



GRUBB & ELLIS.

From Insight to Results

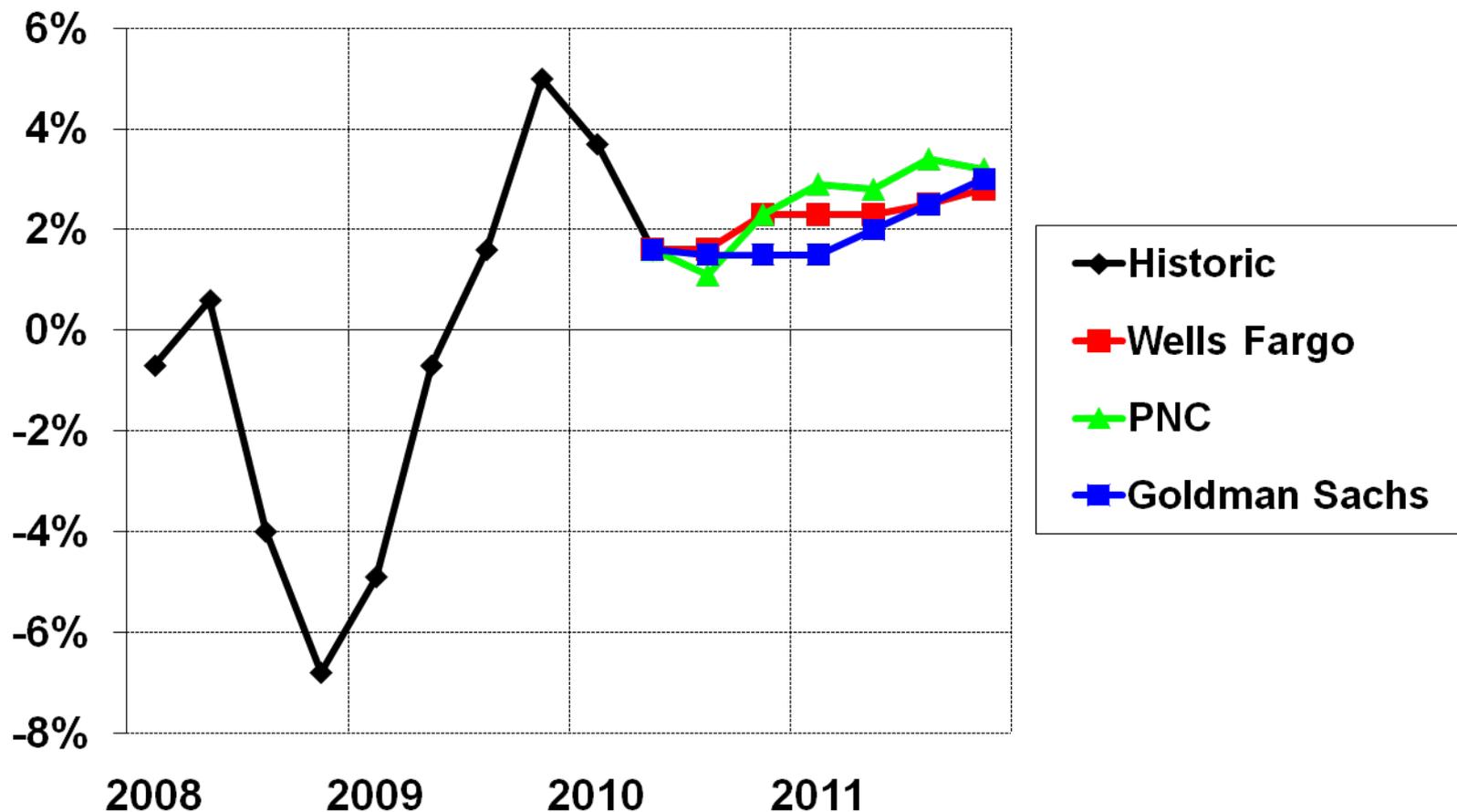
Outlook for Commercial RE

Robert Bach

SVP, Chief Economist

Gross Domestic Product, Historic & Forecast

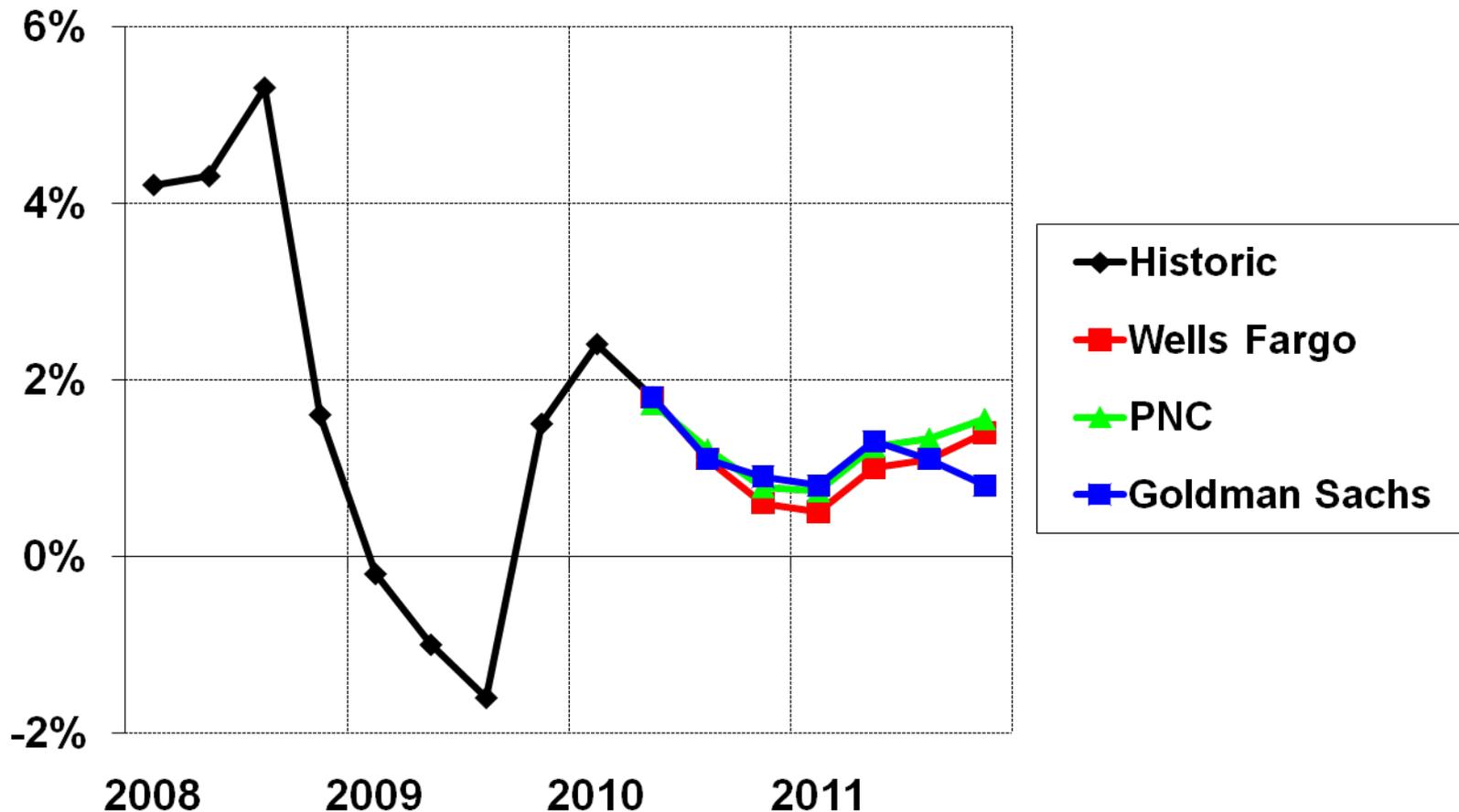
