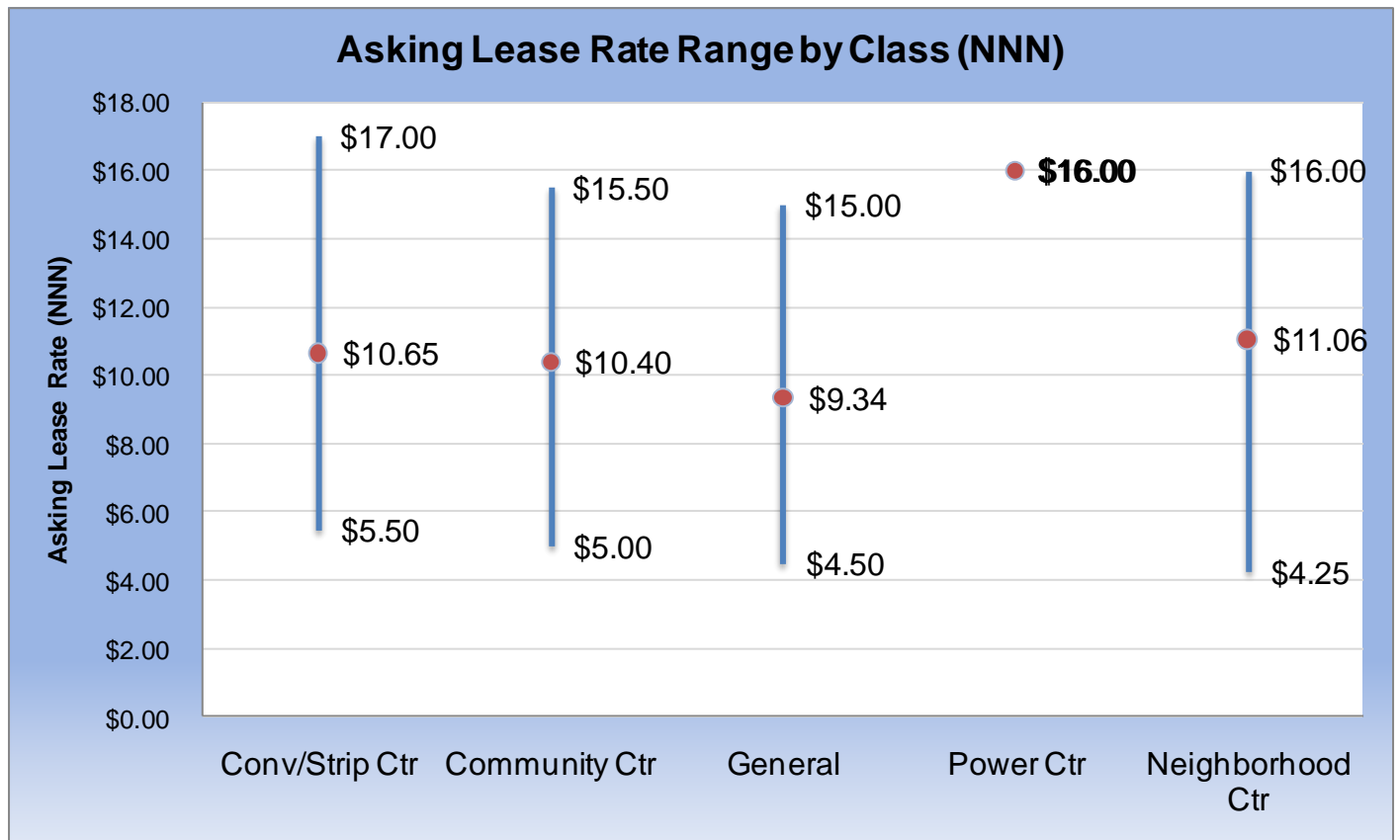
	Direct Vacancy Rate %					Asking Direct Lease Rate (NNN)				
	2010 Q3	2010 Q4	2011 Q1	2011 Q2	2011 Q3	2010 Q3	2010 Q4	2011 Q1	2011 Q2	2011 Q3
<b>CBD</b>	<b>10.43%</b>	<b>10.82%</b>	<b>10.67%</b>	<b>10.72%</b>	<b>9.30%</b>	<b>\$9.63</b>	<b>\$8.95</b>	<b>\$8.45</b>	<b>\$9.75</b>	<b>\$9.05</b>
Regional Ctr	0.00%	0.00%	0.00%	0.00%	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Community Ctr	0.00%	0.00%	0.00%	0.00%	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Conv/Strip Ctr	8.02%	11.17%	10.36%	10.02%	10.02%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
General	8.19%	7.95%	7.95%	8.09%	6.84%	\$8.50	\$7.38	\$7.50	\$9.33	\$8.25
Power Ctr	0.00%	0.00%	0.00%	0.00%	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Neighborhood Ctr	46.18%	46.18%	46.18%	46.18%	38.21%	\$15.25	\$15.25	\$12.25	\$12.25	\$12.25
<b>NE Springfield</b>	<b>5.30%</b>	<b>5.61%</b>	<b>5.36%</b>	<b>4.37%</b>	<b>4.14%</b>	<b>\$8.96</b>	<b>\$9.39</b>	<b>\$9.22</b>	<b>\$9.58</b>	<b>\$10.18</b>
Regional Ctr	0.00%	0.00%	0.00%	0.00%	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Community Ctr	0.00%	0.00%	0.00%	0.00%	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Conv/Strip Ctr	5.17%	6.43%	6.06%	5.78%	4.86%	\$8.38	\$8.88	\$8.75	\$8.61	\$9.05
General	12.68%	12.68%	12.19%	9.26%	9.26%	\$12.50	\$12.50	\$12.50	\$13.00	\$13.00
Power Ctr	0.00%	0.00%	0.00%	0.00%	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Neighborhood Ctr	0.00%	0.00%	0.00%	0.00%	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Nixa</b>	<b>10.49%</b>	<b>9.53%</b>	<b>9.33%</b>	<b>9.37%</b>	<b>8.25%</b>	<b>\$9.03</b>	<b>\$9.00</b>	<b>\$8.93</b>	<b>\$8.64</b>	<b>\$8.64</b>
Regional Ctr	0.00%	0.00%	0.00%	0.00%	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Community Ctr	0.00%	0.00%	0.00%	0.00%	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Conv/Strip Ctr	15.43%	13.81%	13.20%	12.62%	11.04%	\$8.88	\$8.60	\$8.38	\$8.38	\$8.38
General	12.10%	9.66%	9.66%	9.66%	9.66%	\$5.50	\$5.50	\$5.50	\$5.50	\$5.50
