



The final quarter of 2015 was a strong showing for the Phoenix office market. Finishing the year on a high note, the market showed positive progress in every indicator, with absorption and deliveries at an all-year high, trampling Q4 2014 numbers at an astounding rate. Total net absorption for the fourth quarter was over 2 million, the highest that the Phoenix office market has seen in over 10 years. This is especially impressive considering that new deliveries of space to the market were almost double that of last year, and was the largest year of new space since 2008. Tenant demand is surging thanks to a growing economy and population, bringing more jobs to the Valley with anticipation of even more growth in 2016.

Thanks to the market uptick, rental rates have continued to increase, although at a slow, steady pace. The first quarter of 2015 started off with rates at \$21.55/SF, and ended the year at \$22.46/SF. These are the highest rates seen since 2009, and should continue to trend upward as vacancy continues to decline. The Camelback Corridor submarket continued to bring in the highest average rental rates at \$27.61/SF, while the Mesa Downtown and Mesa East submarkets garnered the lowest average rates at \$14.64/SF and \$17.98/SF respectively.

Vacancy rates also continued in the right direction in 2015. The fourth quarter ended with an overall vacancy rate of 19.6%, down from 20.6% at the beginning of the year. The vacancy rate for the Phoenix office sector hasn't dropped below 20% since 2008 and saw rates close to 23% in 2011, so while still above the historical average, steady improvements have been made and will likely continue into 2016. Overall, Class B space continues to have the highest vacancy rate at 18.5%, while Class A space has continued to tighten dramatically in the last few years, dropping from 20% in 2013 to 15.3% at the end of 2015.

The largest sale transaction of the quarter was a collection of four buildings consisting of 966,000 SF of office and street-level retail space in the Camelback Esplanade complex which sold for \$279 million, or about \$289 per SF. The buyer, LBA Realty, is expected to complete a repositioning of the property to open up the retail space and create outdoor common areas. The largest lease transaction this quarter was 206,333 SF in Glendale to AAA Arizona at 5353 W Bell Rd.

Q4 Office Market Trends







Economic Outlook

Sustained job growth combined with an expanding economy has proved 2015 to be a favorable year for the commercial real estate market, indicating that the US Economy is gaining traction and continuing its recovery. Nationally, property prices are positioned to advance as inventory continues to shrink. National vacancy rates in all sectors besides multifamily have seen a continuous decline this year. The industrial sector has led this trend with vacancy decreasing by 1.4 percent, commercial and retail followed posting reductions of .8 and 1.3 percent respectfully, while multifamily rates saw an increase of 1.2 percent. Economically speaking, 2016 should be another productive year with US markets remaining healthy. Confidence in GDP growth is expected to hold steadfast through 2017, even with increasing capital market volatility extending from global economic uncertainty.

2015 saw an increase in the Fed's key interest rate, signaling the end of Quantitative Easing. Low interest rates of the past few years have been aimed to increase the federal government's ability to borrow money cheaply, enticing it from raising taxes or reducing spending to cover expenses, actions that would lead to economic contraction. Without these rock bottom interest rates one of the biggest uncertainties facing the US and abroad has been how the market will evolve without them. Luckily, according to Dr. Peter Linneman, Chief Economist of NAI Global, "there is no believable economic transmission mechanism from QE to economic growth". Further he explains that "Interest rates must rise to market levels for the economy to boom".

The Phoenix metro economy has out preformed the national average for the fourth straight year, expanding at a growth rate of 2.7 percent, above the national rate of 2.0 percent. This growth has translated into higher gains in personal income and retail sales, a trend that will continue at least through next year. Gains have not been spread out evenly though, Sectors in mining, manufacturing, construction and government have all seen negative job growth. But, these losses have been offset by the robust employment gains in the financial, healthcare and service sectors.

During 2015, the Phoenix industrial and office sectors- saw positive movement in net absorption, vacancy and rental rates. While the retail sector did not see much change in the way of absorption, it did witness much forward looking action in vacancy and rental rates. The most significant activity this quarter has been the upsurge of absorption, where the office sector posted over 2,000,000/SF in Q4, the biggest single quarter gain in more than a decade. Industrial also had a solid showing in the same category, coming in at over 3,000,000/SF in Q4. Further, rental rates have risen across the board this year, with the office sector leading the market seeing rates rise from \$19.91/SF in Q4 2014 to \$20.79/SF in Q4 2015. Retail rates have taken a nice hike as well, going from \$13.88/SF to \$14.34/SF.

Economic Trends





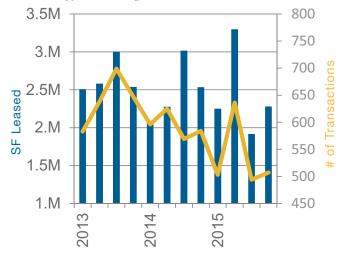


While showing improvement in every other indicator mentioned, the industrial sector showed the least amount of change in rates, seeing numbers go from \$6.19/SF to \$6.52/SF. If all factors remain steady, and the market maintains pace, 2016 should be another strong year for the Phoenix commercial market.

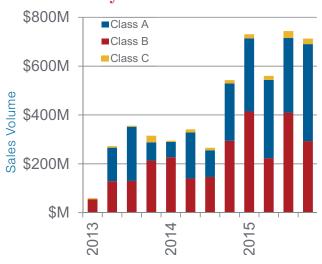
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	Total RBA	Total Vacant SF	Total Vacant %	Total Net Absorption	RBA Delivered	RBA Under Const.	Average Rental Rate
Class A	44,731,757	6,829,983	15.30%	1,494,034	1,321,376	2,289,921	\$26.62
Class B	84,286,118	15,589,788	18.50%	476,330	220,450	383,809	\$20.92
Class C	12,173,730	2,037,982	16.70%	41,456	-	-	\$16.07
Total	141,191,605	24,457,753	17.30%	2,011,820	1,541,826	2,673,730	\$22.46
Total 3Q15	139,669,779	24,947,747	17.90%	841,152	420,250	4,050,556	\$22.12
Total 2Q15	139,249,529	25,368,649	18.20%	522,324	625,335	4,174,935	\$21.80
Total 1Q15	138,646,751	25,298,149	18.20%	53,122	323,761	4,566,411	\$21.55

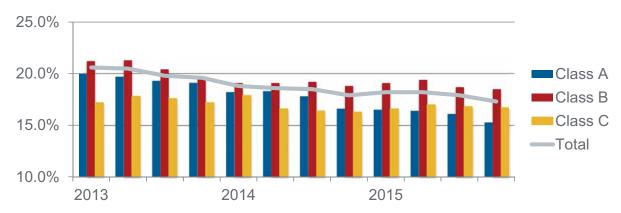
Leasing Activity



Sales Activity



Office Vacancy Rates



The Office Market is a compilation that includes Class A, Class B, and Class C buildings with at least 10,000 SF of space. Medical office buildings are included. Some information contained herein has been obtained from third party sources deemed reliable but has not been independently verified by NAI Horizon. NAI Horizon makes no warranties or representations as to the completeness or accuracy thereof. NAI Horizon makes no guarantee about projections, opinions, assumptions or estimates. Occasionally corrected or updated information becomes available for both current and historical data thereby invalidating specific comparison to previously issued reports.