Annualized Percent Change



Source: BEA, Goldman Sachs, PNC, Wells Fargo, Grubb & Ellis

Inflation, Historic & Forecast

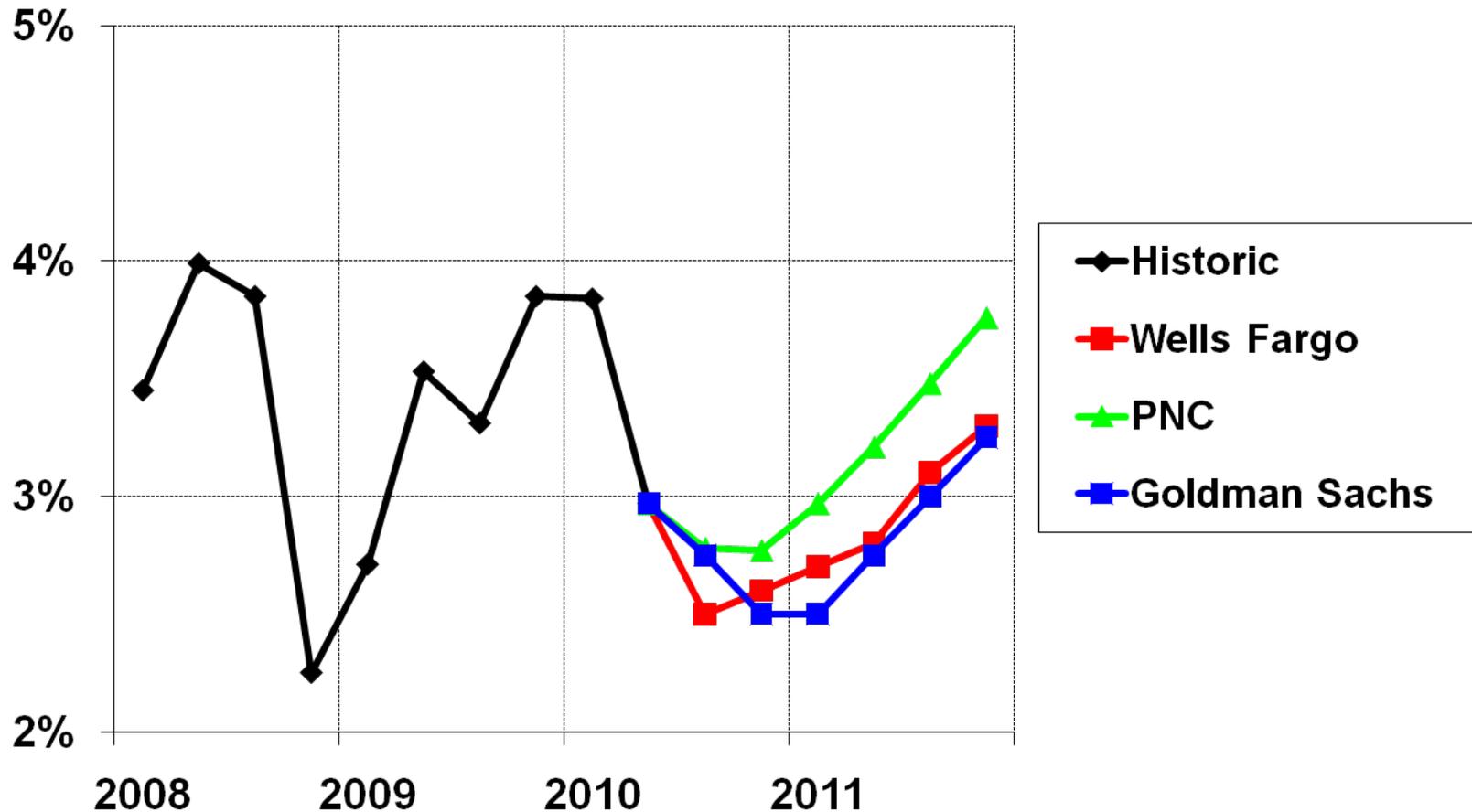
CPI-All Urban Consumers, % Change Year/Year



