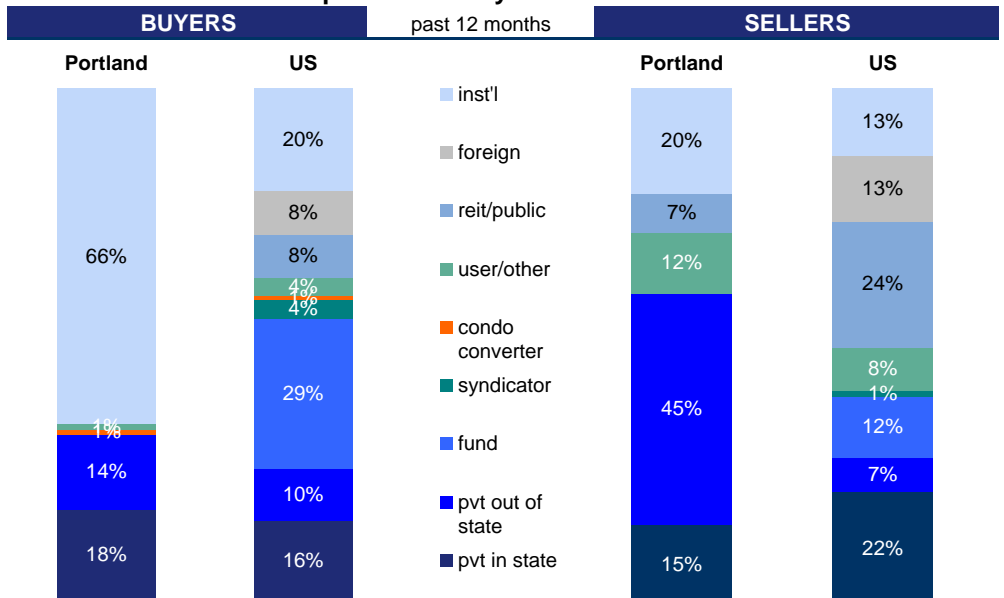


past 12 months	Office - CBD		Office - Sub		Portland		US total	
		chng*		chng*		chng*		chng*
volume (\$ mil)	\$458	93%	\$193	-48%	\$651	7%	\$134,739	33%
properties sold	10	11%	13	-24%	23	-90%	3,617	21%
avg \$/sq.ft.	\$215	16%	\$175	-14%	\$201	3%	\$212	9%
top quartile	\$203	-10%	\$241	-7%	\$221	-13%	\$258	-100%
median	\$142	-12%	\$200	6%	\$191	7%	\$175	3%
bottom quartile	\$122	-10%	\$149	-4%	\$143	-8%	\$121	3%
wtd avg cap rate	6.7%	14	6.7%	-24	6.7%	-10	6.3%	-36
top quartile	6.8%	8	6.4%	-13	6.6%	4	6.4%	-24
median	6.9%	-18	7.0%	-18	7.0%	-2	7.0%	-3
bottom quartile	7.0%	-79	7.2%	-34	7.1%	-41	7.6%	-34
mtg interest†	-		5.96%		5.96%		5.95%	
	-		72% ltv/1.3x dscr		72% ltv/1.3x dscr		72% ltv/1.4x dscr	
% ask achieved	89%		84%		87%		93%	
% chng offerings	41%		-23%		-19%		10%	

*percent or bps change vs. prior 12 mos. †for 5-10yr fixed rate conduit mortgages

Portland Office Submarkets								
submarket	\$mil	#	max	\$/sq.ft.	min	max	cap rate	min
Portland - CBD	\$458.0	10	\$257	\$215	\$47	7.1%	6.9%	6.7%
Columbia/Washington/Clark	\$117.9	8	\$351	\$162	\$130	7.7%	7.1%	6.4%
Portland - Proper	\$59.9	3	\$261	\$210	\$146	7.2%	6.8%	6.1%
Clackamas/Marion/Yamhill	\$14.9	2	\$215	\$170	\$150	-	-	-
Portland Total	\$650.7	23	\$351	\$201	\$47	7.7%	7.0%	6.1%