Power Ctr	0.00%	0.00%	0.00%	0.00%	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Neighborhood Ctr	4.85%	7.62%	7.62%	9.01%	5.63%	\$11.25	\$11.75	\$11.75	\$10.75	\$10.75
<b>NW Springfield</b>	<b>7.57%</b>	<b>7.73%</b>	<b>7.67%</b>	<b>7.21%</b>	<b>6.34%</b>	<b>\$10.11</b>	<b>\$10.47</b>	<b>\$10.40</b>	<b>\$10.63</b>	<b>\$10.75</b>
Regional Ctr	0.00%	0.00%	0.00%	0.00%	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Community Ctr	12.86%	12.86%	12.86%	11.83%	11.83%	\$8.50	\$8.50	\$8.50	\$10.00	\$10.00
Conv/Strip Ctr	13.49%	14.29%	13.88%	11.98%	10.42%	\$10.25	\$11.25	\$11.25	\$10.83	\$11.17
General	5.89%	5.89%	5.89%	5.89%	4.57%	\$9.00	\$9.60	\$9.43	\$9.25	\$8.50
Power Ctr	0.00%	0.00%	0.00%	0.00%	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Neighborhood Ctr	12.08%	12.61%	12.61%	12.61%	12.61%	\$13.50	\$13.50	\$13.50	\$14.75	\$14.75
<b>Ozark</b>	<b>2.17%</b>	<b>2.10%</b>	<b>2.10%</b>	<b>2.10%</b>	<b>2.21%</b>	<b>\$8.82</b>	<b>\$8.24</b>	<b>\$9.16</b>	<b>\$9.16</b>	<b>\$9.16</b>
Regional Ctr	0.00%	0.00%	0.00%	0.00%	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Community Ctr	0.00%	0.00%	0.00%	0.00%	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Conv/Strip Ctr	3.47%	3.47%	3.47%	3.47%	7.34%	\$10.25	\$8.50	\$8.25	\$8.25	\$8.83
General	0.00%	0.00%	0.00%	0.00%	0.00%	\$5.30	\$5.30	\$0.00	\$0.00	\$0.00
Power Ctr	0.00%	0.00%	0.00%	0.00%	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Neighborhood Ctr	5.09%	4.85%	4.85%	4.85%	2.83%	\$9.04	\$9.04	\$10.06	\$10.06	\$10.13
<b>Republic</b>	<b>4.27%</b>	<b>4.69%</b>	<b>5.74%</b>	<b>5.93%</b>	<b>5.93%</b>	<b>\$9.00</b>	<b>\$9.00</b>	<b>\$9.00</b>	<b>\$8.58</b>	<b>\$9.00</b>
Regional Ctr	0.00%	0.00%	0.00%	0.00%	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Community Ctr	0.00%	0.00%	0.00%	0.00%	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Conv/Strip Ctr	21.23%	21.23%	21.23%	25.09%	25.09%	\$9.00	\$9.00	\$9.00	\$8.37	\$9.00
General	0.00%	0.00%	3.54%	3.54%	3.54%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Power Ctr	0.00%	0.00%	0.00%	0.00%	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Neighborhood Ctr	6.11%	9.17%	9.17%	6.11%	6.11%	\$9.00	\$9.00	\$9.00	\$9.00	\$9.00