Source: BLS, Goldman Sachs, PNC, Wells Fargo, Grubb & Ellis

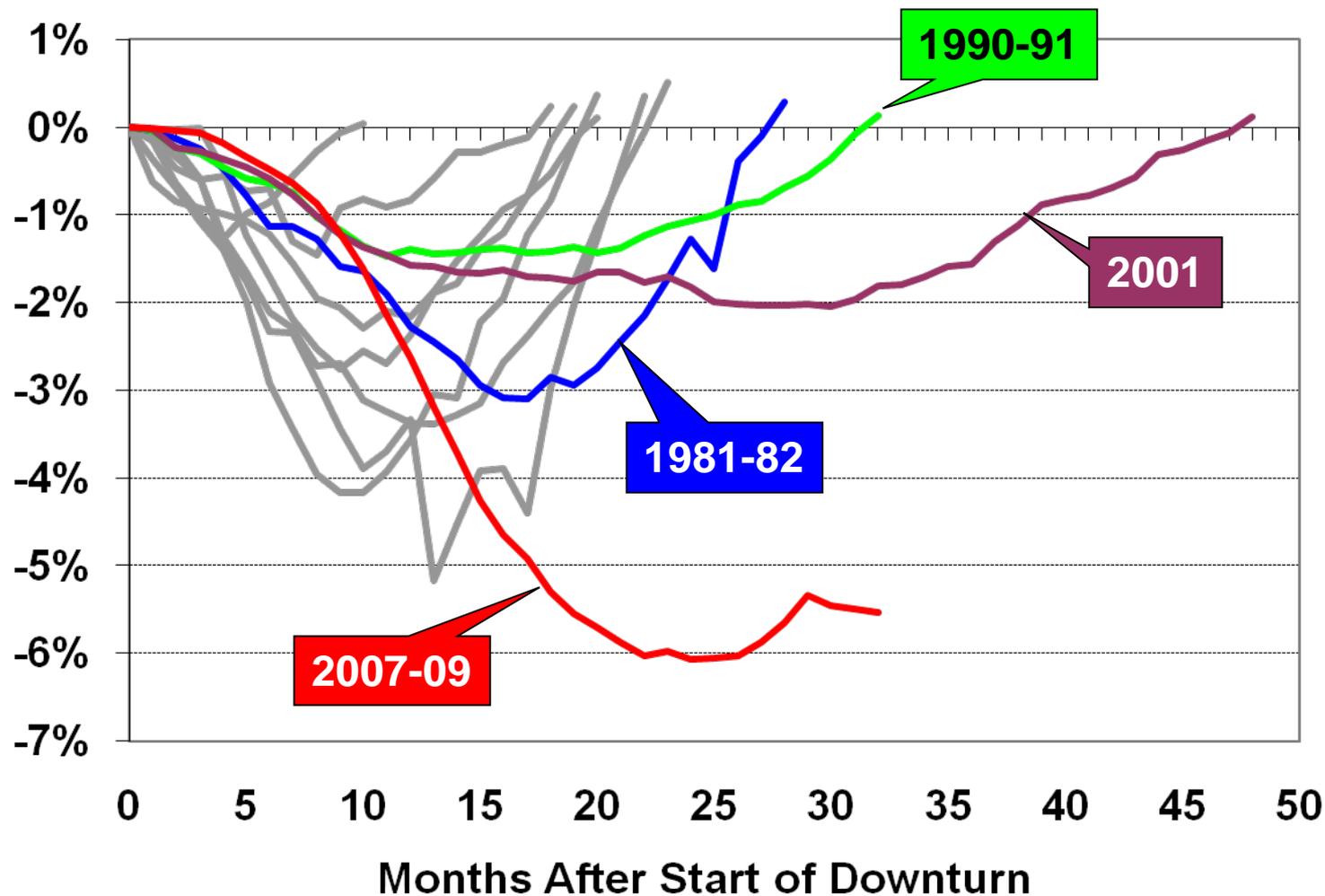
10 Year Treasury Yield, Historic & Forecast

End of Quarter



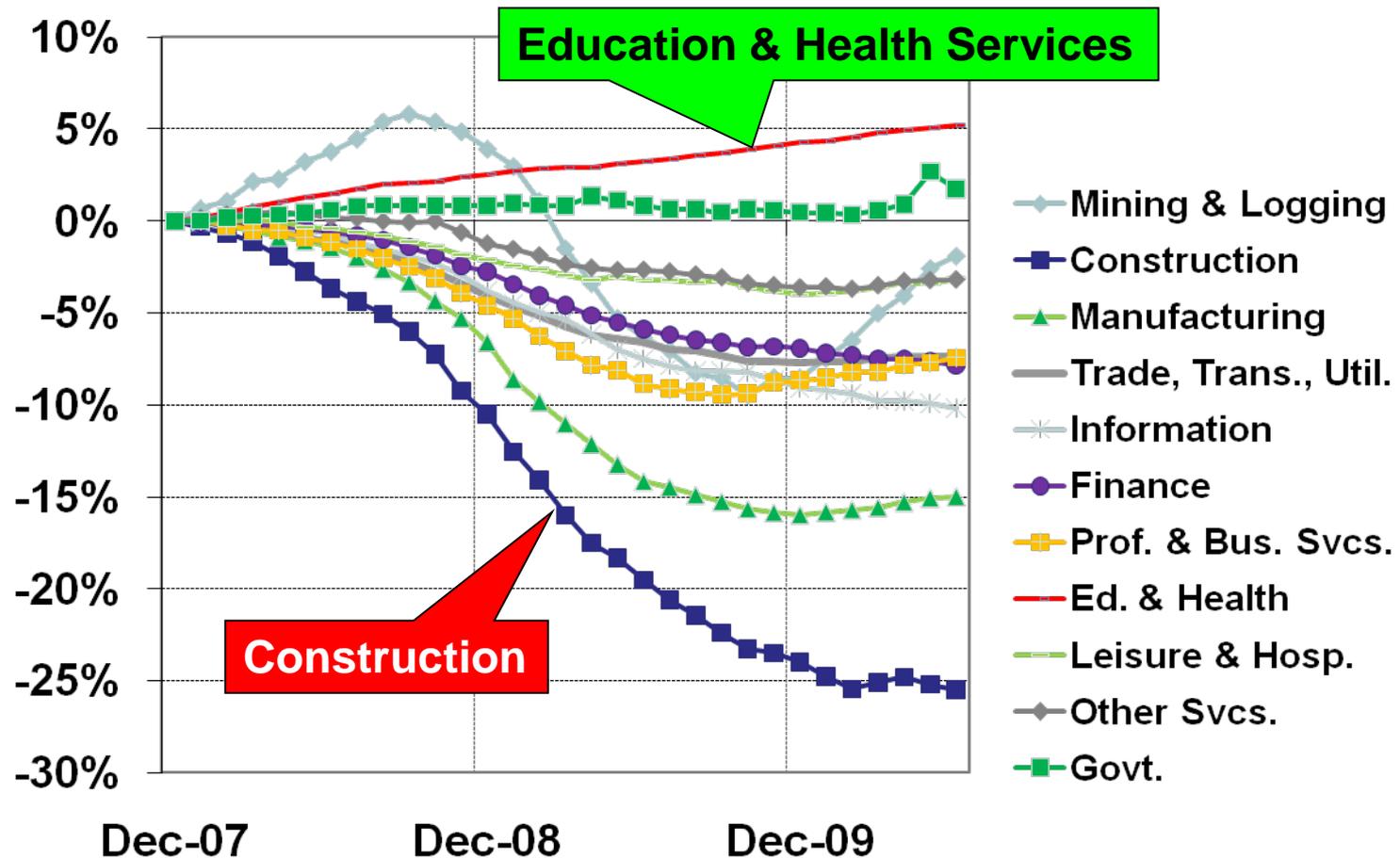
Source: Federal Reserve, Goldman Sachs, PNC, Wells Fargo, Grubb & Ellis