Phoenix Submarkets

Class A 1,774.510 204.486 15.00% 0.00% 11.07% 32.2 32.20% 32.50%	Type	Total RBA	Direct Vacant SF	Sublet Vacant SF	Total Vacant SF	Direct Vacant %	Sublet Vacant %	Total Vacant %	Total Net Absorption	RBA Delivered	RBA Under Const.	Average Rental Rate (FS)
Class C 494,198 49,273 0			204 486	_	204 486	11.90%	0.00%	11.90%	372	_	_	\$26.02
Total 3,671,689 438,295 23,500 461,825 11.9% 0.6% 12.6	Class B	1,612,251	207,310	-	207,310					-	25,200	
Class A 1,677,407 245,390 245,390 14,60% 0,00% 14,60% 135,250 96,000 232,300										-	25 200	
Class B 1,677,407 245,330				23,530	401,025	11.9%	0.0%	12.0%	(12,432)	•	25,200	\$23.US
Total 9,985,238 1,778,970 88,566 1,747,366	Class A	1,677,407		-						96,000	-	
Total 9,825,28 1,708,770 38,566 1,747,336 17.4% 0.4% 17.8% 82,462 96,000 252,000 \$22,05										-	235,000	
Class A 80,849											235,000	
Class B 2,251,138 340,915 6.607 347,522 151,00% 0.30% 15,40% 24,106 - 60,000 \$22,00% Total 2,298,301 390,093 6.607 396,700 15.0% 0.30% 15,30% 32,341 - 60,000 \$22,477 Class B 3,613,988 728,003 16,753 744,756 20,10% 0.50% 20,660% (28,211) - 5,260 - 52,161 Class B 3,613,988 728,003 16,753 744,756 20,10% 0.50% 20,660% (28,211) - 5,260 - 52,161 Class B 3,613,988 728,003 16,753 744,756 20,10% 0.50% 20,660% (28,211) - 5,276 - 52,161 Class B 3,765,74 1,745,980 54,905 1,800,885 20,00% 0.65% 20,00% 16,50% (3,904) - 5,376 16,751 (1,745,980 54,905 1,800,885 20,00% 0.65% 20,75% (16,794) - 5,276 16,754 (1,745,980 720,652 14,50% 0.50% 17,00% 0.50% (16,794) - 5,276 1,276 (1,745,980 720,852 1,4105												
Total 2,986,201 390,093 6,607 396,007 15,007 15,007 15,308 32,341 - 6,000 322,47			340.915	6 607	347.522	15.10%	0.30%	- 15.40%	- 24 106	-	60.000	\$23.08
Class A A 72,162 965,679 38,152 1,003,831 20,40% 0.80% 21,20% 16,321	Class C	264,314		-						-	-	
Class A 4,742,162 965,679 38,152 1,003,831 20,40% 0,80% 21,20% 19,321 - \$31,72 Class B 3613,998 728,003 16,753 744,756 20,10% 0,50% 0,50% 12,00% (3,904) - \$316,18 Class C 360,414 52,298 - 52,298 14,50% 0,00% 14,50% (3,904) - \$316,18 Class B 3,716,574 1,745,980 0,54,905 1,100,885 20,00% 0,6% 20,7% (16,794) - \$27,681 Class B 2,386,023 397,128 11,105 408,223 16,60% 0,50% 17,10% 62,242 70,000 - \$25,01 Class B 4,762,245 720,633 23,486 744,139 15,10% 0,50% 15,60% (70) - \$23,155 Class B 4,762,245 10,288 10,1028 73,100 15,80% 15,80% (70) - \$22,72 Class B 4,762,246 11,1028 7,307,899 1,1028 73,100 15,80% 15,80% (70) - \$22,72 Class B 5,017,831 1,102,400 26,212 1,126,562 22,00% 0,50% 12,50% 14,919 192,450 23,859 522,40 Class C 204,291 31,886 - 3,886 15,60% 0,00% 15,60% 1,830 - \$19,32 Class C 204,291 31,886 - 3,886 15,60% 0,00% 15,60% 1,830 - \$19,32 Class B 5,207,800 193,682 - 13,866 15,60% 0,00% 15,60% 1,830 - \$19,32 Class B 5,207,800 193,682 - 13,866 15,60% 0,00% 15,60% 1,830 - \$19,32 Class B 6,202,844 1,585,219 3,682 1,590,770 22,50% 0,50% 22,50% 36,662 46,962 149,209 \$26,13 Class B 6,202,844 1,585,219 3,685 1,590,770 22,50% 0,50% 52,00% 15,50% 18,50 - \$21,45 Class B 6,202,844 1,585,219 3,686 1,590,770 22,50% 0,50% 52,00% 17,137 - \$21,159 Class C 23,516 63,066 145 63,211 28,20% 0,50% 22,50% 685 - \$23,45 Class B 6,202,844 1,144,48 10,47 Class B 6,202,844 1,144,48 1,144			390,093	6,607	396,700	15.0%	0.3%	15.3%	32,341	-	60,000	\$22.47
Class B 3,613,998 728,003 16,753 744,756 20,10% 0.50% 20,60% (29,211) \$27,81 Class C 30,0414 52,299 - 5,299 14,50% 0.00% 14,50% (3,904) \$16,148 Total 8,76,674 1,745,980 54,905 1,800,885 20,0% 0.6% 20,7% (16,794) \$27,61 Class A 2,386,2345 720,653 23,466 744,139 165,10% 0.50% 17,10% 62,242 70,000 - \$25,051 Class A 4,702,345 720,653 23,466 744,139 165,10% 0.50% 15,60% (7,00) - \$22,951 Total 7,307,289 1,127,909 34,591 1,162,500 15,4% 0.50% 15,90% (7,00) - \$22,87 Total 7,307,289 1,127,909 34,591 1,162,500 15,4% 0.50% 15,90% (7,00) - \$22,87 Class B 5,017,831 1,102,440 9,312 236,996 9,90% 0.40% 10,30% 151,381 150,000 291,712 \$22,87 Class C 5,017,831 1,102,440 9,312 236,996 9,90% 0.40% 10,30% 151,381 150,000 291,712 \$22,87 Total 7,526,855 1,361,990 35,524 1,397,514 181,70 0.50% 15,60% 1,830 \$19,32 Total 7,526,855 1,361,990 35,524 1,397,514 181,70 0.50% 15,60% 1,830 \$19,32 Total 7,526,855 1,561,899 32,240 Class C 0,22,277 193,882 - 193,886 15,60% 0.00% 15,60% 1,830 \$19,32 Total 7,526,855 1,561,899 32,255 1 1,589,779 22,50% 0.50% 52,0% 36,662 46,952 149,209 \$25,13 Class C 0,22,2316 63,066 145 63,211 28,20% 0.50% 52,00% 17,137 0.506 149,209 \$25,13 Class C 0,22,2316 63,066 145 63,211 28,20% 0.50% 52,00% 17,137 0.506 149,209 \$25,13 Class C 0,22,247 1,147,489 102,734 1,259,123 12,77 Class B 0,599,088 714,066 102,734 816,800 14,10% 2.00% 16,10% 53,663 - \$23,39 Class C 0,42,278 1,147,489 102,734 1,259,123 12,70% 0.00% 17,10% 17,107 1,106,100 1,106,			965.679	38.152	1.003.831	20.40%	0.80%	21.20%	16.321	_	_	\$31.72
Total 8,76,674 1,745,980 54,985 1,800,885 20.0% 0.6% 20.7% (16,794) \$27,61 Central Scottsdale Class A 2,386,023 397,128 11,105 408,223 16,60% 0.50% 17,10% 62,242 70,000 - \$25,015 Class A 4,782,345 720,653 23,486 744,139 15,10% 0.50% 15,60% (70) \$22,75 Class C 138,921 10,128 - 10,128 7.30% 0.00% 7.30% (2,545) \$22,75 Class C 138,921 10,128 - 10,128 7.30% 0.00% 7.30% (2,545) \$22,75 Class A 2,304,733 22,764 33,112,209 9.99% 0.40% 10,20% 151,331 150,000 291,712 \$27,77 Class B 5,017,831 31,102,440 26,212 1,128,862 22,00% 0.50% 22,50% 14,031 92,450 23,859 \$22,40 Class B 5,017,831 31,468 22,138,865 15,90% 0.00% 15,60% 14,031 92,450 23,859 \$22,40 Total 7,328,855 1361,990 35,524 13,97,514 18,1% 0.5% 18,60% 167,302 242,450 315,571 324,30 Deer Valley/Airport Class B 6,920,244 1,558,219 32,551 1,590,770 22,50% 0.50% 23,00% 17,137 46,952 149,209 \$25,13 Class B 6,920,244 1,558,219 32,551 1,590,770 22,50% 0.50% 23,00% 17,137 46,952 149,209 \$22,13 Class B 6,920,244 1,558,219 32,551 1,590,770 22,50% 0.50% 23,00% 17,137 46,952 149,209 \$22,19 Downtown Class A 5,059,088 714,066 102,734 816,800 14,10% 20,00% 16,10% 53,663 - \$21,19 Class A 5,059,088 714,066 102,734 816,800 14,10% 20,00% 16,10% 53,663 - \$22,39 Class B 5,216,094 311,414 - 311,414 9,70% 0.00% 9,70% (1,596) - \$22,39 Class B 1,159,707 20,506 42,219 12,909 16,30% 0.00% 18,00% (9,999) - \$13,30 Class B 1,159,707 20,686 42,19 22,184 18,00% 0.00% 18,00% (9,999) - \$13,30 Class B 1,159,707 20,686 42,19 22,884 18,00% 0.00% 18,00% (9,999) - \$13,30 Class B 1,159,707 20,686 42,19 22,184 18,00% 0.00% 18,00% (9,999) - \$13,30 Class B 1,159,707 20,686 42,19 22,884 18,00% 0.00% 18,00% (9,999) - \$13,30 Class B 1,159,707 20,686 42,19 22,184 18,00% 0.00% 18,00% (9,999) - \$13,30 Class B 1,159,707 20,686 42,19 22,184 18,00% 0.00% 18,00% (9,999) - \$13,30 Class B 1,159,707 20,686 42,19 22,184 18,00% 0.00% 18,00% (9,999) - \$22,10 Class B 1,337,921 243,632 - 243,632 18,200 0.00% 11,00% 21,00% 21,00% 21,00% 21,00% 21,00% 21,00% 21,00% 2	Class B	3,613,998	728,003		744,756	20.10%	0.50%	20.60%	(29,211)	-	-	\$21.81
Class A 2,386,023 397,128 11,105 408,223 16,60% 0.50% 17,10% 62,242 70,000 - \$25,01				E4 00E						-	-	
Class A 2,386,023 397,128 11.105 408,223 16.60% 0.50% 17.10% 62,242 70,000 - \$25,01 Class C 138,921 10,128 - 10,128 7.30% 0.00% 7.30% (2,545) - \$21,000 - \$22,000 Class C 138,921 10,128 - 10,128 7.30% 0.00% 7.30% (2,545) - \$22,000 - \$22,000 Class C 138,921 11,000 34,991 11,000 34,991 11,000 0.00% 7.30% (2,545) - \$22,000 Class C 2,304,733 227,684 9.312 236,996 9.90% 0.00% 7.30% 151,381 150,000 291,712 \$27,77 Class B 5,017,831 1,102,440 26,212 1,128,652 22,00% 0.50% 22,50% 14,091 92,450 23,859 \$22,40 Class C 204,291 31,886 6.50% 0.00% 15,60% 1,800 - \$13,800 150,000 15,60% 14,091 92,450 23,859 \$22,40 Class C 204,291 31,886 15,60% 0.00% 15,60% 16,80% 151,381 150,000 291,712 \$27,77 Class A 3,722,007 193,662 1 1,990,770 12,500 15,000 15,60% 16,80% 167,302 242,450 315,571 \$24,30 Class B 6,920,264 1,558,219 32,551 1,580,770 22,50% 0.00% 5,20% 36,662 46,952 149,209 \$25,13 Class B 6,920,264 1,558,219 32,551 1,580,770 22,50% 0.00% 5,20% 36,662 46,952 149,209 \$25,13 Class B 6,920,264 1,814,967 32,696 145 63,211 28,20% 0.10% 28,30% 665 - \$21,109 12,100 12,1			1,745,960	54,905	1,000,000	20.0%	0.0%	20.7%	(10,794)	-	-	\$27.01
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Total 7,307,289 1,127,999 34,591 1,162,500 15,4% 0,5% 15,9% 59,627 70,000 . \$22,87				23,486						-	-	
Chandler				34.591						70.000	-	
Class B	Chandler	,		•	1,102,000							
Class C 204,291 31,886 31,699 35,524 1,397,514 18,1% 0.5% 18,6% 167,302 242,450 315,571 \$24,30 Deer Valley/Airport 193,682 - 193,682 5.20% 0.00% 5.20% 36,662 46,952 149,209 \$25,13 Class B 6,902,264 1,558,219 32,551 1,590,770 22,50% 0.50% 23,00% 17,137 685 - \$21,45 Class C 223,516 63,066 145 63,211 28,20% 0.10% 28,30% 685 - \$2,2145 Total 10,865,847 1,814,967 32,666 1,847,663 16,7% 0.3% 17,0% 54,484 46,952 149,209 \$22,09 DOWNLOWN										,		
Total 7,526,855 1,361,990 35,524 1,397,514 18.1% 0.5% 18.6% 167,302 242,450 315,571 \$24,30				20,212						92,450	23,039	
Class B 6,920,264 1,558,219 32,551 1,590,770 22,55% 0.05% 5,20% 36,662 46,952 149,209 \$25,13 Class B 6,920,264 1,558,219 32,551 1,590,770 22,55% 0.55%	Total	7,526,855		35,524						242,450	315,571	
Class B 6,820,264 1,558,219 32,551 1,590,770 22.50% 0.50% 23.00% 17,137 - \$21,19 Class C 223,516 630,666 145 63,211 28.20% 0.10% 58.30% 685 - \$21,45 Total 10,865,847 1,814,967 32,696 1,847,663 16.7% 0.3% 17.0% 54,484 46,952 149,209 \$22.09 Downtown Class A 5,059,088 714,066 102,734 816,800 14.10% 2.00% 16.10% 53,663 - \$27.39 Class C 747,596 121,909 - 121,909 16.30% 0.00% 9.70% (1,596) - \$22.32 Class C 747,596 121,909 - 121,909 16.30% 0.00% 9.70% (1,596) - \$12.336 Total 9,022,778 1,147,389 102,734 1,250,123 12.7% 1.1% 13.9% 42,068 - \$25.51 Gateway Airport/Loop 202 Class A 46,732 12.394 - 12,394 26.50% 0.00% 26.50% 95 - \$27.36 Class C 33,232 4,231 - 4,231 12.70% 0.00% 12.70% 21,70% 21,746 - \$24.36 Class C 33,232 4,231 - 4,231 12.70% 0.00% 12.70% 21,841 - \$24.38 Class B 1,159,767 208,665 4,219 212,884 18.00% 0.40% 18.40% 21,746 - \$24.36 Class C 33,232 4,231 - 4,231 12.70% 0.00% 12.70% 21,841 - \$24.38 Class B 1,159,5102 414,512 - 414,512 29,70% 0.00% 29,70% 7,117 - \$22.81 Class B 1,395,102 414,512 - 414,512 29,70% 0.00% 29,70% 7,117 - \$22.81 Class C 424,158 41,199 - 41,199 9,70% 0.00% 29,70% 7,117 - \$22.81 Class C 76,499 1,886 - 1,886 2.50% 0.00% 28,00% 18.20% 4,130 - \$23.36 Class C 76,499 1,886 - 1,886 2.50% 0.00% 25,50% 584 - \$23.36 Class C 76,499 1,886 - 1,886 2.50% 0.00% 25,50% 584 - \$23.36 Class C 76,499 1,886 - 1,886 2.50% 0.00% 26,50% 323 - \$32.70 Class C 76,499 1,886 - 1,886 2.50% 0.00% 25,50% 584 - \$23.36 Class C 76,499 1,886 - 1,886 2.50% 0.00% 26,50% 323 - \$32.30 Class C 76,499 1,886 - 1,886 2.50% 0.00% 26,50% 323 - \$32.30 Class C 76,499 1,886 - 1,886 2.50% 0.00% 26,50% 323 - \$32.30 Class C 76,499 1,886 - 1,886 2.50% 0.00% 26,50% 323 - \$32.30 Class C 76,499 1,886 - 1,886 2.50% 0.00% 26,50% 323 - \$32.30 Class C 76,499 1,886 - 1,886 2.50% 0.00% 26,50% 323 - \$32.30 Class C 76,499 1,886 - 1,886 2.50% 0.00% 26,50% 323 - \$32.30 Class C 76,499 1,886 - 1,886 2.50% 0.00% 26,50% 323 - \$32.30 Class C 76,499 1,886 - 1,886 2.50% 0.00% 26,50% 323 - \$32.30 Class C 76,499 1,886 2.50% 30,600 1,80% 30,000 1,80% 30,000 1,8			102.000		400,000	F 000/	0.000/	E 000/	00.000	40.050	440.000	#05.40
Class C 223.516 63.066				- 32 551						46,952	149,209	
Total 10,865,847 1,814,967 32,696 1,847,663 16.7% 0.3% 17.0% 54,484 46,952 149,209 \$22.09										_	_	
Class A 5,059,088 714,066 102,734 816,800 14,10% 2,00% 16,10% 53,663 - \$27,39 Class B 3,216,094 311,414 - 311,414 9.70% 0,00% 9,70% (1,596) - \$22,32 Class C 747,596 121,909 - 121,909 16,30% 0,00% 16,30% (9,999) - \$1,936 Total 9,022,778 1,147,389 102,734 1,250,123 12,7% 1.1% 13,9% 42,068 - \$252,55			1,814,967	32,696	1,847,663	16.7%	0.3%	17.0%	54,484	46,952	149,209	
