

Investment Snapshot

Q3 2012

Year over Year

- Office CAP Rates
- # of Office Investments
- Industrial CAP Rates
- # of Industrial Investments
- Retail CAP Rates
- # of Retail Investments
- Multi Family CAP Rates
- # of Multi Family Investments

Q3 2011

7.77% 1,363,724 29 \$125,070,095
 CAP Rates Sold SF # of Transactions Transaction Volume

Q3 2012

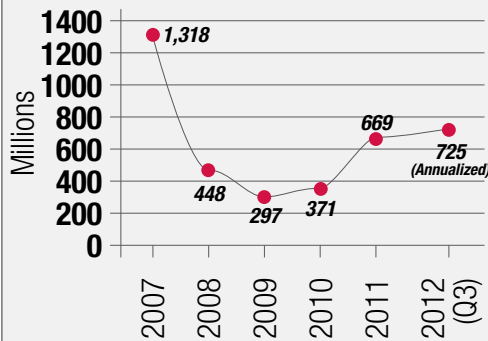
7.73% 1,464,182 30 \$136,290,474
 CAP Rates Sold SF # of Transactions Transaction Volume

Overview By Division

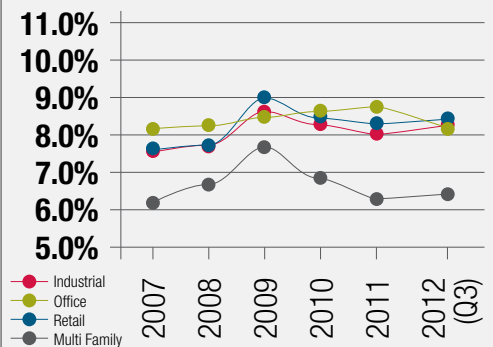
Division - Q1 2012 - Q3 2012

Division	Avg Cap Rate	# of Sales	Sold SF/# of Units	Sales Volume
Industrial	8.27%	18	1,828,124	\$95,145,348
Office	8.08%	13	1,117,000	\$187,298,082
Retail	8.31%	35	864,894	\$100,793,922
Multi Family	6.36%	34	1,368	\$141,519,349

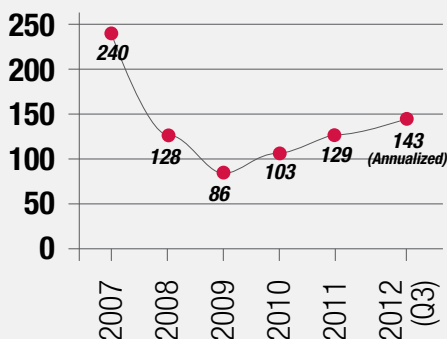
Investment Transaction \$ Volume



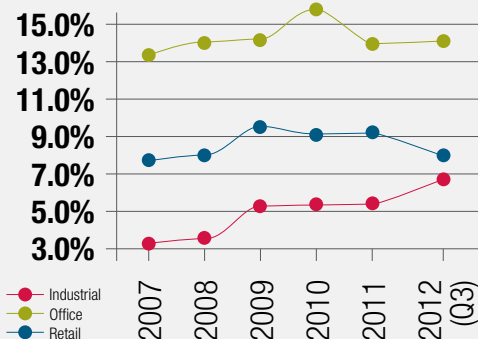
Average CAP Rates



of Investments



Vacancy Rates



Notable Transactions

Property Name	Property Use	City	Transaction SF/Units
NOVELL	OFFICE	PROVO	406,599
LEGENDS @ RIVER OAKS	MULTIFAMILY	SANDY	448 UNITS
SOUTH TOWNE CORP. CTR 1 & 2	OFFICE	SANDY	269,233
SALT LAKE HARDWARE BUILDING	OFFICE	SALT LAKE CITY	225,000
1998 SOUTH 5070 WEST	INDUSTRIAL	SALT LAKE CITY	416,634
MEADOWBROOK STATION	MULTIFAMILY	MILLCREEK	246 UNITS
FASHION PLACE - SEARS	RETAIL	SALT LAKE CITY	246,752
MIDVALE PLAZA	RETAIL	MIDVALE	105,973
KENDO LOGISTICS CENTER	INDUSTRIAL	SALT LAKE CITY	243,046