Job Losses Related to Post-War Recessions



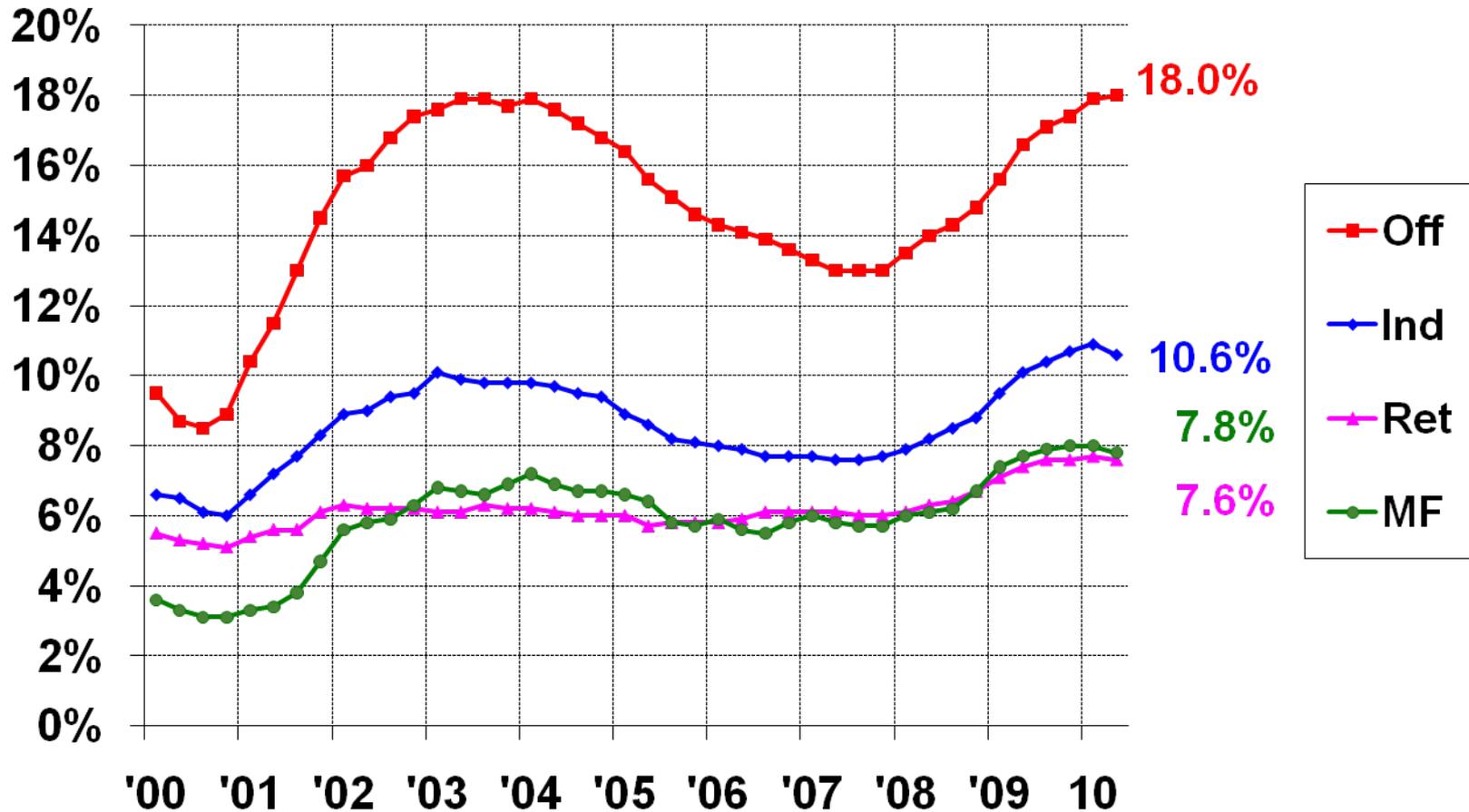
Source: BLS, Grubb & Ellis

Employment Change Since Recession Began



Source: BLS, Grubb & Ellis