**Historical Snapshot [Continued to next page...]**

## Historical Snapshot [Continued]

	Direct Vacancy Rate %					Asking Direct Lease Rate (NNN)				
	2010 Q3	2010 Q4	2011 Q1	2011 Q2	2011 Q3	2010 Q3	2010 Q4	2011 Q1	2011 Q2	2011 Q3
<b>Rogersville</b>	<b>11.25%</b>	<b>11.25%</b>	<b>11.25%</b>	<b>11.25%</b>	<b>11.25%</b>	<b>\$9.69</b>	<b>\$8.69</b>	<b>\$8.69</b>	<b>\$8.69</b>	<b>\$8.69</b>
Regional Ctr	0.00%	0.00%	0.00%	0.00%	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Community Ctr	0.00%	0.00%	0.00%	0.00%	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Conv/Strip Ctr	26.93%	26.93%	26.93%	26.93%	26.93%	\$9.69	\$8.69	\$8.69	\$8.69	\$8.69
General	0.00%	0.00%	0.00%	0.00%	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Power Ctr	0.00%	0.00%	0.00%	0.00%	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Neighborhood Ctr	0.00%	0.00%	0.00%	0.00%	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>SE Springfield</b>	<b>3.05%</b>	<b>2.81%</b>	<b>2.91%</b>	<b>2.78%</b>	<b>3.01%</b>	<b>\$11.07</b>	<b>\$11.34</b>	<b>\$11.19</b>	<b>\$11.84</b>	<b>\$11.88</b>
Regional Ctr	0.88%	0.88%	0.88%	0.25%	0.24%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Community Ctr	3.73%	4.07%	4.35%	4.35%	4.44%	\$10.06	\$10.29	\$10.17	\$11.25	\$11.38
Conv/Strip Ctr	7.22%	6.69%	6.97%	7.35%	7.57%	\$10.99	\$11.74	\$11.47	\$11.93	\$12.00
General	4.92%	4.33%	4.33%	4.33%	4.33%	\$12.25	\$12.25	\$12.25	\$12.25	\$12.25
Power Ctr	0.24%	0.24%	0.24%	0.24%	0.24%	\$0.00	\$0.00	\$0.00	\$16.00	\$16.00
Neighborhood Ctr	3.66%	2.61%	2.72%	2.30%	3.69%	\$11.38	\$11.25	\$11.17	\$11.38	\$11.40
<b>Strafford</b>	<b>7.72%</b>	<b>7.72%</b>	<b>7.72%</b>	<b>5.79%</b>	<b>5.79%</b>	<b>\$10.00</b>	<b>\$10.00</b>	<b>\$10.00</b>	<b>\$9.25</b>	<b>\$9.25</b>
Regional Ctr	0.00%	0.00%	0.00%	0.00%	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Community Ctr	0.00%	0.00%	0.00%	0.00%	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Conv/Strip Ctr	24.04%	24.04%	24.04%	18.03%	18.03%	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00
General	0.00%	0.00%	0.00%	0.00%	0.00%	\$0.00	\$0.00	\$0.00	\$8.50	\$8.50
Power Ctr	0.00%	0.00%	0.00%	0.00%	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Neighborhood Ctr	0.00%	0.00%	0.00%	0.00%	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>SW Springfield</b>	<b>8.61%</b>	<b>7.94%</b>	<b>8.19%</b>	<b>6.57%</b>	<b>6.78%</b>	<b>\$10.78</b>	<b>\$10.91</b>	<b>\$10.46</b>	<b>\$10.89</b>	<b>\$10.78</b>
Regional Ctr	0.00%	0.00%	0.00%	0.00%	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Community Ctr	7.42%	7.15%	7.15%	5.42%	5.70%	\$9.40	\$9.40	\$9.40	\$9.40	\$9.70
Conv/Strip Ctr	19.70%	17.74%	18.22%	15.84%	15.91%	\$11.97	\$12.10	\$11.81	\$11.72	\$11.56
General	4.30%	3.90%	3.90%	1.20%	2.25%	\$8.92	\$9.50	\$9.33	\$8.92	\$8.69
Power Ctr	0.00%	0.00%	0.00%	0.00%	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Neighborhood Ctr	5.57%	5.21%	6.04%	6.66%	5.80%	\$10.17	\$10.17	\$7.50	\$12.25	\$12.25
<b>Willard</b>	<b>8.37%</b>	<b>8.37%</b>	<b>13.39%</b>	<b>13.39%</b>	<b>8.16%</b>	<b>\$9.50</b>	<b>\$9.50</b>	<b>\$6.88</b>	<b>\$6.88</b>	<b>\$6.88</b>
Regional Ctr	0.00%	0.00%	0.00%	0.00%	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Community Ctr	0.00%	0.00%	0.00%	0.00%	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Conv/Strip Ctr	7.24%	7.24%	7.24%	7.24%	7.24%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
General	26.73%	26.73%	26.73%	26.73%	4.45%	\$9.50	\$9.50	\$9.50	\$9.50	\$9.50
Power Ctr	0.00%	0.00%	0.00%	0.00%	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Neighborhood Ctr	0.00%	0.00%	10.54%	10.54%	10.54%	\$0.00	\$0.00	\$4.25	\$4.25	\$4.25
<b>Grand Total</b>	<b>5.78%</b>	<b>5.61%</b>	<b>5.71%</b>	<b>5.24%</b>	<b>5.07%</b>	<b>\$10.16</b>	<b>\$10.25</b>	<b>\$10.05</b>	<b>\$10.43</b>	<b>\$10.52</b>

