

Seattle, WA

Seattle, Washington is the economic and cultural capital of the northwestern United States. The Seattle metropolitan area/Puget Sound region is the largest concentration of population north of San Francisco and west of Chicago. Seattle is the leading financial center of the Pacific Northwest and several major corporations base their headquarters in or near the city. The growth of the Pacific Northwest helped propel Seattle to its current stature, and the economic expansion of the Pacific Rim is likely to sustain Seattle's growth well into the future.

Demographics

Population

Seattle metro area: 3.927 million
 ▲ 15.7% since 1999

Source:
 Washington Office of Financial Management

Unemployment Rate

Seattle metro area: 8.6% ▲
 Washington State: 9.0% ▲
 United States: 9.6% ▲

Source: U.S. Department of Labor

Avg. Household Income

Seattle metro area: \$86,819
 Washington State: \$75,099
 United States: \$71,437

Source: U.S. Department of Labor

For more information contact:

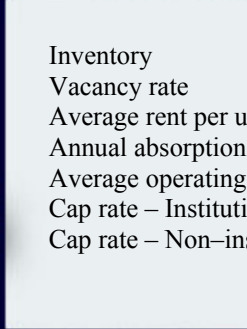
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Metro Area Vital Signs



| | | |
|-----------------------------|----------------|---|
| Inventory | 109.435 M SF | ▲ |
| Vacancy rate | 16.2% | ▲ |
| Average class A rental rate | \$26.69 per SF | ▼ |
| Annual absorption | 903,409 SF | ▼ |
| Average operating expense | \$8.26 per SF | ▲ |
| Cap rate – Class A | 9.00% | ▲ |

Office



| | | |
|------------------------------------|-----------------|---|
| Inventory | 352,204 units | ▲ |
| Vacancy rate | 7.2% | ▲ |
| Average rent per unit | \$969 per month | ▲ |
| Annual absorption | -3,586 units | ▼ |
| Average operating expense | 40.0% of EGI | ▼ |
| Cap rate – Institutional grade | 7.50% | ▲ |
| Cap rate – Non-institutional grade | 6.75% | ▲ |

Multi-Family



| | | |
|------------------------------------|----------------|---|
| Inventory | 52.787 M SF | ▲ |
| Vacancy rate | 9.07% | ▲ |
| Average net rental rate | \$22.80 per SF | ▼ |
| Annual absorption | 7.804 M SF | ▲ |
| Average operating expense | \$4.63 per SF | ▲ |
| Cap rate – Institutional grade | 8.00% | ▲ |
| Cap rate – Non-institutional grade | 8.50% | ▲ |

Retail



| | | |
|--------------------------------|---------------|---|
| Inventory | 133.599 M SF | ▲ |
| Vacancy rate | 14.05% | ▲ |
| Average rental rate | \$5.64 per SF | ↔ |
| Annual absorption | 1.923 M SF | ▼ |
| Cap rate – Institutional grade | 8.75% | ▲ |

Industrial

*Blue arrows represent change over the preceding 12 months.
 Black arrows represent change since the preceding quarter.*