Class B 3,216,094 311,414 - 311,414 9,70% 0.00% 16,30% (9,999) - \$22,32 (2) (2) (2) (2) (2) (2) (2) (2) (2) (2			714 066	102 734	816 800	14 10%	2 00%	16 10%	53 663	_	_	\$27.30
Class C				102,754						_	_	
Clase A Airport/Loop 202 Class A 46,732 12,394 - 12,394 26,50% 0.00% 26,50% 95 - 27,36 Class B 1,159,767 208,665 4,219 212,884 18.00% 0.40% 18.40% 21,746 - 224,36 Class C 33,232 4,231 - 4,231 12,70% 0.00% 12,70% - - 519,20 Total 1,239,731 225,290 4,219 229,509 18.2% 0.3% 18.5% 21,841 - - \$24,38 Glendale								16.30%	(9,999)	-		\$19.36
Class A 46,732 12,394 - 12,394 26,50% 0.00% 26,50% 95 - \$27,36 Class B 1,159,767 208,665 4,219 212,884 18.00% 0.40% 18.40% 21,746 - \$243.6 Class C 33,232 4,231 - 4,231 12.70% 0.00% 12,70% \$243.6 Class C 33,232 4,231 - 4,231 12.70% 0.00% 12,70% \$243.6 Class C 33,232 4,231 - 4,231 12,70% 0.00% 18.5% 21,841 - \$243.8 Class C 1,239,731 225,290 4,219 229,509 18.2% 0.3% 18.5% 21,841 - \$243.8 Class C 424,158 41,199 - 70,358 14.10% 0.00% 14.10% 2,442 - \$27.20 Class B 1,395,102 414,512 - 414,512 29,70% 0.00% 29,70% 7,117 - \$22.81 Class C 424,158 41,199 - 41,199 9,70% 0.00% 9,70% 7,117 - \$22.81 Class C 424,158 41,199 - 41,199 9,70% 0.00% 9,70% \$13.559 Class B 1,337,921 529,069 - \$29,069 22.6% 0.0% 22.6% 9,559 - \$22.70 Class B 1,337,921 243,632 - 243,632 18.20% 0.00% 18.20% 4,130 - \$23.36 Class C 76,499 1,886 - 1,886 2,50% 0.00% 2,50% \$21.00 Total 1,414,420 245,518 - 245,518 17.4% 0.0% 17.4% 4,130 - \$23.35 Class C 76,499 1,886 - 1,886 2,50% 0.00% 2,50% \$21.00 Total 1,414,420 245,518 - 245,518 17.4% 0.0% 17.4% 4,130 - \$23.35 Class C 76,499 1,886 - 1,886 2,50% 0.00% 2,50% \$21.00 Total 941,257 101,937 - 101,937 10.8% 0.00% 10.8% 907 - \$16,54 Class C 65,357 71,336 - 71,336 26,90% 0.00% 26,90% 323 - \$13.56 Class C 647,884 129,728 6,875 136,603 20.00% 10.8% 907 - \$14,64 Class C 647,884 129,728 6,875 136,603 20.00% 10.8% 907 - \$14,64 Class C 647,884 129,728 6,875 136,603 20.00% 10.8% 907 - \$14,64 Class C 647,884 129,728 6,875 136,603 20.00% 10.8% 907 - \$14,64 Class C 647,884 129,728 6,875 136,603 20.00% 10.8% 907 - \$14,64 Class C 647,884 129,728 6,875 136,603 20.00% 10.00% 21,10% 21,484 - \$16,86 Total 1,913,662 252,350 6,875 259,225 13,2% 0.4% 13.6% 1,110 2 - \$17,98 Class C 647,884 129,728 6,875 136,603 20.00% 1.00% 21,10% 21,484 - \$16,86 Total 1,913,662 252,350 6,875 259,225 13,2% 0.4% 13.6% 1,110 2 - \$17,98 Class C 647,884 129,728 6,875 136,603 20.00% 1.00% 21,60% (12,828) - \$15,59 Class C 1,067,926 135,150 0 135,150 0 135,150 0 .50% 21,60% (12,828) - \$15,59 Class C 1,067,926 135,150 0 135,150 0 135,				102,734	1,250,123	12.7%	1.1%	13.9%	42,068	-	-	\$25.51
Class B 1,159,767 208,665 4,219 212,884 18.00% 0.40% 18.40% 21,746 \$24,36 Class C 33,232 4,231 - 4,219 12.70% 0.00% 12.70% \$19.20 Total 1,239,731 225,290 4,219 229,509 18.2% 0.3% 18.5% 21,841 \$24,36 Clendale Class A 521,061 73,358 - 73,358 14.10% 0.00% 14.10% 2,442 \$27.20 Class B 1,395,102 414,512 - 414,512 29,70% 0.00% 29,70% 7,117 \$22,81 Class C 424,158 41,199 - 41,199 9,70% 0.00% 9,70% \$13,59 Total 2,340,321 529,069 - 529,069 22.6% 0.0% 22.6% 9,559 \$22.70 Loop 303/Surprise Class B 1,337,921 243,632 - 243,632 18.20% 0.00% 18.20% 4,130 \$23,36 Class C 76,499 1,886 - 1,886 2.50% 0.00% 17.4% 4,130 \$23,36 Class C 76,499 1,886 - 1,886 2.50% 0.00% 17.4% 4,130 \$23,36 Class C 76,500 30,601 - 30,601 4.50% 0.00% 17.4% 4,130 \$23,335 Mesa Downtown Class B 675,900 30,601 - 30,601 4.50% 0.00% 17.4% 4,130 \$23,335 Total 941,257 101,937 - 101,937 10.8% 0.0% 10.8% 907 \$16.54 Class C 265,357 71,336 - 71,336 26,90% 0.00% 26,90% 323 \$13,36 Total 941,257 101,937 - 101,937 10.8% 0.0% 10.8% 907 \$14.64 Mesa East Class B 1,265,778 122,622 - 122,622 9,70% 0.00% 9,70% (1,372) \$19.28 Class C 647,884 129,728 6,875 136,603 20,00% 1.10% 21,10% 2,484 \$16.86 Total 1,913,662 252,350 6,875 259,225 13.2% 0.4% 13.6% 13.10 \$17.98 Midtown Class B 6,581,846 1,386,796 31,966 1,418,762 21.10% 0.50% 21.60% (12,828) \$15.59 Class C 1,067,926 135,150 0 135,150 12.70% 0.00% 12.70% 5,091 \$15.59				-	12,394	26.50%	0.00%	26.50%	95	-	_	\$27.36
Total 1,239,731 225,290 4,219 229,509 18.2% 0.3% 18.5% 21,841 - - \$24.38 Glendale Class A 521,061 73,358 - 73,358 14.10% 0.00% 14.10% 2,442 - - \$27.20 Class B 1,395,102 414,512 - 414,512 29.70% 0.00% 29.70% 7,117 - - \$22.81 Class C 424,158 41,199 - 41,199 9.70% 0.00% 9.70% - - - \$13.59 Total 2,340,321 529,069 - 529,069 22.6% 0.0% 22.6% 9,559 - \$22.70 Loop 303/Surprise Class B 1,337,921 243,632 - 243,632 18.20% 0.00% 4,130 - - \$23.36 Class B 1,337,921 243,632 - 245,518 17.4% 0.00% 17.4% 4,130 - - \$23.36			208,665	4,219					21,746	-	-	
Glendale Class A 521,061 73,358 - 73,358 14.10% 0.00% 14.10% 2,442 - - \$27.20 Class B 1,395,102 414,512 - 414,919 9.70% 0.00% 29.70% 7,117 - - \$22.81 Class C 424,158 41,199 - 41,199 9.70% 0.00% 9.70% - - - \$13.59 Total 2,340,321 529,069 - 529,069 22.6% 0.0% 22.6% 9,559 - - \$22.70 Loop 303/Surprise Class B 1,337,921 243,632 - 243,632 18.20% 0.00% 18.20% 4,130 - - \$23.36 Class C 76,499 1,886 - 1,886 2.50% 0.00% 17.4% 4,130 - - \$23.36 Mesa Downtown Class B 675,900 30,601 - 30,601 4.50% 0.00%				- / 210					21 8/1	-	-	
Class B	Glendale		,	7,210	223,303	10.2 /0	0.5 /0	10.570	21,041		_	
Class C 424,158 41,199 - 41,199 9.70% 0.00% 9.70% \$13.59 Total 2,340,321 529,069 - 529,069 22.6% 0.0% 22.6% 9,559 \$22.70 Loop 303/Surprise Class B 1,337,921 243,632 - 243,632 18.20% 0.00% 18.20% 4,130 \$23.36 Class C 76,499 1,886 - 1,886 2.50% 0.00% 2.50% \$21.00 Total 1,414,420 245,518 - 245,518 17.4% 0.0% 17.4% 4,130 \$23.35 Mesa Downtown Class B 675,900 30,601 - 30,601 4.50% 0.00% 26.90% 323 \$16.54 Class C 265,357 71,336 - 71,336 26.90% 0.00% 26.90% 323 \$13.36 Total 941,257 101,937 - 101,937 10.8% 0.0% 10.8% 907 \$14.64 Mesa East Class B 1,265,778 122,622 - 122,622 9.70% 0.00% 9.70% (1,372) \$19.28 Class C 647,884 129,728 6,875 136,603 20.00% 1.10% 21.10% 2,484 \$16.86 Total 1,913,662 252,350 6,875 259,225 13.2% 0.4% 13.6% 1,112 - \$17.98 Midtown Class B 6,581,846 1,386,796 31,966 1,418,762 21.10% 0.50% 21.60% (12,828) \$19.55 Class C 1,067,926 135,150 0 135,150 12.70% 0.00% 12.70% 5,091 \$15.92	Class A			-					2,442	-	-	
Total 2,340,321 529,069 - 529,069 22.6% 0.0% 22.6% 9,559 - - \$22.70 Loop 303/Surprise - 243,632 18.20% 0.00% 18.20% 4,130 - - \$23.36 Class C 76,499 1,886 - 1,886 2.50% 0.00% 2.50% - - - \$21.00 Total 1,414,420 245,518 - 245,518 17.4% 0.0% 17.4% 4,130 - - \$21.00 Total 1,414,420 245,518 - 245,518 17.4% 0.0% 17.4% 4,130 - - \$23.35 Mesa Downtown - 245,518 17.4% 0.0% 4.50% 584 - - \$16.54 Class C 265,357 71,336 - 71,336 26.90% 0.00% 45.90 323 - - \$13.36 Total 941,257 101,937 -									7,117	-	-	
Loop 303/Surprise Class B 1,337,921 243,632 - 243,632 18.20% 0.00% 18.20% 4,130 - - \$23,36 Class C 76,499 1,886 - 1,886 2.50% 0.00% 2.50% - - - \$21.00 Total 1,414,420 245,518 - 245,518 17.4% 0.0% 17.4% 4,130 - - \$21.00 Mesa Downtown Class B 675,900 30,601 - 30,601 4.50% 0.00% 4.50% 584 - - \$16.54 Class C 265,357 71,336 - 71,336 26.90% 0.00% 26.90% 323 - - \$13.36 Total 941,257 101,937 - 101,937 10.8% 0.0% 10.8% 907 - \$14.64 Mesa East Class B 1,265,778 122,622 - 122,622 9.70% 0.00% 9.70% (1,372)									9,559	-	-	
Class C 76,499 1,886 - 1,886 2.50% 0.00% 2.50% - - - \$21.00 Total 1,414,420 245,518 - 245,518 17.4% 0.0% 17.4% 4,130 - - \$23.35 Mesa Downtown Class B 675,900 30,601 - 30,601 4.50% 0.00% 4.50% 584 - - \$16.54 Class C 265,357 71,336 - 71,336 26.90% 0.00% 26.90% 323 - - \$13.36 Total 941,257 101,937 - 101,937 10.8% 0.0% 10.8% 907 - \$14.64 Mesa East Class B 1,265,778 122,622 - 122,622 9.70% 0.00% 9.70% (1,372) - - \$19.28 Class C 647,884 129,728 6,875 136,603 20.00% 1.10% 21.10% 2,484 -												
Total 1,414,420 245,518 - 245,518 17.4% 0.0% 17.4% 4,130 - - \$23.35 Mesa Downtown Class B 675,900 30,601 - 30,601 4.50% 0.00% 4.50% 584 - - \$16.54 Class C 265,357 71,336 - 71,336 26.90% 0.00% 26.90% 323 - - \$13.36 Total 941,257 101,937 - 101,937 10.8% 0.0% 10.8% 907 - \$13.36 Mesa East Class B 1,265,778 122,622 - 122,622 9.70% 0.00% 9.70% (1,372) - - \$19.28 Class C 647,884 129,728 6,875 136,603 20.00% 1.10% 21.10% 2,484 - - \$16.86 Total 1,913,662 252,350 6,875 259,225 13.2% 0.4% 13.6% 1,112 - -				-	,				4,130	-		
Class B 675,900 30,601 - 30,601 4.50% 0.00% 4.50% 584 - - \$16.54 Class C 265,357 71,336 - 71,336 26.90% 0.00% 26.90% 323 - - \$13.36 Total 941,257 101,937 - 101,937 10.8% 0.0% 10.8% 907 - \$14.64 Mesa East Class B 1,265,778 122,622 - 122,622 9.70% 0.00% 9.70% (1,372) - - \$19.28 Class C 647,884 129,728 6,875 136,603 20.00% 1.10% 21.10% 2,484 - - \$16.86 Total 1,913,662 252,350 6,875 259,225 13.2% 0.4% 13.6% 1,112 - - \$17.98 Midtown Class A 4,583,107 1,042,173 26,614 1,068,787 22.70% 0.60% 23.30% 282,									4,130	-		
Class C 265,357 71,336 - 71,336 26.90% 0.00% 26.90% 323 - - \$13.36 Total 941,257 101,937 - 101,937 10.8% 0.0% 10.8% 907 - \$14.64 Mesa East Class B 1,265,778 122,622 - 122,622 9.70% 0.00% 9.70% (1,372) - - \$19.28 Class C 647,884 129,728 6,875 136,603 20.00% 1.10% 21.10% 2,484 - - \$16.86 Total 1,913,662 252,350 6,875 259,225 13.2% 0.4% 13.6% 1,112 - - \$17.98 Midtown Class A 4,583,107 1,042,173 26,614 1,068,787 22.70% 0.60% 23.30% 282,007 - - \$23.07 Class B 6,581,846 1,386,796 31,966 1,418,762 21.10% 0.50% 21.60% (12,828)			22.224		00.004	4.500/	0.000/	4.500/				4.0
Total Mesa East 941,257 101,937 - 101,937 10.8% 0.0% 10.8% 907 - \$14.64 Mesa East Class B 1,265,778 122,622 - 122,622 9.70% 0.00% 9.70% (1,372) - \$19.28 Class C 647,884 129,728 6,875 136,603 20.00% 1.10% 21.10% 2,484 - \$16.86 Total 1,913,662 252,350 6,875 259,225 13.2% 0.4% 13.6% 1,112 - \$17.98 Midtown Class A 4,583,107 1,042,173 26,614 1,068,787 22.70% 0.60% 23.30% 282,007 - \$23.07 Class B 6,581,846 1,386,796 31,966 1,418,762 21.10% 0.50% 21.60% (12,828) - \$19.55 Class C 1,067,926 135,150 0 135,150 12.70% 0.00% 12.70% 5,091 - \$15.92										-		
Mesa East Class B 1,265,778 122,622 - 122,622 9.70% 0.00% 9.70% (1,372) - - \$19.28 Class C 647,884 129,728 6,875 136,603 20.00% 1.10% 21.10% 2,484 - - \$16.86 Total 1,913,662 252,350 6,875 259,225 13.2% 0.4% 13.6% 1,112 - - \$17.98 Midtown Class A 4,583,107 1,042,173 26,614 1,068,787 22.70% 0.60% 23.30% 282,007 - - \$23.07 Class B 6,581,846 1,386,796 31,966 1,418,762 21.10% 0.50% 21.60% (12,828) - - \$19.55 Class C 1,067,926 135,150 0 135,150 12.70% 0.00% 12.70% 5,091 - - \$15.92	Total	941,257		-						-		
Class C 647,884 129,728 6,875 136,603 20.00% 1.10% 21.10% 2,484 - - \$16.86 Total 1,913,662 252,350 6,875 259,225 13.2% 0.4% 13.6% 1,112 - - \$17.98 Midtown Class A 4,583,107 1,042,173 26,614 1,068,787 22.70% 0.60% 23.30% 282,007 - - \$23.07 Class B 6,581,846 1,386,796 31,966 1,418,762 21.10% 0.50% 21.60% (12,828) - - \$19.55 Class C 1,067,926 135,150 0 135,150 12.70% 0.00% 12.70% 5,091 - - \$15.92			400.000		100.000			0.700/	(4.0=0)			440.00
Total Midtown 1,913,662 252,350 6,875 259,225 13.2% 0.4% 13.6% 1,112 - - \$17.98 Midtown Class A 4,583,107 1,042,173 26,614 1,068,787 22.70% 0.60% 23.30% 282,007 282,007 - \$23.07 Class B 6,581,846 1,386,796 31,966 1,418,762 21.10% 0.50% 21.60% (12,828) - \$19.55 Class C 1,067,926 135,150 0 135,150 12.70% 0.00% 12.70% 5,091 5,091 - \$15.92										-		
Midtown Class A 4,583,107 1,042,173 26,614 1,068,787 22.70% 0.60% 23.30% 282,007 - - \$23.07 Class B 6,581,846 1,386,796 31,966 1,418,762 21.10% 0.50% 21.60% (12,828) - - \$19.55 Class C 1,067,926 135,150 0 135,150 12.70% 0.00% 12.70% 5,091 - - \$15.92	Total	1,913,662								-		
Class B 6,581,846 1,386,796 31,966 1,418,762 21.10% 0.50% 21.60% (12,828) \$19.55 Class C 1,067,926 135,150 0 135,150 12.70% 0.00% 12.70% 5,091 \$15.92	Midtown											
Class C 1,067,926 135,150 0 135,150 12.70% 0.00% 12.70% 5,091 \$15.92										-		
										-		
			2,544,740	58,580						-	-	