Quarterly Vacancy by Property Type

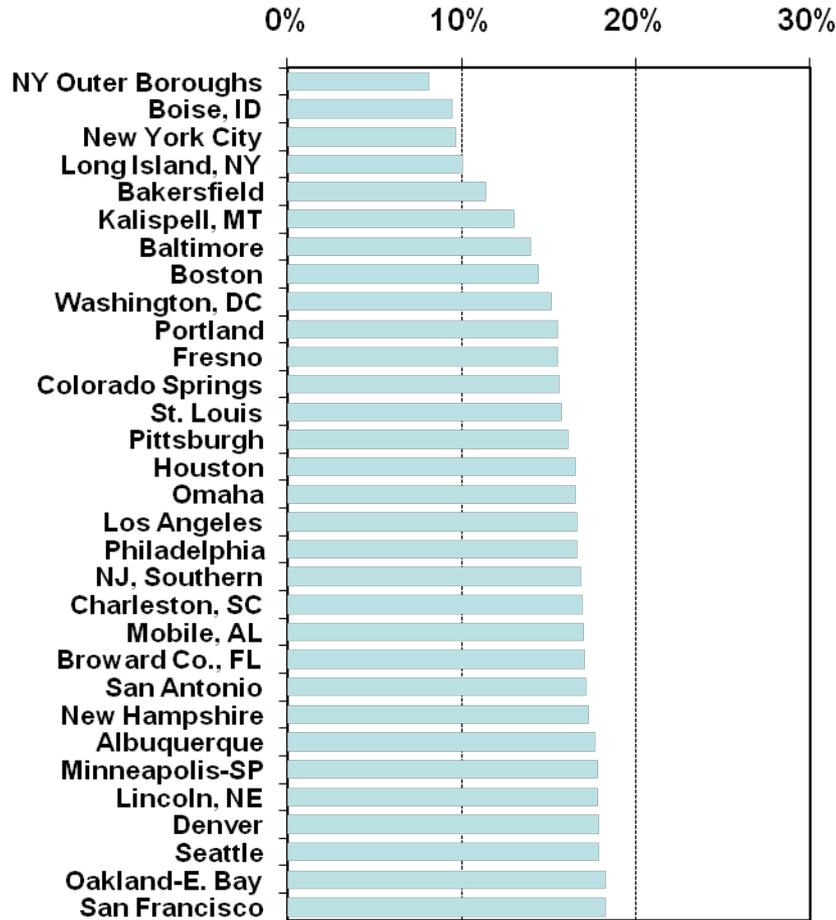


Source: CoStar, Reis, Grubb & Ellis

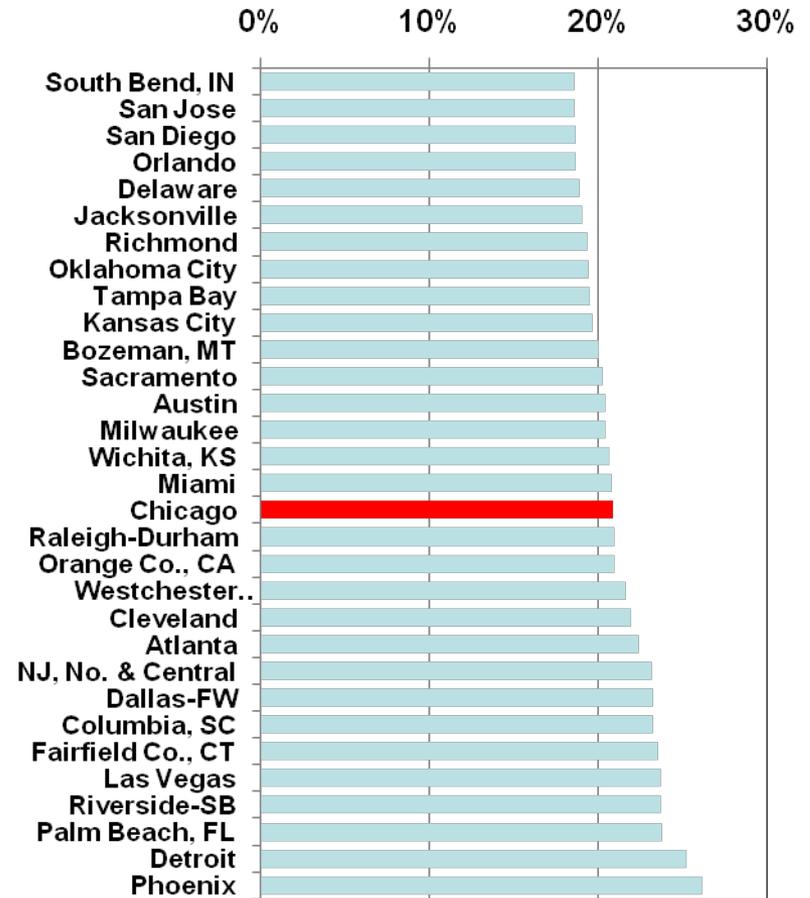
Office Vacancy Rates

2010-Q2

