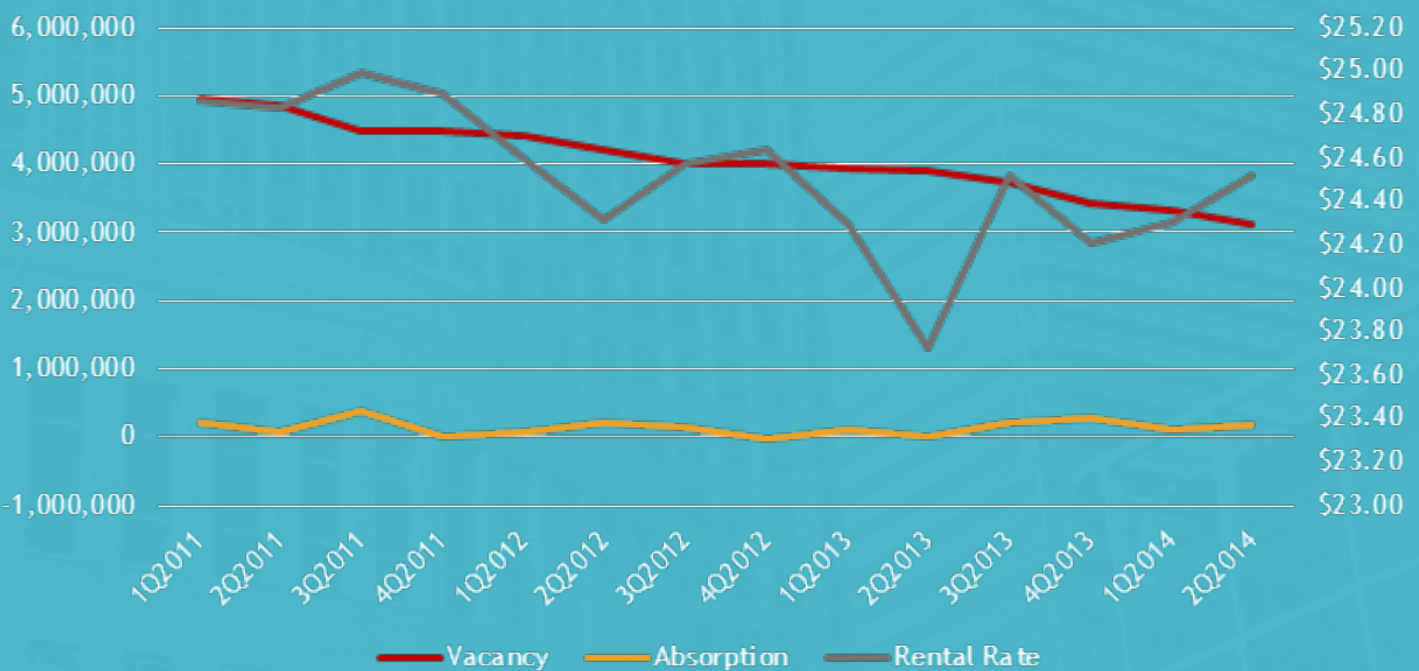


BUCKHEAD OFFICE MARKET

2ND QUARTER - 2014 ATLANTA

	4Q2013	1Q2014	2Q2014	TOTAL MARKET
Existing Inventory	22,622,466 SF	22,622,466 SF	22,622,466 SF	302,386,362 SF
Vacancy	15.2%	14.6%	13.8%	14.4%
Net Absorption	276,863 SF	126,919 SF	310,867 SF	2,803,008 SF
Deliveries	0	0	0	489,698 SF
Under Construction	125,000 SF	125,000 SF	125,000 SF	1,564,642 SF
Quoted Rates	\$24.21	\$24.30	\$24.52	\$18.75

MARKET INDICATORS 1Q2011 - 2Q2014



BUCKHEAD OFFICE MARKET

2ND QUARTER - 2014 ATLANTA

WILDMOR REALTY INC.

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Areas of Specialization

- Corporate Services
- Brokerage Services
- Portfolio Management
- Corporate Disposition
- Incentive Negotiation

Practice Groups

- Media and Entertainment
- Law Practice
- Finance
- Mission Critical Facilities
- Healthcare
- Technology

RECENT LEASING ACTIVITY

PROPERTY	SF	TENANT
One Capital City Plaza	29,610 SF	Blue Cross Blue
One Alliance Center	26,002 SF	Regus
4362 Peachtree Rd NE	24,000 SF	City of Brookhaven
Two Securities Centre	23,828 SF	Bounce TV

BREAKING NEWS

- Atlanta Public Schools is threatening to stall progress being made on the Atlanta Beltline over a delinquent \$19 million payment to APS from the City of Atlanta to cover the reallocation of property tax revenues.
- Atlanta Tech Village Atlanta Tech Village is continuing its success by adding established tech firms like Hannon Hill to its tenant roster and partnering with code school The Iron Yard.
- Plans have been filed for Phipps Plaza Lofts, which will include 320 loft-style apartment units.
- Permits have been filed for the redevelopment of the Brookwood Village shopping center; the developer is hoping to construct multi-family units above the existing retail space.
- Grayco Partners have filed plans for an 8-story, 250 unit apartment building behind Houston's restaurant; if approved, the project should deliver in 2016.
- Paces Property picks up 250 Piedmont for \$8.1 million; the 20-story office building is currently vacant.
- Owners of both 3630 Peachtree and 3330 Peachtree have decided to put the Buckhead office towers on the market.
- The first phase of construction has begun on the long-awaited Path400.