Phoenix **Submarkets**

Class B	Type	Total RBA	Direct Vacant SF	Sublet Vacant SF	Total Vacant SF	Direct Vacant %	Sublet Vacant %	Total Vacant %	Total Net Absorption	RBA Delivered	RBA Under Const.	Average Rental Rate (FS)
Total 3,792,867 486,700 26,538 533,381 12,8% 0,0% 17,80% 11,531 \$14,09	Midtown	/Central Phoe:	nix									
Total 3,792,667 486,700 26,538 513,238 12.8% 0.7% 13.5% 18,043 - - \$18.09 NPhoenix Circle (Case 8 68,938 22.183 0 22.183 32.20% 0.00% 32.20% - - - 521.85	Class B	2,845,038	317,662	26,538						-	-	
Class B 68,926 22,183 0 22,183 32,20% 0.00% 32,20% - - - \$21,85 \$2,00% \$1,000% \$32,20% - - - \$21,85 \$2,00% \$1,000% \$32,20% - - - \$21,85 \$2,00% \$32,20% - - - \$21,85 \$2,00% \$32,20% - - - \$21,85 \$2,00% \$32,20% - - - \$21,85 \$2,00% \$32,20% - - - \$21,85 \$2,00% \$32,20% - - - \$21,85 \$2,00% \$32,20% - - - \$21,85 \$2,00% \$32,20% - - - \$21,85 \$2,00% \$32,20% - - - \$21,85 \$2,00% \$32,20% - - - \$21,85 \$2,00% - - - \$21,85 \$2,00% - - - \$21,85 \$2,00% - - - \$2,134 \$2,00% - - - - \$2,134 \$2,00% - - - - - - - - -				26 520						-	-	
Total 68.996 22.183			400,700	20,530	513,230	12.0%	0.770	13.5%	10,043	-	-	\$10.09
Security Class B 138 499 600 - 439 600 42.50% 0.00% 42.50% 0.00% 7.00% 1,000	Class B	68,926	22,183	0	22,183	32.20%	0.00%	32.20%	-	-	-	\$21.85
Class B 1,034,299 439,600 - 439,600 42,50% 0.00% 42,50% (7,557) - 52,1873				0	22,183	32.20%	0.00%	32.20%	-	-	-	\$21.85
Total 1,139,740 447,141 - 47,141 39,5% 0.00% 7,89% 1,000 - 5,316,75				_	439 600	42 50%	0.00%	42 50%	(7 557)	_	_	\$21.81
Total 1,130,740 447,141 - 447,141 39.5% 0.0% 39.5% (6,557) - 521,62 Class B 4,618 119,917 - 119,917 20.0% 0.00% 26.00% (1,658) - 521,34 Northwest Phoenix Class A 1,319,120 18,4478 - 164,478 12.50% 0.00% 12.50% 8,332 - 521,78 Class C 1,916,183 499,627 2,942 492,599 24,70% 0.10% 24,90% (3,105) - 517,21 Class C 1,916,183 499,627 2,942 492,599 24,70% 0.10% 24,90% (3,105) - 514,313 Total 3,825,602 2,023,665 4,911 20,225,576 24,70% 0.10% 24,90% (3,105) - 514,313 Class C 1,916,183 499,627 2,942 492,599 24,70% 0.10% 24,90% (3,105) - 514,313 Total 1,916,185 2,718,194 244,944 64,406 309,370 16,00% 4.20% 20,20% 18,388 - 52,543 Class C 371,412 52,043 0 52 14,10% 0.90% 15,70% 11,730 - 52,115 Class C 371,412 52,043 0 52 14,10% 0.90% 16,70% 0.00% 22,20% 18,388 - 52,438 Class C 371,412 52,043 0 52 14,10% 0.90% 17,70% 0.00% 14,00% 20,042 - 515,500 Total 3,726,4669 377,250 80,282 555,522 15,87 2,17 14,10% 0.90% 17,70% 0.00% 19,103 - 52,282 Class B 2,409,719 1,170 494 16,654 3,90% 0.10% 4.10% (5,526) - 52,342 Class C 348,713 16,046 - 16,046 4.60% 0.00% 4.20% 19,193 - 518,59 Total 2,243,721 55,7011 9,175 566,188 18,90 0.3% 19,193 - 11,104 - 518,544 Class C 55,166 78,841 - 78,841 43,30% 0.00% 14,50% 19,193 - 518,59 Total 7,2733 80,591 - 78,841 43,30% 0.00% 11,10% 2,280 - 515,50 Class C 4,474,13 16,046 - 16,046 4.60% 0.00% 11,10% 2,280 - 518,59 Total 7,243,722 52,464 5,760 16,769 11,10% 0.00% 11,10% 2,280 - 518,59 Total 7,253,732 80,591 - 78,841 43,30% 0.00% 11,10% 2,280 - 518,59 Total 7,253,732 80,591 - 78,841 43,30% 0.00% 11,10% 2,280 - 518,59 Class C 55,166 78,841 - 78,841 43,30% 0.00% 11,10% 2,280 - 518,59 Total 7,253,732 80,591 - 78,841 43,30% 0.00% 11,10% 2,280 - 518,59 Total 7,264,745 9,745 10			7,541	-						-	-	
Total	Total	1,130,740	447,141	-	447,141	39.5%	0.0%	39.5%	(6,557)	-	-	\$21.62
Total			119 917	_	119 917	26 00%	0.00%	26 00%	(1.658)	_	_	\$21.34
Class B 4, 341,912				-						-	-	
Class C 4,934,199 1,360,560 1,969 1,371,529 27,80% 0,00% 27,80% 149,086 - 517,21 Total 8,225,002 2,023,665 4,911 2,023,576 24,6% 0,1% 24,9% 154,313 - 517,40 Faradis 2,023,665 4,911 2,023,576 24,6% 0,1% 24,9% 154,313 - 517,40 Faradis 2,023,665 4,911 2,023,576 24,6% 0,1% 24,9% 154,313 - 517,40 Class A 1,531,664 2,76,243 15,876 20,921 14,80% 0,90% 15,70% (11,70) - 52,115 Class A 1,531,664 572,250 80,282 653,532 15,2% 2,1% 17,4% 27,300 - 52,245 Total 3,764,668 573,250 80,282 653,532 15,2% 2,1% 17,4% 27,300 - 52,242 Class A 409,370 10,170 484 16,654 3,90% 0,10% 4,10% (6,5,26) - 523,42 Class C 341,713 10,146 - 10,146 4,60% 0,00% 4,60% 19,193 - - 518,29 Class C 348,713 10,146 - 10,446 4,60% 0,00% 4,60% 19,193 - - 518,29 Class D 53,166 78,841 - 78,841 14,30% 0,00% 14,30% 12,2% 32,715 - 518,76 Class C 175,567 7,750 1,750 1,00% 0,00% 1,00% 2,280 - - 519,34 Class C 175,567 1,750 0,00% 0,00% 1,00% 2,280 - -			404 470		404.470	40 500/	0.000/	40.500/	0.000			#04.70
Class C				1 969						_	_	
Class A 1,531,604 244,964 64,406 309,370 16,00% 4,20% 20,20% 18,388 525,43										-	-	
Class A 1,531,604 244,964 64,406 309,370 16,00% 4.20% 20,20% 18,388 \$22,43 Class B 1,861,652 276,243 15,876 292,119 14,80% 0.90% 15,70% 12,00% 20,642 \$15,50 Total 3,764,668 573,250 80,282 653,532 14,00% 0.00% 14,00% 20,642 \$15,50 Total 3,764,668 573,250 80,282 653,532 18,2% 27,1% 17,4% 27,300 \$22,52 Piestews Peak Curridor 16,70 Class A 409,370 16,170 484 16,654 3,90% 0.10% 4,10% (5,556) Class C 448,713 16,046 9- 16,046 24,00% 0.40% 24,40% 19,103 \$13,839 Class C 348,713 16,046 9- 16,046 24,00% 0.00% 4,60% 19,103 \$16,29 Total 2,943,221 557,011 9,175 566,186 18,3% 0.3% 19,2% 32,715			2,023,665	4,911	2,028,576	24.6%	0.1%	24.6%	154,313	-	-	\$17.40
Class C 371,412 52,043 0 52 19 14,80% 0,90% 15,70% (11,730)		Valley 1 531 604	244 964	64 406	309 370	16 00%	4 20%	20.20%	18 388	_	_	\$25.43
Class C 371,412 52,043 0 52 14,00% 0,00% 14,00% 20,642 515.50 Total 3,764,666 573,259 80,282 653,532 15.2% 2,14% 17,4% 17,300 522,52 Piestewa Peak Corridor Class A 409,370 16,170 484 16,654 3,90% 0,10% 4,10% (5,526) 523,42 Class B 2,18,638 524,795 8,691 533,486 24,00% 0,40% 24,40% 19,048 5115.59 Class C 349,713 16,046 - 16,046 4,06% 0,00% 4,00% 19,193 518.29 Total 2,943,721 557,011 9,175 566,185 18,9% 0,3% 19,2% 32,715 518.76 Final Courty Class B 535,166 78,841 - 78,841 14,30% 0,00% 14,30% 11,844 - - 518.34 Class C 175,567 1,750 - 1,750 1,00% 0,00% 11,10% 14,644 - 518.34 Scottscale Airpara 1,173,401 57,243 12,872.78 18,80% 0,00% 11,11% 14,644 - 518.34 Scottscale Airpara 1,173,401 57,243 12,872.78 18,80% 0,00% 19,70% 22,805 - 39,700 32,241 Class C 147,413 16,795 0 636,392 11,90% 0,20% 12,10% 89,562 39,700 32,241 Class C 147,413 16,795 0 16,795 11,40% 0,00% 11,40% 2,289 - - 513,37 Total 11,900,664 1,873,472 66,993 1,940,465 15,7% 0,00% 11,40% 0,20% 12,10% 89,562 39,700 32,547 Class C 1,375,472 12,297 2,269 128,566 6,40% 0,10% 16,50% 23,793 - 145,000 32,548 Class C 1,587,459 12,297 2,269 128,566 6,40% 0,10% 16,50% 23,793 - 145,000 32,548 Class C 1,587,475 12,297 2,269 128,566 6,40% 0,10% 16,50% 23,793 - 145,000 32,548 Class C 1,587,475 12,297 2,269 128,566 6,40% 0,00% 11,40% 12,20% 7,150 - 513,37 Total 11,900,664 1,873,472 66,993 1,940,465 15,7% 0,00% 11,40% 0,00% 1,40% 0,00% 1,40% 0,00% 1,40% 0,00% 1,40% 0,00% 1,40% 0,00% 1,40% 0,00% 1,40% 0,00% 1,40% 0,00% 1,40% 0,00% 1,40% 0,00% 1,40% 0,00% 1,40% 0,00% 1,		1,861,652								_	_	
Piestewa Peak Corridor Class A 409,370 16,170 484 16,654 3,90% 0,10% 4,10% (6,526) -	Class C	371,412							20,642	-	-	\$15.50
Class A 409,370 16,170 484 16,654 3,90% 0,10% 4,10% (5,526) - \$22,42 Class B 2,185,638 524,795 8,69 1 533,486 24,00% 0,00% 4,60% 19,193 - \$18,59 Class C 348,713 16,046 - 16,046 4,60% 0,00% 4,60% 19,193 - \$18,29 Total 2,943,721 557,011 9,175 556,186 18,9% 0,3% 19,2% 32,715 - \$18,76 Pinal County Class B 555,166 78,841 - 78,841 14,30% 0,00% 14,30% 11,844 - \$18,34 Class C 175,567 1,750 - 1,750 - 1,750 0,00% 10,00% 2,800 \$19,34 Class C 175,567 1,750 - 1,750 1,170 0,00% 11,10% 0,00% 1,00% 2,800 \$19,34 Class C 175,567 1,750 - 1,750 1,170 0,00% 11,17% 14,644 - \$19,34 Class C 174,413 16,765 0 16,723 1,287,278 18,80% 0,20% 12,10% 89,552 - 39,750 \$22,61 Class C 147,413 16,795 0 16,795 11,40% 0,20% 12,10% 89,552 - 39,750 \$22,61 Class C 147,413 16,795 0 16,795 11,40% 0,00% 11,40% 2,289 \$13,37 Total 11,960,564 18,73,472 66,993 1,940,465 15,7% 0,6% 16,2% 174,156 169,189 39,750 \$25,47 Class C 3,497,499 12,269 4,409 28,7328 10,99% 0,20% 16,2% 174,156 169,189 39,750 \$25,47 Class C 3,4257 134,390 - 134,390 21,20% 0,30% 21,20% (7,150) - \$23,16 Class C 634,257 134,390 - 134,390 21,20% 0,30% 21,20% (7,150) - \$24,316 Class C 5,217,258 543,315 6,969 550,284 10,45% 0,00% 11,00% 2,20% (7,150) - \$24,316 Class C 3,20,254 2,26,268 4,700 287,328 10,99% 0,10% 12,90% 75,000 150,000 - \$24,51 Class C 3,20,254 2,40,268 4,40,30 974,218 14,50% 0,90% 15,40% (1,212) - \$23,77 145,000 \$25,78 Class B 5,026,304 72,909 44,309 974,218 14,50% 0,90% 15,40% (1,212) - \$23,77 145,000 \$25,78 Class B 5,026,304 72,909 44,309 974,218 14,50% 0,90% 15,40% (1,212) - \$23,77 145,000 \$25,78 Class B 5,026,304 72,299 44,309 974,218 14,50% 0,90% 15,40% (1,212) - \$23,77 145,000 \$25,78 Class B 5,026,304 72,304 14,304 14,304 12,90% 0,00% 12,90% 75,000 150,000 - \$24,26 Total 6,103,909 974,248 14,309 905,690 13,30% 0,10% 15,40% (1,212) - \$23,77 145,000 \$25,78 Class B 5,026,304 72,78 90,309 974,218 14,50% 0,90% 15,40% (1,212) - \$23,77 145,000 \$25,78 Class B 5,026,304 72,78 90,309 974,218 14,50% 0,90% 14,30% 554,556 639,335 1,704,000 \$22,26 Class B 4,086,29 75,1087 14	Pioctown	3,764,668	573,250	80,282	653,532	15.2%	2.1%	17.4%	27,300	-	-	\$22.52