Lowest



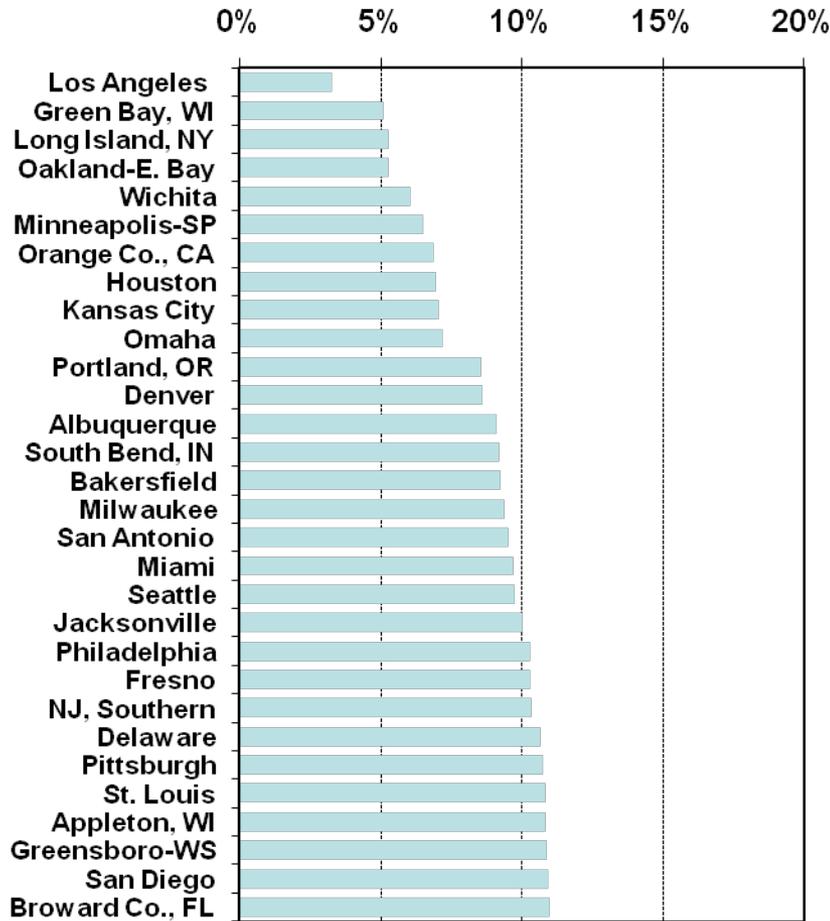
Highest



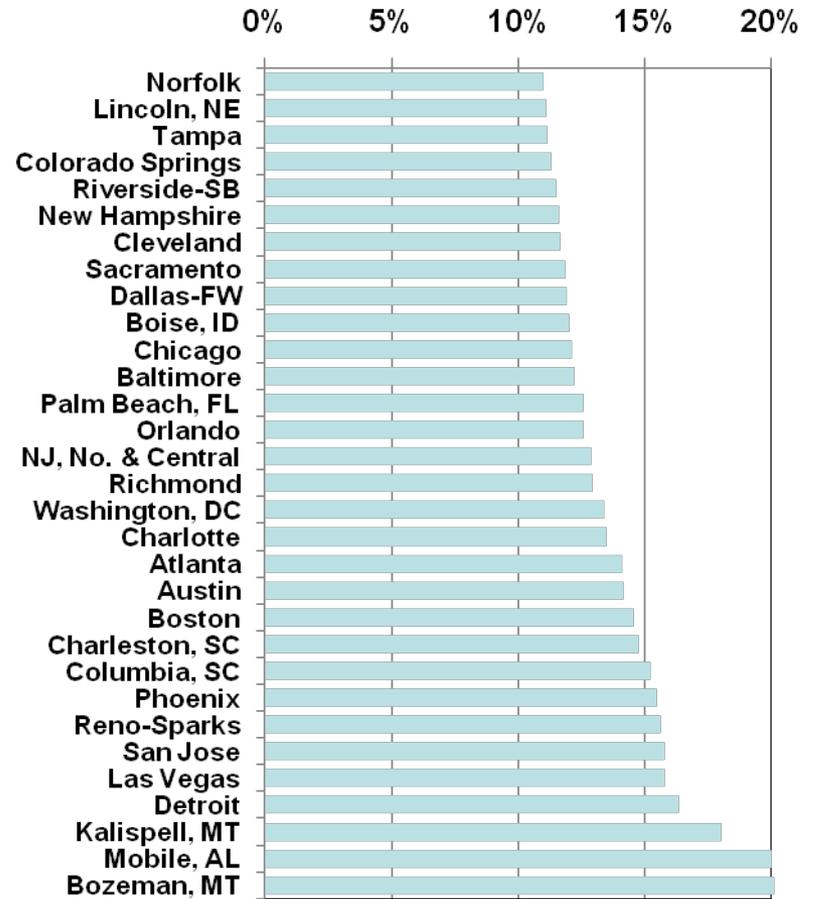
Industrial Vacancy Rates

2010-Q2

Lowest

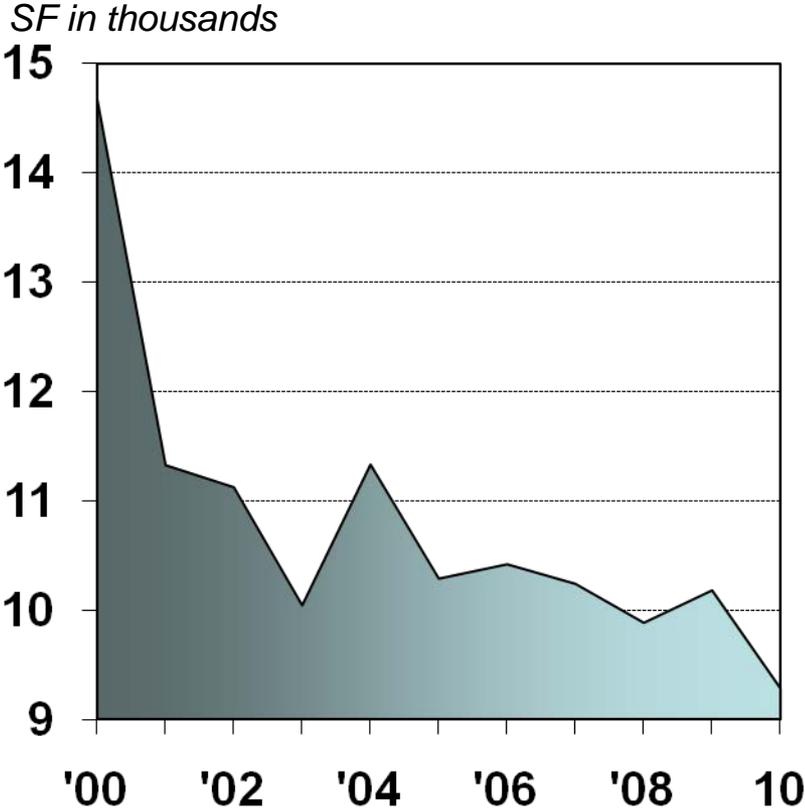


