OFFICE MARKET REVIEW

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2012 Year in Review

- Inventory: 39 million rsf
- Absorption: 600,000 rsf
- Vacancy: 12.1%
- Average rate: $17.65

Comparative Markets

<table>
<thead>
<tr>
<th>30,000 rsf+ multi-tenant</th>
<th>Hampton Roads</th>
<th>Richmond</th>
<th>Raleigh/Durham</th>
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</thead>
<tbody>
<tr>
<td>Inventor RSF</td>
<td>20,200,000</td>
<td>27,400,000</td>
<td>27,300,000</td>
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<tr>
<td>Vacancy</td>
<td>16.6%</td>
<td>12.6%</td>
<td>13.3%</td>
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<tr>
<td>Avg Rate</td>
<td>$18.38</td>
<td>$18.43</td>
<td>$21.03</td>
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</tbody>
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Amerigroup (315,000 rsf)
The Concourse
USAA Realty / Don Crigger/Gray Randolph

AMSEC (65,000 rsf)
5701 Cleveland Street
Olympia / Chip Cutchins/Lang Williams

Sutherland Global (40,000 rsf)
Liberty IV, Chesapeake
Liberty Property Trust/Brian Devlin
Fort Norfolk Plaza
$148/rsf
Maureen Rooks

Patrick Henry Corporate Center
$142/rsf
Scott Adams/Gray Randolph

Commander Corporate Center
$163/rsf
Scott Adams/Don Crigger

Top Ten Take-Aways
- Sequestration = uncertainty
- Defense is on hold
- Lenders impact
- New Courts impact

Ten Take-Aways - con't
- Submarket Disparity
- Rail Service = opportunity
- Market survived J FCOM

Ten Take Aways - con't
- Mortgage business is hot
- Vacancy will go below 10%
- It's still about jobs