Class B 2,185,638 524,795 8,691 533,486 24,00% 0,40% 24,40% 19,048 - \$18,59 Total 2,943,721 557,011 9,175 566,186 18,9% 0,3% 19,2% 32,715 - \$18,29 Total 2,943,721 557,011 9,175 566,186 18,9% 0,3% 19,2% 32,715 - \$18,29 Class C 535,166 71,750 - 1,750 1,00% 0,00% 14,30% 11,844 - \$19,34 Class C 175,567 1,750 - 1,750 1,00% 0,00% 11,10% 2,800 51,34 Class C 175,567 1,750 - 1,750 1,00% 0,00% 11,10% 14,644 - \$19,34 Class A 6,549,779 1,173,401 57,243 1,287,278 18,80% 0,90% 19,70% 82,315 169,189 3,950 \$22,61 Class A 6,549,779 1,173,401 57,243 1,287,278 18,80% 0,90% 19,70% 82,315 169,189 3,950 \$22,61 Class C 147,413 16,795 0 16,795 11,40% 0,00% 11,40% 2,289 - \$13,37 Total 1,980,584 1,873,472 66,993 1,940,465 15,7% 0,6% 16,2% 174,166 169,189 39,750 \$25,47 Soutsdale South Class A 1,987,459 126,297 2,269 128,566 6,40% 0,10% 6,50% 23,793 - 145,000 \$29,58 Class B 2,595,542 282,628 4,700 287,328 10,90% 0,20% 11,10% (14,266) - \$23,16 Class A 1,987,459 166,297 2,269 128,566 6,40% 0,10% 6,50% 23,793 - 145,000 \$25,58 Class C 634,257 134,390 - 134,390 21,20% 0,30% 21,20% (7,150) - \$18,79 Total 5,217,258 543,315 6,969 550,284 10,4% 0,1% 10,5% 2,377 - 145,000 \$25,78 South Temper Ametuse Class A 767,823 103,430 - 103,430 12,90% 0,00% 12,90% 75,000 150,000 - \$24,51 Total 5,217,258 543,315 6,969 570,284 10,4% 0,1% 10,5% 2,377 - 145,000 \$25,78 South Temper Ametuse Class A 767,809 194,499 - 194,499 9,74,218 14,50% 0,00% 12,90% 74,00 150,000 - \$24,51 Total 6,182,949 861,381 44,309 995,590 13,9% 0,00% 12,90% 74,451 150,000 - \$22,08 Southwest Phoenix Class A 767,809 194,499 - 194,499 25,70% 0,00% 12,90% 74,00 663 - \$22,00 Class B 1,034,667 46,749 - 46,749 4,50% 0,00% 14,30% 4,700 - 5 \$20,00 Class B 1,034,667 46,749 - 46,749 4,50% 0,00% 14,50% (3,259) - 5,70% - 5,818,10 Total 2,248,287 321,809 - 321,809 13,9% 0,00% 14,50% 12,00% 14,000 - \$22,09 Superstition Corridor Class A 670,140 178,489 - 775,638 18,20% 0,00% 14,30% 4,700 - 5 \$20,00 Class B 1,034,667 46,77 56,93 14,40 50,90 14,40				484	16,654	3.90%	0.10%	4.10%	(5.526)	_	-	\$23.42
Total 2,943,721 557,011 9,175 566,186 18.9% 0.3% 19.2% 32,715 - 518.76 Pinal County Class B 535,166 78,841 - 78,841 14,30% 0.00% 14,30% 11,844 - 5 19.34 Class C 175,567 1,750 - 5 1750 1.00% 0.00% 11,00% 2.800 - 5 - 7 1.761 726,733 80,591 - 80,591 11.1% 0.0% 11.19% 14,644 - 5 19.34 Sottsdale Airpark Class A 6,549,779 1,173,401 57,243 1,287,278 18.80% 0.90% 19,70% 82,315 169,189 - \$27,39 Class B 5,263,372 626,642 9,750 636,392 11.90% 0.20% 12.10% 89,552 - 39,750 \$22,61 Class C 147,413 16,795 0 16,795 11.40% 0.00% 11.40% 22.89 - 5 13.37 Total 17,4743 16,795 0 16,795 11.40% 0.00% 11.40% 22.89 - 5 13.37 Sottsdale South Class A 1,987,459 126,297 2,269 128,566 6.40% 0.10% 6.50% 23,793 - 145,000 \$29.58 Class B 2,595,542 282,628 4,700 287,328 10.90% 0.20% 11.10% (14,266) - 15.50% Class C 634,257 134,390 - 134,390 21.20% 0.30% 21.20% (7,150) - 5 18.79 Total 5,217,258 543,315 6,969 550,284 10.4% 0.1% 10.5% 2,377 - 145,000 \$25.78 South Temper / Ahwatukee Class A 776,323 103,430 - 103,430 12.90% 0.00% 12.90% 75,000 150,000 - \$24.51 Class A 776,323 103,430 - 103,430 12.90% 0.90% 15,40% (12,12) - \$21.18 Class C 380,322 28,042 - 28,042 7.28,042 7.40% 0.90% 15,40% (12,12) - \$21.18 Class C 380,322 28,042 - 28,042 7.40% 0.90% 15,40% (12,12) - \$21.18 Class C 445,811 80,561 - 80,561 17,70% 0.00% 15,40% (12,12) - \$23.00 Class B 1,034,667 46,749 - 46,749 4,50% 0.00% 25,70% - 5 \$23.00 Class B 1,034,667 46,749 - 46,749 4,50% 0.00% 14,30% 4,700 - \$24.28 Southwest Phoenix Class A 757,809 194,499 - 194,499 25,70% 0.00% 25,70% - 5 \$23.00 Class B 1,034,667 46,749 - 46,749 4,50% 0.00% 15,40% (12,12) - \$21.18 Class A 757,809 194,499 - 194,499 25,70% 0.00% 25,70% - 5 \$23.00 Class B 1,034,667 46,749 - 46,749 4,50% 0.00% 15,40% (12,12) - \$20.00 - \$24.28 Superstition Corridor Class A 757,809 194,499 - 194,499 25,70% 0.00% 15,40% (12,12) 5,70% - 5 \$20.00 Class B 1,034,667 46,749 - 46,749 4,50% 0.00% 14,30% 55,566 639,235 1,704,000 527,26 Class A 6,70,140 178,489 - 75,992 46,377 10,58,496 21,40% 10,00% 12,20% 5,707 - 5 \$14,62 Total 4,724,662 1,012	Class B	2,185,638	524,795					24.40%	19,048	-	-	\$18.59
Class B				0.475						-	-	
Class B 635,166 78,841 - 78,841 14,30% 0,00% 14,30% 11,844 \$19,34 Class C 175,667 1,750 - 1,750 1,00% 0,00% 11,10% 14,644 \$19,34 Total 726,733 80,591 - 80,591 11,11% 0,0% 11,11% 14,644 \$19,34 Class A 6,649,779 1,173,401 57,243 1,287,278 18,80% 0,90% 19,70% 82,315 169,189 - \$27,39 Class B 5,263,372 626,642 9,750 638,92 11,00% 0,20% 12,10% 89,552 169,189 - \$27,39 Class B 5,263,372 626,642 9,750 638,92 11,00% 0,00% 11,40% 2,229 \$31,37 Total 11,960,564 1,873,472 66,99 1,940,465 15,7% 0,6% 16,2% 174,156 169,189 39,750 \$22,61 Class A 1,987,459 126,297 2,289 128,566 6,40% 0,00% 11,40% 2,229 \$31,37 Total 5,217,258 543,315 6,969 50,284 10,40% 0,10% 11,10% (14,265) \$23,16 Class B 2,595,542 282,628 4,700 287,328 10,90% 0,20% 11,10% (14,265) \$23,16 Class C 634,257 134,390 - 134,390 21,20% 0,30% 21,20% (7,150) \$18,79 Total 5,217,258 543,315 6,969 50,284 10,4% 0,1% 0,1% 0,1% 0,1% 0,1% Class B 5,063,947 729,99 44,309 774,218 14,50% 0,90% 15,40% (1,212) \$21,18 Class B 5,063,947 729,99 44,309 774,218 14,50% 0,90% 15,40% (1,212) \$21,18 Class B 1,034,667 46,749 - 46,749 45,00% 0,00% 25,70% \$23,00 Class B 1,034,667 46,749 - 46,749 45,00% 0,00% 17,70% 4,700 \$23,00 Class B 1,034,667 46,749 - 46,749 45,00% 0,00% 17,70% 4,700 - - \$23,00 Class B 3,639,998 75,992 46,377 1054,389 20,80% 13,90% 22,10% 104,499 - - \$23,00 Class A 670,140 178,489 - 75,638 18,20% 0,00% 17,70% 4,700 - - \$23,00 Class B 3,639,998 75,992 46,377 1055,486 21,4% 10,00% 22,4% 106,937 - - \$23,00 Class B 3,639,998 75,992 46,377 10,554,86 21,4%			557,011	9,175	500,180	18.9%	0.3%	19.2%	32,715	-	-	\$18.76
Total 726,733 80,591 - 80,591 11.1% 0.0% 11.1% 14,644 - \$\$19.34\$ Cottsdae Airpark Class B 6,549,779 1,173,401 57,243 1,287,278 18.80% 0.90% 19,70% 82,315 169,189 - \$27,39 (21.85 B 5,283,372 62,6642 9,750 636,392 11.90% 0.20% 12.10% 89,552 - 39,750 \$22,61 (21.85 C 147,413 16,795 0 16,795 11.40% 0.00% 11.40% 2.289 - \$3,750 \$22,61 (21.85 C 147,413 16,795 0 16,795 11.40% 0.00% 11.40% 2.289 - \$3,750 \$22,61 (21.85 C 147,413 16,795 0 16,795 11.40% 0.00% 11.40% 2.289 - \$3,750 \$22,61 (21.85 C 147,413 16,795 0 16,795 11.40% 0.00% 11.40% 2.289 - \$3,750 \$25,47 \$ Total 11,960,564 1,873,472 66,993 1,940,465 15,7% 0.6% 16,2% 174,156 169,189 39,750 \$25,47 \$ Scottsdale South Class A 1,987,459 1 126,297 2,269 128,566 6,40% 0.10% 6,50% 23,793 - \$145,000 \$29,58 \$ Class B 2,985,542 282,628 4,700 287,328 10,90% 0.20% 11.10% (14,266) - \$ \$23,16 \$ Class C 34,257 134,390 - \$134,390 \$21,20% 0.30% 21,20% (7,150) - \$ \$18,79 \$ Total 5,217,258 5315 6,969 550,284 10.4% 0.1% 10.5% 2,377 - \$145,000 \$25,88 \$ South Tempe / Ahwatukee	Class B	535,166		-						-	-	\$19.34
Scottsdale Airpark Class A				-						-	-	¢40.24