Composition of Buyers & Sellers

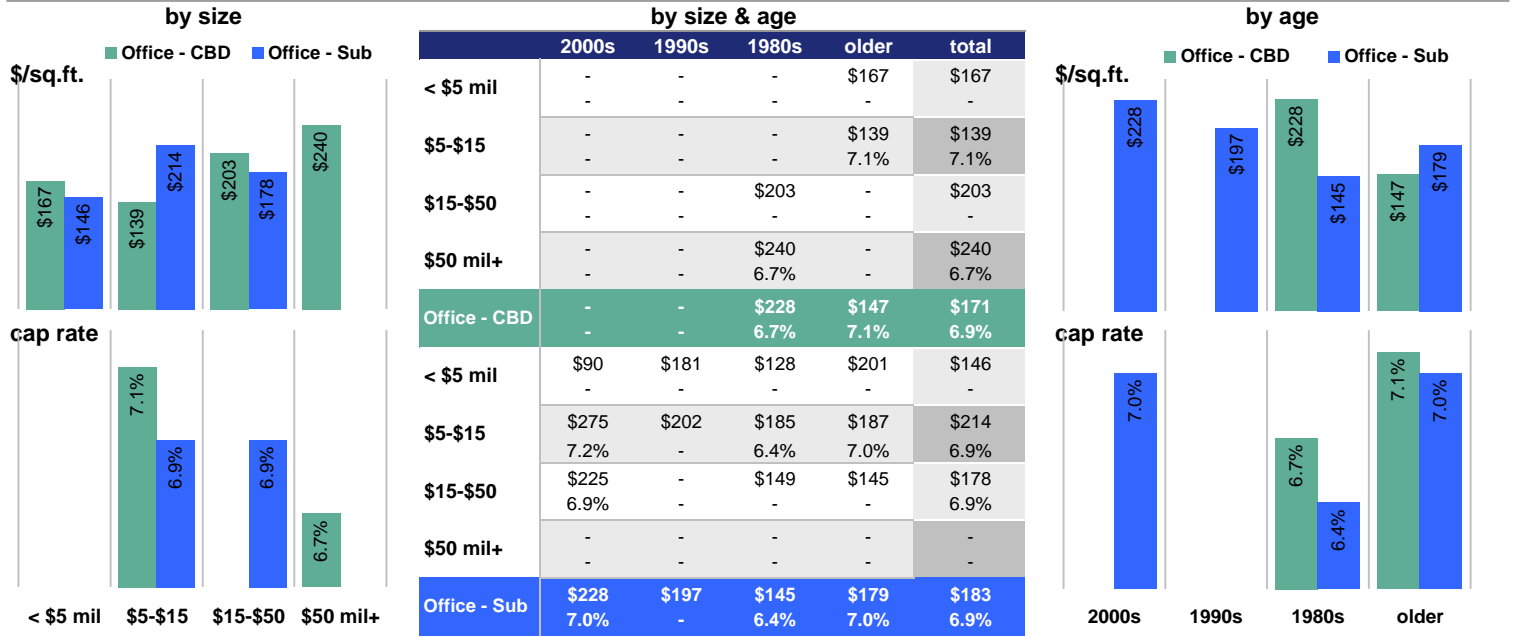


figures rounded may not sum to 100%

Based on independent reports of properties and portfolios \$5 million and greater. Data believed to be accurate but not guaranteed.

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pricing & cap rate averages



market comparison

	volume (\$bil)	\$/sq.ft.	cap rate	past 12 months
Los Angeles	\$7.02	\$286	6.6%	
San Francisco	\$4.18	\$349	6.9%	
San Diego	\$2.79	\$295	6.4%	
Seattle	\$2.71	\$236	6.7%	
East Bay	\$1.82	\$193	7.2%	
Sacramento	\$1.14	\$177	7.7%	
Portland	\$0.65	\$201	6.9%	
Salt Lake City	\$0.35	\$134	7.7%	

leading market players*

top buyers	top sellers	top brokers	top lenders
JP Morgan Investment Mgmt	Broadreach Capital Partners	Eastdil Secured	Mortgage Electronic Registration System
RREEF Funds	Unico Properties	Grubb & Ellis	Bank of America
GE Asset Group	Los Angeles Fire & Police	Cushman & Wakefield	Bank of The Cascades
Ashforth Co	Low Enterprises	NAI Affiliates	John Hancock
Wakefield Capital LLC	Equity Office Properties	CB Richard Ellis	Key Bank

*by dollar volume in past 12 mos.; full broker credit to seller's rep

recent transactions

date	property name	city	submarket	type	year built	price	sq.ft.	\$/sq.ft.
Dec-06	Broadway Plaza	Portland	Portland - CBD	Office - CBD	1972	\$6,300,000	51,600	\$122
Dec-06	Oregon Graduate Institute Campus	Beaverton	Columbia/Washington/Clark	Office - Sub	1963	\$44,400,000	308,000	\$144
Dec-06	Nationwide Insurance Bldgs	Portland	Portland - Proper	Office - Sub	1969	\$17,545,603	119,920	\$146
Dec-06	ELW Bldg	Vancouver	Columbia/Washington/Clark	Office - Sub	1998	\$12,150,000	93,430	\$130
Dec-06	620 SW 5th Ave	Portland	Portland - CBD	Office - CBD	1910	\$11,350,000	103,077	\$110
Oct-06	610 Esther St	Vancouver	Columbia/Washington/Clark	Office - Sub	1972	\$6,300,000	29,620	\$213
Oct-06	11475 SW Hall Blvd	Portland	Columbia/Washington/Clark	Office - Sub	1938	\$6,200,000	32,735	\$189
Sep-06	Tigard Medical Mall	Portland	Columbia/Washington/Clark	Office - Sub	1990	\$5,368,000	26,870	\$200
Sep-06	5 NW Natio Pkwy	Portland	Portland - CBD	Office - CBD	-	\$5,500,000	117,000	\$47
Aug-06	US Bancorp Tower	Portland	Portland - CBD	Office - CBD	1983	\$283,000,000	1,100,000	\$257

Based on independent reports of properties and portfolios \$5 million and greater unless otherwise noted. Data believed to be accurate but not guaranteed. Cap rates: unleveraged initial yield from sales as well as refinancings. Top/Bottom quartile: the level exceeded by the 25% highest/lowest quality assets. Investment composition: Inst'l: pension funds, insurance cos & banks; User/Other: corporations, governmental and non-profit; Syndicator: Tenancy-in-Common and Private REITs; Fund: privately sponsored comingled opportunity/equity funds. Submarkets: total does not include properties or portfolios that cannot be allocated to a single submarket or region.