## Lease Rates

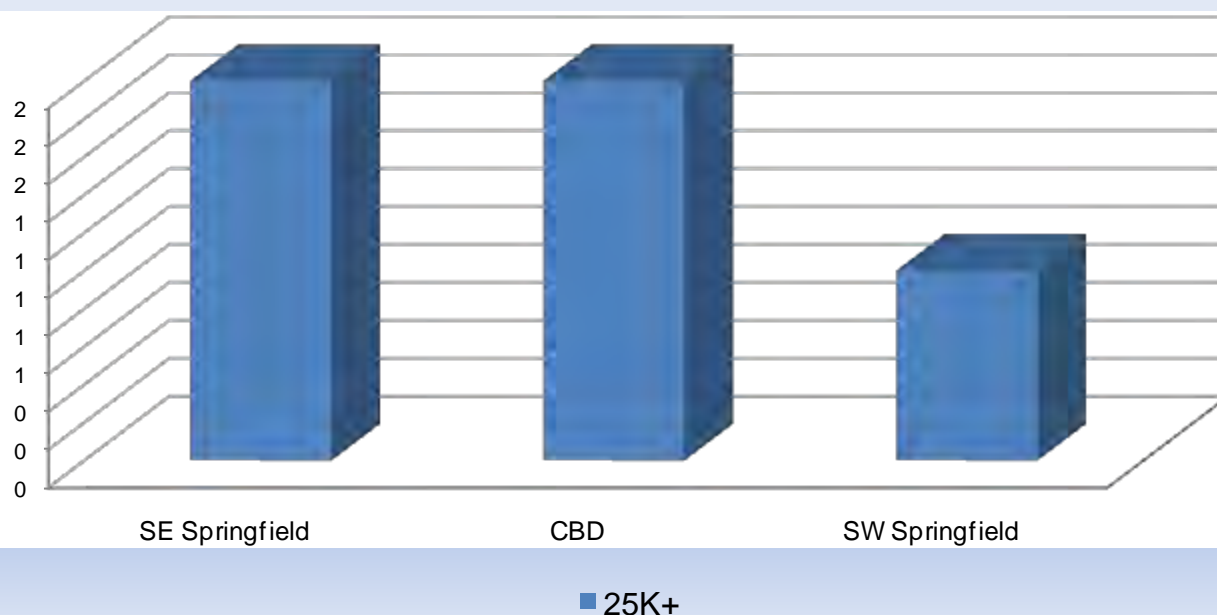


## Largest Changes in Occupancy

Property Name	SF Occupied or Vacated	Company Name	Market
439-445 E Commercial St	15,000	SL Missouri LLC	NE Springfield
Battlefield Plaza	12,670	Combination of Tenants	SW Springfield
Kansas Station	7,728	Combination of Tenants	SW Springfield
Napier Center	7,720	Spinnaker Resorts	SW Springfield
Shadowood Plaza	-14,500	Combination of Tenants	SW Springfield