Class B 5,263,372 626642 9,750 636,392 11,90% 0,20% 12,10% 89,552 - 39,750 \$22,61 Class C 147,413 16,795 0 16,795 11,40% 0,00% 11,40% 2,289 - 5,39,750 \$22,61 Class C 147,413 16,795 0 16,795 11,40% 0,00% 11,40% 2,289 - 5,39,750 \$25,47 Class C 147,413 16,795 0 16,795 11,40% 0,00% 11,40% 2,289 - 5,50,2547 Class C 147,413 16,795 0 12,269 128,566 6,40% 0,10% 6,50% 23,793 - 145,000 \$29,5547 Class B 2,595,542 282,628 4,700 287,328 10,90% 0,20% 11,10% (14,266) - 5,50,23,16 Class C 634,257 134,390 - 134,390 21,20% 0,30% 21,20% (7,150) - 5,818,79 Total 5,217,258 543,315 6,969 550,284 10,40% 0,1% 10,5% 2,377 - 145,000 \$25,78 Class B 5,028,304 729,909 44,309 774,218 14,50% 0,90% 15,40% (1,212) - 5,217,251 543,315 Class C 380,322 28,042 - 28,042 7,40% 0,00% 15,40% (1,212) - 5,217,251 Total 6,182,949 861,381 44,309 905,690 13,9% 0,7% 14,6% 74,451 150,000 - \$21,28	Scottsdal	e Airpark	00,591	-	00,591	11.170	0.0%	11.170	14,044	-	-	\$19.34
Class C	Class A	6,549,779								169,189	-	
Total 11,960,564 1,873,472 66,993 1,940,465 15.7% 0.6% 16.2% 174,156 169,189 39,750 \$25.47 \$ Class A										-	39,750	
Scottsdale South Class A 1,987,459 126,297 2,269 128,566 6,40% 0,10% 6,50% 23,793 - 145,000 \$29,58 Class B 2,595,542 282,628 4,700 287,328 10,90% 0,20% 11,10% (14,266) \$23,16 Class C 634,257 134,390 - 134,390 21,20% 0,30% 21,20% (7,150) - \$18,79 Total 5,217,258 543,315 6,969 550,284 10,4% 0,1% 10,5% 2,377 - 145,000 \$25,78 South Tempe / Ahwatukee Class A 776,323 103,430 - 103,430 12,90% 0,00% 12,90% 75,000 150,000 - \$24,51 Class B 5,026,304 729,909 44,309 774,218 14,50% 0,90% 15,40% (1,212) \$21,18 Class C 380,322 28,042 - 28,042 7,40% 0,00% 7,40% 663 - - \$21,28 Southwest Phoenix Class A 757,809 194,499 - 194,499 25,70% 0,00% 25,70% - \$23,00 Class B 1,034,667 46,749 - 46,749 4,50% 0,00% 4,50% \$22,010 Class C 455,811 80,561 - 80,561 17,70% 0,00% 17,70% 4,700 - - \$22,09 Superstition Corridor Class A 670,140 178,489 - 178,489 26,60% 0,00% 26,60% 13,0% 22,10% 104,489 - \$23,00 Class B 3,639,988 757,992 46,377 804,369 20,80% 1,30% 22,10% 104,489 - \$314,260 Class B 3,639,988 757,992 46,377 804,369 20,80% 1,30% 22,10% 104,489 - \$314,260 Class B 3,639,988 757,992 46,377 183,262 4.00% 0,00% 18,20% 5,707 - \$314,260 Class B 4,068,229 751,087 - 751,087 8,50% - 18,50% 18,20% 5,707 - \$314,260 Class B 4,068,229 751,087 - 751,087 8,50% - 18,50% 18,20% 5,707 - \$314,260 Class B 4,068,229 751,087 - 751,087 8,50% - 18,50% 18,20% 5,707 - \$314,260 Class B 4,068,229 751,087 - 751,087 8,50% - 18,50% 18,20% 5,707 - \$314,260 Class B 4,068,229 751,087 - 751,087 8,50% - 18,50% - 18,50% 128,616 108,000 - \$32,208 Class C 831,669 110,261										169.189	39.750	
Class B 2,595,542 282,628 4,700 287,328 10.90% 0.20% 11.10% (14.266) \$23.16 Class C 634,257 134,390 - 134,390 21.20% 0.30% 21.20% (7,150) \$145,000 \$25.78 South Tempe / Ahwatukee Class A 776,323 103,430 - 103,430 12.90% 0.00% 12.90% 75,000 150,000 - \$24.51 Class B 5,026,304 729,909 44,309 774,218 14.50% 0.90% 15.40% (1,212) \$21.18 Class C 380,322 28,042 - 28,042 - 28,042 7.40% 0.00% 7.40% 663 \$21.28 Southwest Phoenix Class A 776,809 194,499 - 194,499 25.70% 0.00% 25.70% 2.20.20 Class B 1,034,667 46,749 - 46,749 4.50% 0.00% 4.50% \$20.10 Class C 455,811 80,561 - 80,561 17.70% 0.00% 17.70% 4,700 \$14.26 Total 2,248,287 321,809 - 321,809 14.309 17.70% 0.00% 17.70% 4,700 \$14.26 Total 2,248,287 321,809 - 321,809 14.309 1.70% 0.00% 18.20% 5,707 \$23.00 Class B 3,69,998 757,992 46,377 804,369 20.80% 1.30% 22.10% 104,489 \$32.00 Class B 3,69,998 757,992 46,377 804,369 20.80% 1.30% 22.10% 104,489 \$18.81 Class C 414,524 75,638 - 75,638 18.20% 0.00% 18.20% 5,707 \$14.62 Total 4,724,662 1,012,119 46,377 1,058,496 21.4% 1.0% 22.4% 106,937 \$19.30 Class B 4,068,229 751,087 - 751,087 18.50% - 18.50% 126,616 108,000 - \$22.08 Class B 4,068,229 751,087 - 751,087 18.50% - 18.50% 126,616 108,000 - \$22.08 Class B 3,693,662 1,017,475 27,135 183,262 4.00% 0.30% 4.30% 554,556 639,235 1,704,000 \$27.26 Class B 4,068,229 751,087 - 751,087 18.50% - 18.50% 126,616 108,000 - \$22.08 Class B 4,068,229 751,087 - 751,087 18.50% - 18.50% 126,616 108,000 - \$22.08 Class C 831,669 110,261 - 110,261 13.30% - 13.30% 2,758 \$16.60 Total 8,793,262 1,017,475 27,135 130,757 9.70% 0.70% 10.40% 73 \$23.54 West I-10 Class C 139,051 17,452 - 27,452 19.70% 0.00% 19.70% 3,519 \$22.54	Scottsdal	le South			• •				·	100,100	,	
Class C 634,257 134,390 - 134,390 21,20% 0.30% 21,20% (7,150) \$18,79 Total 5,217,258 543,315 6,969 550,284 10.4% 0.1% 10.5% 2,377 - 145,000 \$25,78 South Tempe / Ahwatukee Class A 776,323 103,430 - 103,430 12,90% 0.00% 12,90% 75,000 150,000 - \$24,51 Class B 5,026,304 729,909 44,309 774,218 14,50% 0.90% 154,00% (1,212) \$21,18 Class C 380,322 28,042 - 28,042 7,40% 0.00% 7,40% 663 \$21,28 Total 6,182,949 861,381 44,309 905,690 13,9% 0.7% 14.6% 74,451 150,000 - \$21,28 Southwest Phoenix Class A 757,809 194,499 - 194,499 25,70% 0.00% 25,70% \$23,00 Class B 1,034,667 46,749 - 46,749 4,50% 0.00% 45,00% \$20,10 Class C 455,811 80,561 - 80,561 17,70% 0.00% 17,70% 4,700 514,26 Total 2,248,287 321,809 - 321,809 14.3% 0.0% 14.3% 4,700 \$20,99 Superstition Corridor Class A 670,140 178,489 - 178,489 26,60% 0.00% 26,60% (3,259) \$23,08 Class B 3,639,998 757,992 46,377 804,369 20,80% 1,30% 22,10% 104,489 \$18,81 Class C 414,524 75,638 - 75,638 18,20% 0.00% 18,20% 5,707 \$14,62 Total 4,724,662 1,012,119 46,377 1,058,496 21,4% 1.0% 22,4% 106,937 \$19,30 Tempe Class B 3,893,364 156,127 27,135 183,262 4.00% 0.30% 4.30% 554,556 639,235 1,704,000 \$27,26 Class C 831,669 110,261 - 110,261 13,30% - 13,30% 2,758 \$16,60 Total 8,793,262 1,017,475 27,135 1,044,610 11.6% 0.3% 11.9% 685,930 747,235 1,704,000 \$23,22 West I-10 Class C 139,051 27,452 - 27,455 19,70% 0.00% 19,70% 3,519 \$12,97										-	145,000	
Total 5,217,258 543,315 6,969 550,284 10.4% 0.1% 10.5% 2,377 - 145,000 \$25.78				4,700						-	-	
Class A 776,323 103,430	Total	5,217,258	543,315	6,969						-	145,000	
Class B 5,026,304 729,909 44,309 774,218 14,50% 0.90% 15,40% (1,212) \$21.18 Class C 380,322 28,042 - 28,042 7.40% 0.00% 7.40% 663 \$21.28 Class C 380,322 28,042 - 28,042 7.40% 0.00% 7.40% 663 \$21.28 Class C 380,322 28,042 - 28,042 7.40% 0.00% 7.40% 663 \$21.28 Class C 380,322 28,042 - 194,499 25,70% 0.00% 7.40% 74,451 150,000 - \$21.28 Class C 775,809 194,499 - 194,499 25,70% 0.00% 25,70% \$23.00 Class B 1,034,667 46,749 - 46,749 4.50% 0.00% 4.50% \$20.10 Class C 455,811 80,561 - 80,561 17,70% 0.00% 17,70% 4,700 \$14.26 Class C 455,811 80,561 - 80,561 17,70% 0.00% 17,70% 4,700 \$14.26 Class C 452,811 80,561 - 80,561 17,70% 0.00% 14,3% 4,700 \$20.99 Class A 670,140 178,489 - 178,489 26,60% 0.00% 14,3% 4,700 \$23.08 Class B 3,639,998 757,992 46,377 804,369 20,80% 1.30% 22,10% 104,489 \$18.81 Class C 414,524 75,638 - 75,638 18,20% 0.00% 18,20% 5,707 \$18,81 Class C 414,524 75,638 - 75,638 18,20% 0.00% 18,20% 5,707 \$18,81 Class C 414,524 75,638 - 75,638 18,20% 0.00% 18,20% 5,707 \$14,62 Class C 414,524 75,638 - 75,638 18,20% 0.00% 18,20% 5,707 \$18,81 Class C 414,524 75,638 - 75,638 18,20% 0.00% 18,20% 5,707 \$18,81 Class C 414,524 75,638 - 75,638 18,20% 0.00% 18,20% 5,707 \$18,81 Class C 414,524 75,638 - 75,638 18,20% 0.00% 18,20% 5,707 \$18,81 Class C 414,524 75,638 - 75,638 18,20% 0.00% 18,20% 5,707 \$18,81 Class C 414,524 75,638 - 75,638 18,20% 0.00% 18,20% 5,707 \$18,81 Class C 414,524 75,638 - 75,638 18,20% 0.00% 18,20% 5,707 \$18,81 Class C 414,524 75,638 - 75,638 18,20% 0.00% 18,20% 5,707 \$14,62 Class C 414,524 75,638 - 75,638 18,20% 0.00% 18,20% 5,707 \$18,81 Class C 414,524 75,638 - 75,638 18,20% 0.00% 18,20% 5,707 \$18,81 Class C 414,524 75,638 - 75,638 18,20% 0.00% 18,20% 5,707 \$18,81 Class C 414,524 75,638 - 75,638 18,20% 0.00% 18,20% 5,707 \$18,81 Class C 414,524 75,638 - 75,638 18,20% 0.00% 18,20% 5,707 \$18,81 Class C 831,669 110,261 110,261 13,30% - 13,30% 2,758 \$10,000 Class C 831,669 110,261					400 400	40.000/	0.000/	40.000/	75.000	450,000		CO4.54
Class C 380,322 28,042 - 28,042 7.40% 0.00% 7.40% 663 - \$21.26 Total 6,182,949 861,381 44,309 905,690 13.9% 0.7% 14.6% 74,451 150,000 - \$21.28 Southwest Phoenix Class A 757,809 194,499 - 194,499 25.70% 0.00% 25.70% \$23.00 Class B 1,034,667 46,749 - 46,749 4.50% 0.00% 4.50% \$20.10 Class C 455,811 80,561 - 80,561 - 80,561 7.70% 0.00% 17.70% 4,700 \$14.26 Total 2,248,287 321,809 - 321,809 14.3% 0.0% 14.3% 4,700 \$20.99 Superstition Corridor Class A 670,140 178,489 - 178,489 26.60% 0.00% 26.60% (3,259) \$23.08 Class B 3,639,998 757,992 46,377 804,369 20.80% 1.30% 22.10% 104,489 \$18.81 Class C 414,524 75,638 - 75,638 18.20% 0.00% 18.20% 5,707 \$14.62 Total 4,724,662 1,012,119 46,377 1,058,496 21.4% 1.0% 22.4% 106,937 \$19.30 Tempe Class A 3,893,364 156,127 27,135 183,262 4.00% 0.30% 4.30% 554,556 639,235 1,704,000 \$27.26 Class B 4,068,229 751,087 - 751,087 18.50% - 18.50% 128,616 108,000 - \$22.08 Class C 831,669 110,261 - 10.261 - 110,261 13.30% - 13.30% 2,758 \$16.60 Total 8,793,262 1,017,475 27,135 1,044,610 11.6% 0.3% 11.9% 685,930 747,235 1,704,000 \$23.22 West I-10 Class B 1,185,976 115,529 9,551 130,757 9.70% 0.70% 10.40% 73 \$23.54 Class C 139,051 27,452 - 27,452 19,70% 0.00% 19,70% 3,519 \$12.97				44 309						150,000	-	