Highest

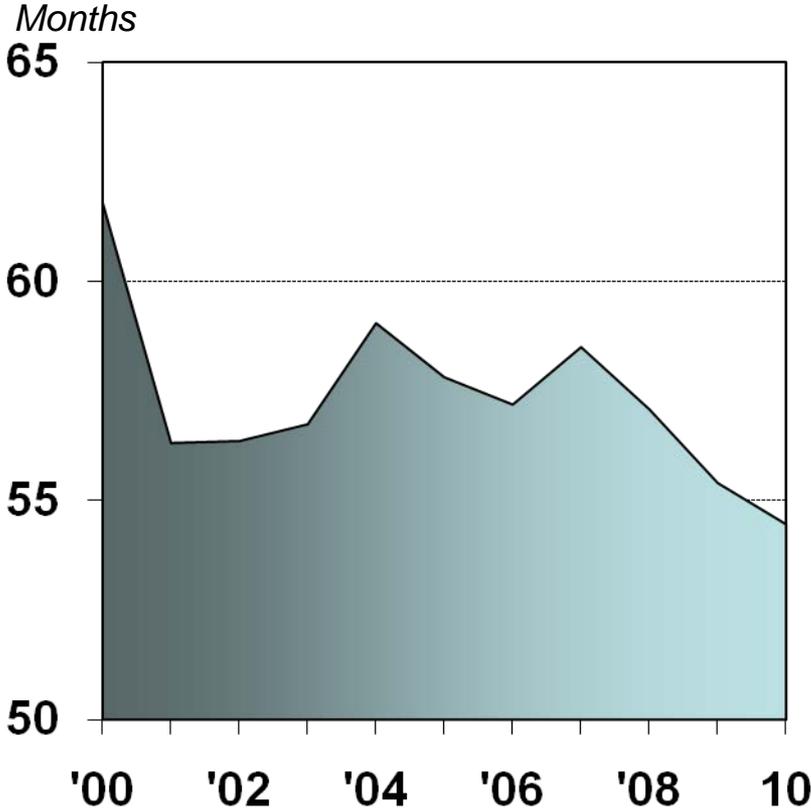


Average Office Lease Size & Term

Lease Size

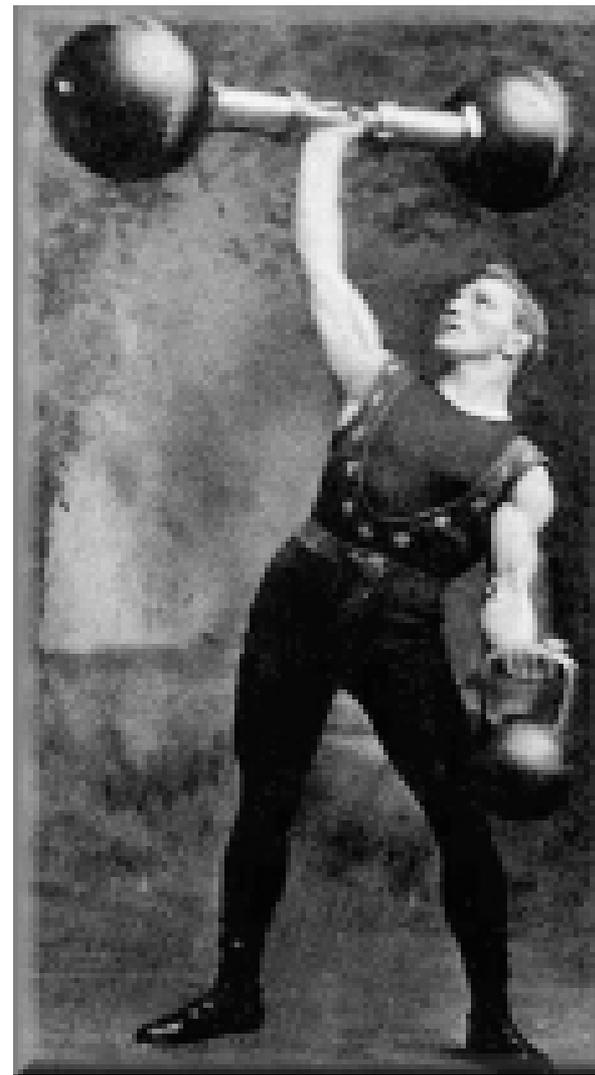
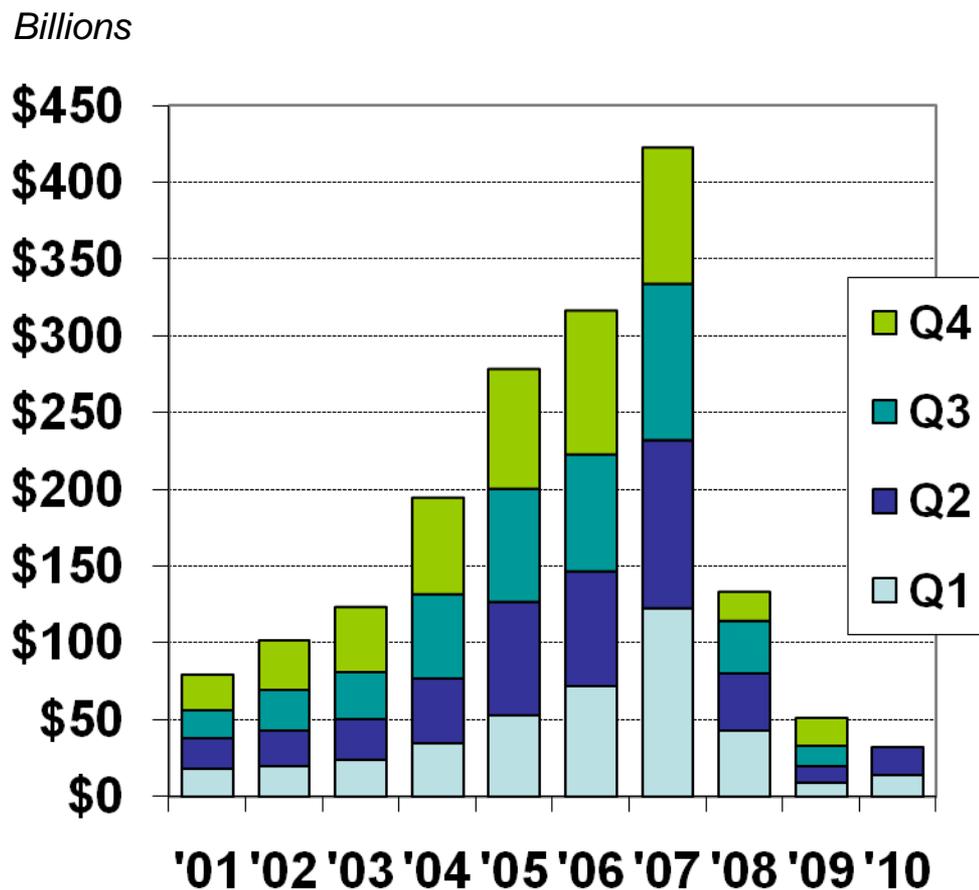