## Available Space by Size

### Largest Blocks of Available Space



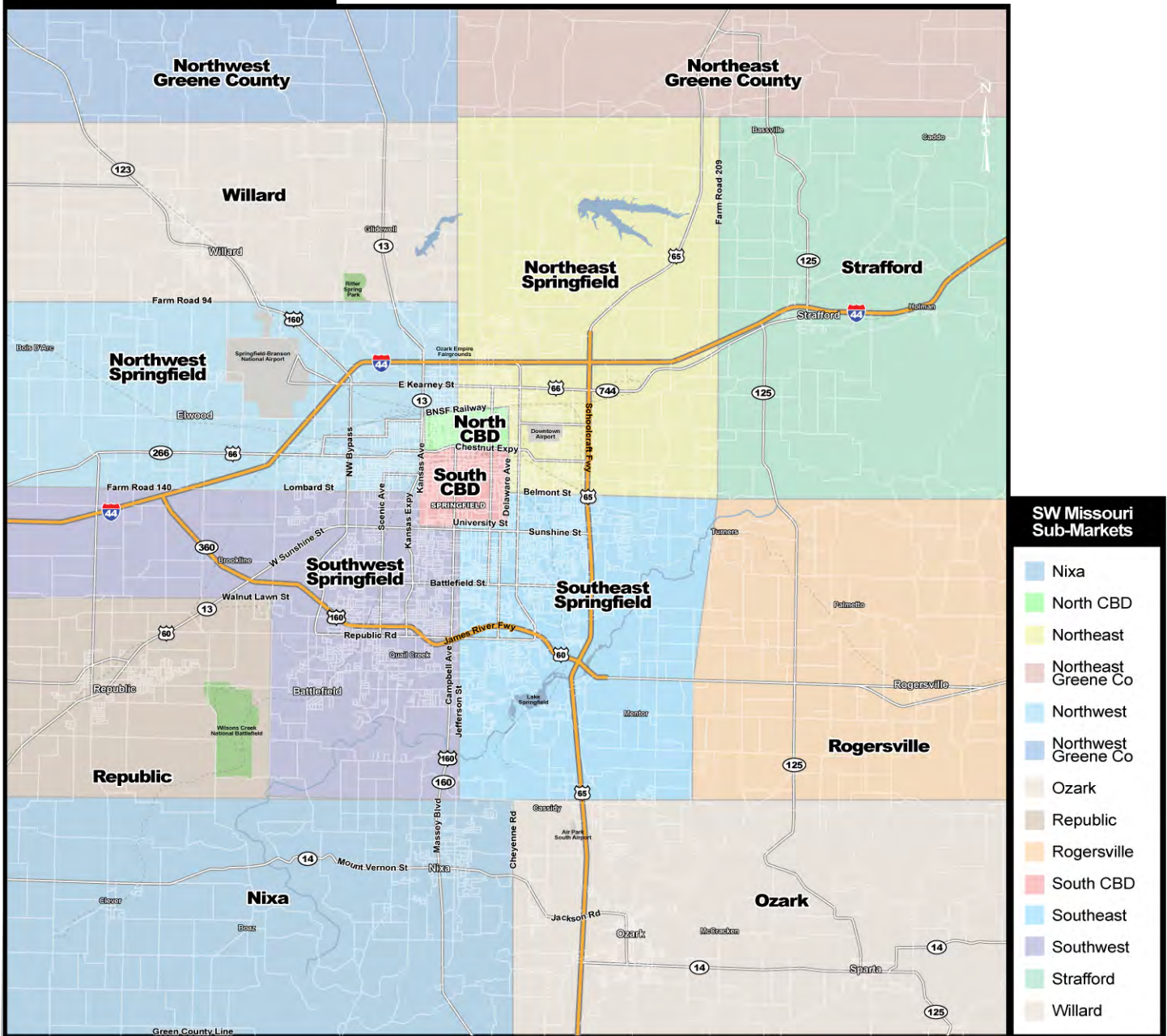
## Available Space Historical Comparisons

Quarter	25-50K
2010 Q3	6
2010 Q4	6
2011 Q1	5
2011 Q2	5
2011 Q3	5

## Notable Transactions

Property Name	SF Leased or Sold	Company Name	Market	Type	Lease/Sale
1805 W Kearney	7,120	Great Southern Bank	NW Springfield	General	Sale
College Station	6,700	Nine of Clubs	CBD	Neighborhood Ctr	Lease
Orchard Plaza	5,848	Terry's Treasures	NW Springfield	Conv/Strip Ctr	Lease