Southwest Phoenix Class A 757,809 194,499 - 194,499 25.70% 0.00% 25.70% - - - \$23.00 Class B 1,034,667 46,749 - 46,749 4.50% 0.00% 4.50% - - - \$20.10 Class C 455,811 80,561 - 80,561 17.70% 0.00% 17.70% 4,700 - - \$14.26 Total 2,248,287 321,809 - 321,809 14.3% 0.0% 14.3% 4,700 - - \$20.99 Superstition Corridor Class A 670,140 178,489 - 178,489 26.60% 0.00% 26.60% (3,259) - - \$23.08 Class B 3,639,998 757,992 46,377 804,369 20.80% 1.30% 22.10% 104,489 - - \$18.81 Class C 414,524 75,638 - 75,638 18.20% 0.00%				,000						-	-	
Class A 757,809 194,499 - 194,499 25.70% 0.00% 25.70% \$23.00 Class B 1,034,667 46,749 - 46,749 4.50% 0.00% 4.50% \$20.10 Class C 455,811 80,561 - 80,561 17.70% 0.00% 17.70% 4,700 \$142.60 Total 2,248,287 321,809 - 321,809 14.3% 0.0% 14.3% 4,700 \$20.99 Superstition Corridor Class A 670,140 178,489 - 178,489 26.60% 0.00% 26.60% (3,259) \$23.08 Class B 3,639,998 757,992 46,377 804,369 20.80% 1.30% 22.10% 104,489 \$18.62 Total 4,724,662 1,012,119 46,377 1,058,496 21.4% 1.0% 22.4% 106,937 \$19.30 Tempe Class A 3,893,364 156,127 27,135 183,262 4.00% 0.30% 4.30% 554,556 639,235 1,704,000 \$27.26 Class B 4,068,229 751,087 - 751,087 18.50% - 18.50% 128,616 108,000 - \$22.08 Class C 831,669 110,261 - 110,261 13.30% - 13.30% 2,758 \$16.60 Total 8,793,262 1,017,475 27,135 1,044,610 11.6% 0.3% 11.9% 685,930 747,235 1,704,000 \$23.22 West I-10 Class B 1,185,976 115,529 9,551 130,757 9,70% 0.70% 10.40% 73 \$23.54 Class C 139,051 27,452 - 27,452 19.70% 0.00% 19.70% 3,519 \$12.97			861,381	44,309	905,690	13.9%	0.7%	14.6%	74,451	150,000	-	\$21.28
Class B 1,034,667 46,749 - 46,749 4.50% 0.00% 4.50% \$20.10 Class C 455,811 80,561 - 80,561 17.70% 0.00% 17.70% 4,700 \$14.26 Total 2,248,287 321,809 - 321,809 14.3% 0.0% 14.3% 4,700 \$20.99 Superstition Corridor Class A 670,140 178,489 - 178,489 26.60% 0.00% 26.60% (3,259) \$23.08 Class B 3,639,998 757,992 46,377 804,369 20.80% 1.30% 22.10% 104,489 \$18.81 Class C 414,524 75,638 - 75,638 18.20% 0.00% 18.20% 5,707 \$14.62 Total 4,724,662 1,012,119 46,377 1,058,496 21.4% 1.0% 22.4% 106,937 \$19.30 Tempe Class A 3,893,364 156,127 27,135 183,262 4.00% 0.30% 4.30% 554,556 639,235 1,704,000 \$27.26 Class B 4,068,229 751,087 - 751,087 18.50% - 18.50% 128,616 108,000 - \$22.08 Class C 831,669 110,261 - 110,261 13.30% - 13.30% 2,758 \$16.60 Total 8,793,262 1,017,475 27,135 1,044,610 11.6% 0.3% 11.9% 685,930 747,235 1,704,000 \$23.22 West I-10 Class B 1,185,976 115,529 9,551 130,757 9.70% 0.70% 10.40% 73 \$23.54 Class C 139,051 27,452 - 27,452 19.70% 0.00% 19.70% 3,519 \$12.97			194 499	_	194 499	25.70%	0.00%	25.70%	_	_	_	\$23.00
Total 2,248,287 321,809 - 321,809 14.3% 0.0% 14.3% 4,700 - - \$20.99 Superstition Corridor Class A 670,140 178,489 - 178,489 26.60% 0.00% 26.60% (3,259) - - \$23.08 Class B 3,639,998 757,992 46,377 804,369 20.80% 1.30% 22.10% 104,489 - - \$18.81 Class C 414,524 75,638 - 75,638 18.20% 0.00% 18.20% 5,707 - - \$18.60 Total 4,724,662 1,012,119 46,377 1,058,496 21.4% 1.0% 22.4% 106,937 - - \$19.30 Tempe Class A 3,893,364 156,127 27,135 183,262 4.00% 0.30% 4.30% 554,556 639,235 1,704,000 \$27.26 Class B 4,068,229 751,087 - 751,087 18.50% <td></td> <td></td> <td></td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td>-</td> <td>-</td> <td>-</td> <td></td>				-					-	-	-	
Superstition Corridor Class A 670,140 178,489 - 178,489 26.60% 0.00% 26.60% (3,259) - - \$23.08 Class B 3,639,998 757,992 46,377 804,369 20.80% 1.30% 22.10% 104,489 - - \$18.81 Class C 414,524 75,638 - 75,638 18.20% 0.00% 18.20% 5,707 - - \$14.62 Total 4,724,662 1,012,119 46,377 1,058,496 21.4% 1.0% 22.4% 106,937 - - \$19.30 Tempe Class A 3,893,364 156,127 27,135 183,262 4.00% 0.30% 4.30% 554,556 639,235 1,704,000 \$27.26 Class B 4,068,229 751,087 - 751,087 18.50% - 18.50% 128,616 108,000 - \$22.08 Class C 831,669 110,261 - <										-	-	
Class A 670,140 178,489 - 178,489 26.60% 0.00% 26.60% (3,259) \$23.08 Class B 3,639,998 757,992 46,377 804,369 20.80% 1.30% 22.10% 104,489 \$18.81 Class C 414,524 75,638 - 75,638 18.20% 0.00% 18.20% 5,707 \$14.62 Total 4,724,662 1,012,119 46,377 1,058,496 21.4% 1.0% 22.4% 106,937 \$19.30 Tempe Class A 3,893,364 156,127 27,135 183,262 4.00% 0.30% 4.30% 554,556 639,235 1,704,000 \$27.26 Class B 4,068,229 751,087 - 751,087 18.50% - 18.50% 128,616 108,000 - \$22.08 Class C 831,669 110,261 - 110,261 13.30% - 13.30% 2,758 \$16.60 Total 8,793,262 1,017,475 27,135 1,044,610 11.6% 0.3% 11.9% 685,930 747,235 1,704,000 \$23.22 West I-10 Class B 1,185,976 115,529 9,551 130,757 9.70% 0.70% 10.40% 73 \$23.54 Class C 139,051 27,452 - 27,452 19.70% 0.00% 19.70% 3,519 \$12.97			321,809	-	321,809	14.3%	0.0%	14.3%	4,700	-	-	\$20.99
Class C 414,524 75,638 - 75,638 18.20% 0.00% 18.20% 5,707 - - \$14.62 Total 4,724,662 1,012,119 46,377 1,058,496 21.4% 1.0% 22.4% 106,937 - - \$19.30 Tempe Class A 3,893,364 156,127 27,135 183,262 4.00% 0.30% 4.30% 554,556 639,235 1,704,000 \$27.26 Class B 4,068,229 751,087 - 751,087 18.50% - 18.50% 128,616 108,000 - \$22.08 Class C 831,669 110,261 - 110,261 13.30% - 13.30% 2,758 - - \$16.60 Total 8,793,262 1,017,475 27,135 1,044,610 11.6% 0.3% 11.9% 685,930 747,235 1,704,000 \$23.22 West I-10 Class B 1,185,976 115,529 9,551	Class A	670,140							(3,259)	-	-	
Total 4,724,662 1,012,119 46,377 1,058,496 21.4% 1.0% 22.4% 106,937 - - \$19.30 Tempe Class A 3,893,364 156,127 27,135 183,262 4.00% 0.30% 4.30% 554,556 639,235 1,704,000 \$27.26 Class B 4,068,229 751,087 - 751,087 18.50% - 18.50% 128,616 108,000 - \$22.08 Class C 831,669 110,261 - 110,261 13.30% - 13.30% 2,758 - - \$16.60 Total 8,793,262 1,017,475 27,135 1,044,610 11.6% 0.3% 11.9% 685,930 747,235 1,704,000 \$23.22 West I-10 Class B 1,185,976 115,529 9,551 130,757 9.70% 0.70% 10.40% 73 - - \$23.54 Class C 139,051 27,452 - 27,452 19.70% 0.00%				46,377						-	-	
Tempe Class A 3,893,364 156,127 27,135 183,262 4.00% 0.30% 4.30% 554,556 639,235 1,704,000 \$27.26 Class B 4,068,229 751,087 - 751,087 18.50% - 18.50% 128,616 108,000 - \$22.08 Class C 831,669 110,261 - 110,261 13.30% - 13.30% 2,758 - - \$16.60 Total 8,793,262 1,017,475 27,135 1,044,610 11.6% 0.3% 11.9% 685,930 747,235 1,704,000 \$23.22 West I-10 Class B 1,185,976 115,529 9,551 130,757 9.70% 0.70% 10.40% 73 - - \$23.54 Class C 139,051 27,452 - 27,452 19.70% 0.00% 19.70% 3,519 - - \$12.97				46 377						-	-	
Class B 4,068,229 751,087 - 751,087 18.50% - 18.50% 128,616 108,000 - \$22.08 Class C 831,669 110,261 - 110,261 13.30% - 13.30% 2,758 \$16.60 Total 8,793,262 1,017,475 27,135 1,044,610 11.6% 0.3% 11.9% 685,930 747,235 1,704,000 \$23.22 West I-10 Class B 1,185,976 115,529 9,551 130,757 9.70% 0.70% 10.40% 73 \$23.54 Class C 139,051 27,452 - 27,452 19.70% 0.00% 19.70% 3,519 \$12.97	Tempe								·			
Class C 831,669 110,261 - 110,261 13.30% - 13.30% 2,758 - - \$16.60 Total 8,793,262 1,017,475 27,135 1,044,610 11.6% 0.3% 11.9% 685,930 747,235 1,704,000 \$23.22 West I-10 Class B 1,185,976 115,529 9,551 130,757 9.70% 0.70% 10.40% 73 - - \$23.54 Class C 139,051 27,452 - 27,452 19.70% 0.00% 19.70% 3,519 - - \$12.97				27,135			0.30%				1,704,000	
Total 8,793,262 1,017,475 27,135 1,044,610 11.6% 0.3% 11.9% 685,930 747,235 1,704,000 \$23.22 West I-10 Class B 1,185,976 115,529 9,551 130,757 9.70% 0.70% 10.40% 73 - - \$23.54 Class C 139,051 27,452 - 27,452 19.70% 0.00% 19.70% 3,519 - - \$12.97				-			-			108,000	- -	
Class B 1,185,976 115,529 9,551 130,757 9.70% 0.70% 10.40% 73 \$23.54 Class C 139,051 27,452 - 27,452 19.70% 0.00% 19.70% 3,519 \$12.97	Total	8,793,262		27,135						747,235		
Class C 139,051 27,452 - 27,452 19.70% 0.00% 19.70% 3,519 \$12.97			145 500	0.554	100 757	0.700/	0.700/	10.400/	70			#00.54
										-	- -	
				9,551						-		