Lease Term



Commercial RE Investment Volume

By Quarter

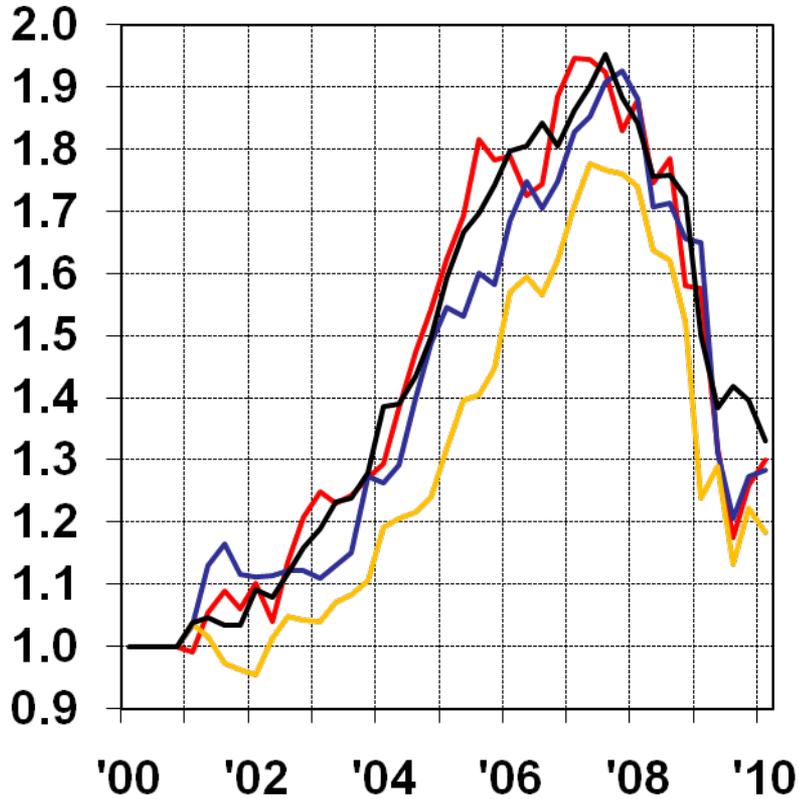


Source: Real Capital Analytics, Grubb & Ellis

Property Pricing

Moody's/REAL CPPI

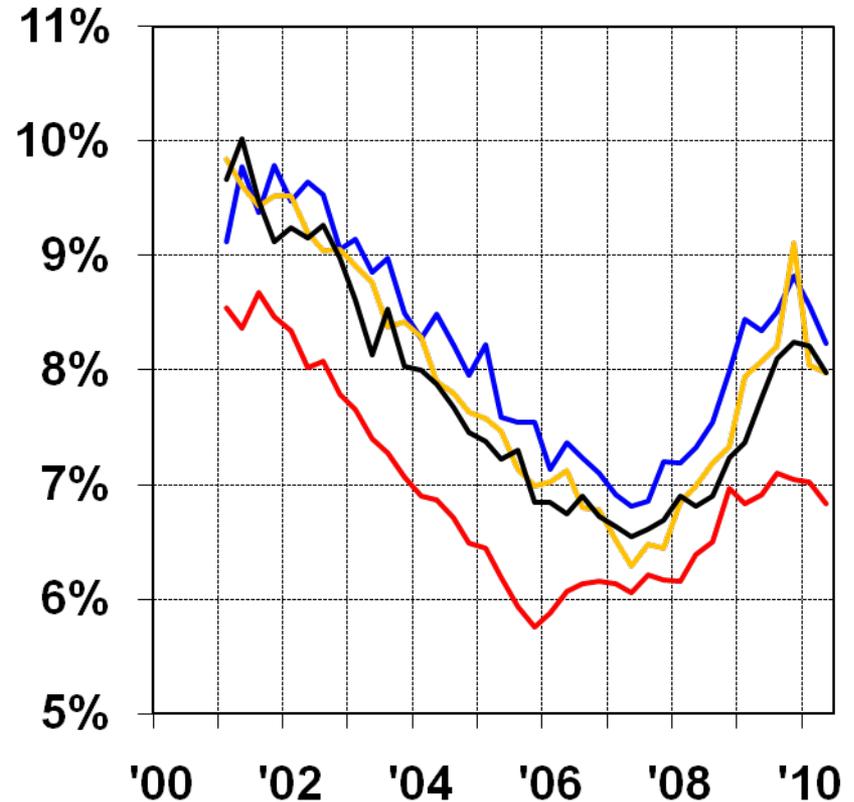
2000-Q4 = 1.0



— Apt — Ind — Off — Ret

Capitalization Rates

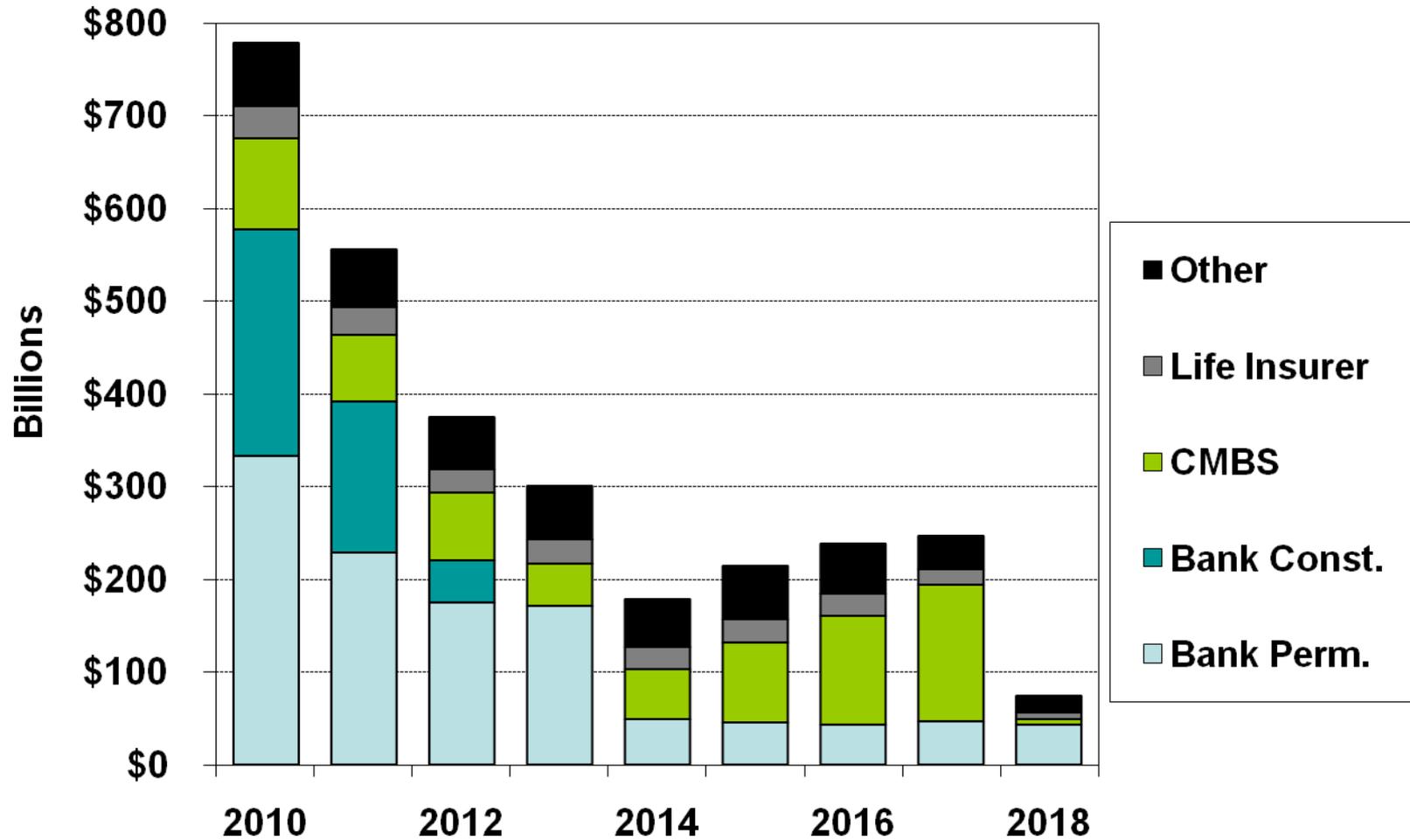
Average by Quarter



— Apt — Ind — Off — Ret

Source: MIT Center for Real Estate, RCA, Grubb & Ellis

CRE Loans Maturing by Year



Source: Property & Portfolio Research, Grubb & Ellis



Outlook for Commercial RE

Robert Bach

SVP, Chief Economist