Village Marketplace	5,844	Orange Leaf, Al's Diner	Nixa	Neighborhood Ctr	Lease
10540 N State Highway 13	5,000	HHM Enterprises LLC	Willard	General	Sale

## SW Missouri - Market Area Map



## Terminology

**Inventory** - The total square feet of all single and multi tenant retail properties above 10,000 square feet, including owner occupied properties.

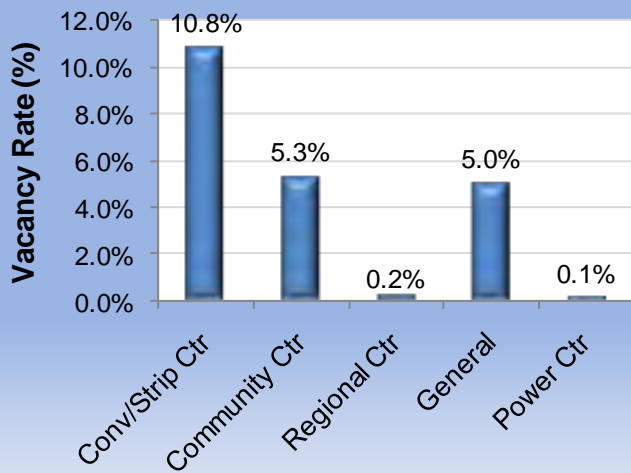
**Occupied SF** - The total amount of square feet leased and utilized by tenants.

