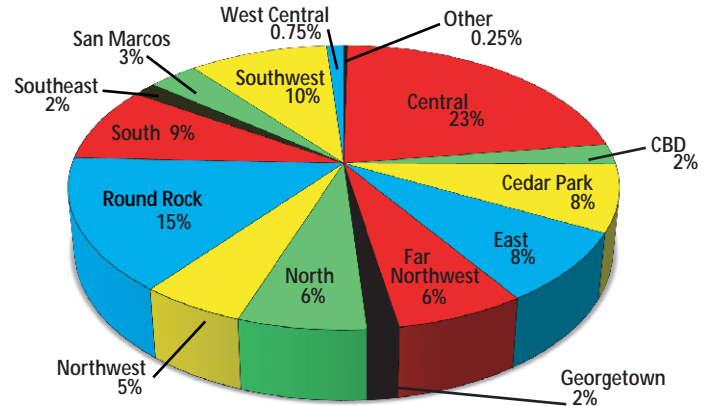


CENTRAL TEXAS OVERVIEW

The Central Texas medical office market, totaling nearly 6.1 million square feet of space has proven to be the most recession-resistant of all the commercial property types. Total net absorption for the first half of 2010 was 111,047 square feet and the average quoted rental rate is \$32.21 per square foot annually on a full service basis. Significant events for the first half of the year include:

- St. Jude Medical Inc. leased 91,569 square feet at 6300 Bee Caves Road in Austin.
- Pioneer Surgical Technology, Inc. opened an 11,000 sf facility in NW Austin and will create 30 jobs.
- Hanger Orthopedics Company announced they will relocate their corporate headquarters to Austin from Bethesda, Maryland. They have leased 75,000 sf at the Domain and their relocation is expected to be completed in the third quarter of 2010.
- Seton and UT continue to lay the foundation for an Austin medical school with the April launch of the Dell Pediatric Research Institute. The Institute is strategically located in the Mueller Development, near UT's campus and across the street from Dell Children's Medical Center.
- St. David's HealthCare announced it is buying the 58-bed Heart Hospital of Austin

MARKET SIZE



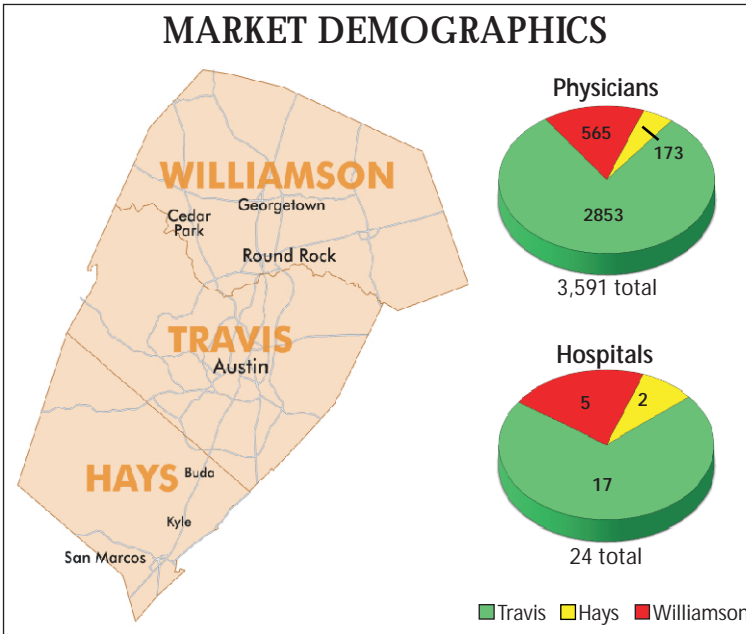
OFFICE SPACE SUMMARY

Total Market Size	6,082,733 sf
Vacancy Rate	13.3%
Under Construction	0 sf

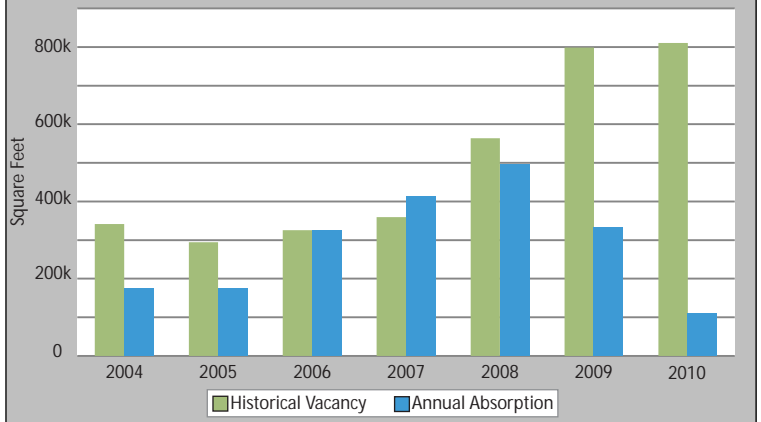
	Class A	Class B	Class C
Rental Rate	\$20-26.00	\$16-20.00	\$10-15.00
NNN Expenses	\$11-13.50	\$9-11.00	\$9-11.00

Medical office buildings/condominiums are selling in the range of \$125-285 per square foot. Price depends on age, location and level of finish out.

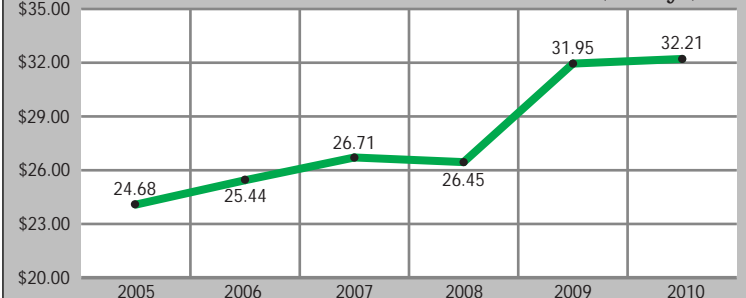
MARKET DEMOGRAPHICS



HISTORICAL VACANCY & ANNUAL ABSORPTION



AVERAGE ASKING RENTAL RATE (\$/sf/yr)



SITE SOLUTIONS INC. is actively involved in all aspects of commercial real estate brokerage, landlord and seller representation, site location, tenant and buyer representation.

Gail O'Connor is a Sr. VP specializing in health care. She has 25 years of experience representing corporations and individuals with their real estate. Before joining Site Solutions, she served as Sr. VP with The Trammell Crow Company, and was responsible for overseeing project leasing, property management and tenant improvements for a 6 million SF portfolio of properties in Austin.