Methodology | Definitions | Submarket Map

Class A

A classification used to describe buildings that generally qualify as extremely desirable, investment-grade properties and command the highest rents or sale prices compared to other buildings in the same market.

Class B

A classification used to describe buildings that generally qualify as a more speculative investment, and as such, command lower rents or sale prices compared to Class A properties.

Class C

A classification used to describe buildings that generally qualify as no-frills, older buildings that offer basic space and command lower rents or sale prices compared to other buildings in the

Deliveries

Buildings that complete construction during a specified period of time. In order for space to be considered delivered, a certificate of occupancy must have been issued for the property.

Full Service Gross (FSG) Rental Rate

Rental rates that include all operating expenses such as utilities, electricity, janitorial services, taxes and insurance.

Leasing Activity

The volume of square footage that is committed to and signed under a lease obligation for a specific building or market in a given period of time. It includes direct leases, subleases and renewals of existing leases. It also includes any pre-leasing activity in planned, under construction, or under renovation buildings.

Net Absorption

The net change in occupied space over a given period of time. Unless otherwise noted, Net Absorption includes direct and sublease space.

Rentable Building Area (RBA)

The total square footage of a building that can be occupied by, or assigned to a tenant for the purpose of determining a tenant's rental obligation. Generally RBA includes a percentage of common areas including all hallways, main lobbies, bathrooms, and telephone closets.

Submarkets

Specific geographic boundaries that serve to delineate a core group of buildings that are competitive with each other and constitute a generally accepted primary competitive set, or peer group. Submarkets are building type specific (office, industrial, retail, etc.), with distinct boundaries dependent on different factors relevant to each building type.

Under Construction

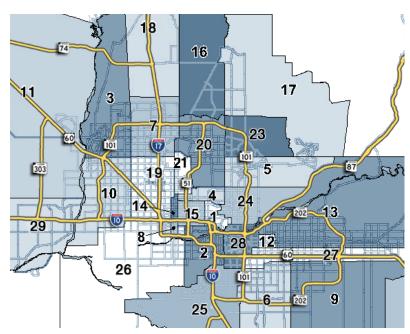
The status of a building that is in the process of being developed, assembled, built or constructed. A building is considered to be under construction after it has begun construction and until it receives a certificate of occupancy.

Vacancy Rate

A measurement expressed as a percentage of the total amount of physically vacant space divided by the total amount of existing inventory space. Under construction space generally is not included in vacancy calculations.

Vacant Space

Space that is not currently occupied by a tenant, regardless of any lease obligation that may be on the space. Vacant space could be space that is either available or not available.



PHOENIX OFFICE SUBMARKETS

- 44th St Corridor
- Airport Area
- Arrowhead
- Camelback Corridor
- Central Scottsdale
- Chandler
- 7 Deer Valley/Airport
- Downtown
- Gateway Airport/Loop 202
- 10. Glendale
- 11. Loop 303/Surprise
- 12. Mesa Downtown
- 13. Mesa East
- 14. Midtown
- 15. Midtown/Central Phoenix

- 16. N Phoenix/Cave Creek
- 17. N Scottsdale/Carefree
- 18. North I-17
- 19. Northwest Phoenix
- 20. Paradise Valley
- 21. Piestewa Peak Corridor
- 22. Pinal County
- 23. Scottsdale Airpark
- 24. Scottsdale South
- 25. South Tempe
- 26. Southwest Phoenix
- 27. Superstition Corridor
- 28. Tempe
- 29. West I-10



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NAI Horizon knows commercial real estate. With over 25 years in the Valley, NAI Horizon's extensive market insight allows us to match client needs with the right solutions. NAI Global member firms span the U.S. and 54 other countries, with more than 375 offices and more than 6,700 local market experts on the ground. Supported by the central resources of the NAI Global organization, member firms deliver market-leading services locally, and combine their in-market strengths to form a powerful bond of insights and execution for clients with multi-market challenges.

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Year End 2015 Office Market Report

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