**Vacant SF** - Space that is not currently occupied.

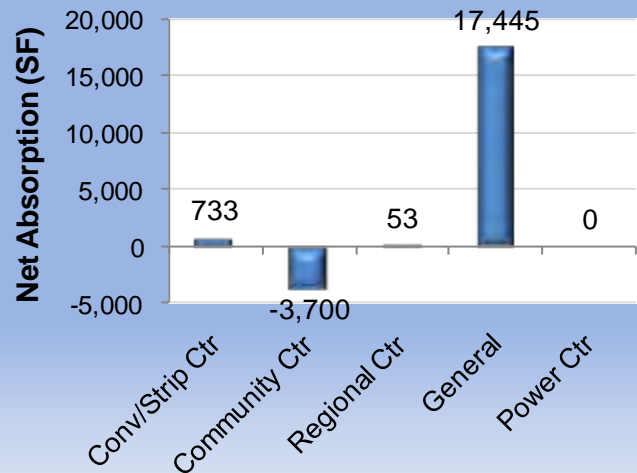
**Vacancy Rate** - Percentage of space in the market that is not currently occupied. (Vacant square feet divided by inventory)

## Vacancy & Absorption Trends

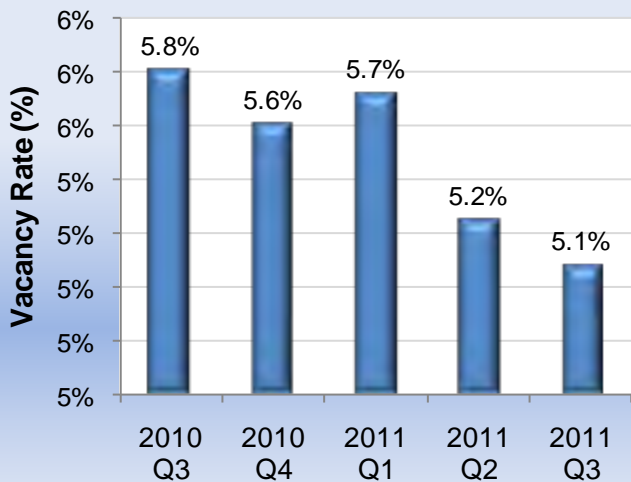
### Vacancy Rate by Type



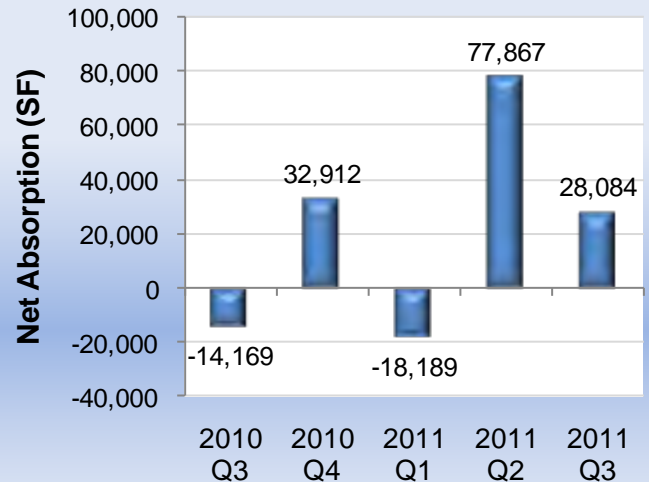
### Net Absorption by Type



### Vacancy Rate by Quarter



### Net Absorption by Quarter



This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.

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