

SYKES REALTY CALL CENTER
55 Sykes Boulevard
Pikeville, Pike County, Kentucky
CBRE File No. 06-341AT-1809



Self Contained Appraisal Report

Prepared for:

Mr. Rowan McFeely
Analyst
ANGLO IRISH BOSTON CORPORATION
265 Franklin Street, 19th Floor
Boston, MA 02110

VALUATION & ADVISORY SERVICES

CBRE
CB RICHARD ELLIS

September 11, 2006

Mr. Rowan McFeely
Analyst**ANGLO IRISH BOSTON CORPORATION**265 Franklin Street, 19th Floor
Boston, MA 02110RE: Appraisal of Sykes Realty Call Center
55 Sykes Boulevard
Pikeville, Pike County, Kentucky
CBRE File No 06-341AT-1809

Dear Mr. McFeely:

At your request and authorization, CBRE has prepared an appraisal of the market value of the referenced property and presented our analysis in the following Self Contained Appraisal Report.

The subject is a 42,946 square foot one-story call center office building built in 1999 and situated on a 9.830-acre site in Pikeville, Pike County, Kentucky. Currently the facility is 100.0% occupied. The subject is more fully described, legally and physically within the enclosed report.

Data, information, and calculations leading to the value conclusion are incorporated in the report following this letter. The report, in its entirety, including all assumptions and limiting conditions, is an integral part of, and inseparable from, this letter.

Based on the analysis contained in the following report, the market value of the subject is concluded as follows:

MARKET VALUE CONCLUSION				
Appraisal Premise	Interest Appraised	Exposure	Date of Value	Value Conclusion
As Is	Leased Fee Estate	12 Months	August 25, 2006	\$4,050,000
Compiled by CBRE				

The following appraisal sets forth the most pertinent data gathered, the techniques employed, and the reasoning leading to the opinion of value. The analyses, opinions and conclusions were developed based on, and this report has been prepared in conformance with, our interpretation of the guidelines and recommendations set forth in the Uniform Standards of Professional Appraisal Practice (USPAP), the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice

of the Appraisal Institute, the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA), Title XI Regulations.

The report is for the sole use of the client; however, client may provide only complete, final copies of the appraisal report in its entirety (but not component parts) to third parties who shall review such reports in connection with loan underwriting or securitization efforts. Appraiser is not required to explain or testify as to appraisal results other than to respond to the client for routine and customary questions. Please note that our consent to allow an appraisal report prepared by CBRE or portions of such report, to become part of or be referenced in any public offering, the granting of such consent will be at our sole discretion and, if given, will be on condition that we will be provided with an Indemnification Agreement and/or Non-Reliance letter, in a form and content satisfactory to us, by a party satisfactory to us. We do consent to your submission of the reports to rating agencies, loan participants or your auditors in its entirety (but not component parts) without the need to provide us with an Indemnification Agreement and/or Non-Reliance letter.

It has been a pleasure to assist you in this assignment. If you have any questions concerning the analysis, or if CBRE can be of further service, please contact us.

Respectfully submitted,

CBRE - VALUATION & ADVISORY SERVICES



Scott A. Watts
Vice President
Kentucky State Certification No. 003489

Phone: (615) 248-1132
Fax: (615) 255 4610
Email: scott.watts@cbre.com



Don Poore, MAI
Managing Director
Kentucky State Certification No. 003429

Phone: 770-984-5008
Fax: 770-984-5001
Email: don.poore@cbre.com

DP/SW

CERTIFICATION OF THE APPRAISAL

We certify to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in or bias with respect to the property that is the subject of this report and have no personal interest in or bias with respect to the parties involved with this assignment.
4. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
5. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
6. This appraisal assignment was not based upon a requested minimum valuation, a specific valuation, or the approval of a loan.
7. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal.
8. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
10. As of the date of this report, M. Donald Poore, MAI has completed the continuing education program of the Appraisal Institute.
11. Scott A. Watts has and M. Donald Poore, MAI has not made a personal inspection of the property that is the subject of this report.
12. No one provided significant real property appraisal assistance to the persons signing this report.
13. Valuation & Advisory Services operates as an independent economic entity within CBRE. Although employees of other CBRE divisions may be contacted as a part of our routine market research investigations, absolute client confidentiality and privacy are maintained at all times with regard to this assignment without conflict of interest.



Scott A. Watts
Vice President
Kentucky State Certification No. 003489



Don Poore, MAI
Managing Director
Kentucky State Certification No. 003429

SUBJECT PHOTOGRAPHS



TYPICAL VIEW OF THE SUBJECT



TYPICAL VIEW OF THE SUBJECT

SUMMARY OF SALIENT FACTS

Property Name	Sykes Realty Call Center	
Location	55 Sykes Boulevard, Pikeville, Kentucky	
Assessor's Parcel Number	031-00-00-068.00	
Highest and Best Use		
As Though Vacant	Office	
As Improved	Office	
Property Rights Appraised	Leased Fee Estate	
Land Area	9.83 AC	428,195 SF
Improvements		
Property Type	Office	
Number of Buildings	1	
Number of Stories	1	
Gross Building Area	42,946 SF	
Net Rentable Area	42,946 SF	
Year Built	1999	
Condition	Good	
Estimated Exposure Time	12 Months	
Financial Indicators		
Current Occupancy	100.0%	
Stabilized Occupancy	90.0%	
Overall Capitalization Rate	10.50%	
Discount Rate	11.75%	
Terminal Capitalization Rate	11.00%	
Pro Forma Operating Data	Total	Per SF
Effective Gross Income	\$749,401	\$17.45
Operating Expenses	\$265,031	\$6.17
Expense Ratio	35.37%	
Net Operating Income	\$484,370	\$11.28
VALUATION	Total	Per SF
Land Value	\$2,570,000	\$6.00
Cost Approach	\$4,500,000	\$104.78
Sales Comparison Approach	\$4,000,000	\$93.14
Income Capitalization Approach	\$4,050,000	\$94.30
Insurable Value	\$1,925,000	\$44.82

CONCLUDED MARKET VALUE

Appraisal Premise	Interest Appraised	Date of Value	Value
As Is	Leased Fee Estate	August 25, 2006	\$4,050,000

Compiled by CBRE

SPECIAL ASSUMPTIONS

None noted.

-

TABLE OF CONTENTS

CERTIFICATION OF THE APPRAISAL.....	i
SUBJECT PHOTOGRAPHS	ii
SUMMARY OF SALIENT FACTS.....	iii
TABLE OF CONTENTS.....	v
INTRODUCTION	1
AREA ANALYSIS	5
NEIGHBORHOOD ANALYSIS	9
MARKET ANALYSIS	13
SITE ANALYSIS	19
IMPROVEMENT ANALYSIS.....	22
ZONING	28
TAX AND ASSESSMENT DATA	29
HIGHEST AND BEST USE	30
APPRAISAL METHODOLOGY	33
LAND VALUE.....	34
COST APPROACH.....	38
INSURABLE VALUE.....	43
SALES COMPARISON APPROACH.....	45
INCOME CAPITALIZATION APPROACH.....	51
RECONCILIATION OF VALUE	73
ASSUMPTIONS AND LIMITING CONDITIONS	75
ADDENDA	
A Glossary of Terms	
B Additional Photographs	
C Comparable Land Sales	
D Improved Comparable Sales	
E Rent Comparables	
F ARGUS Supporting Schedules	
G Engagement Letter	
H Qualifications	

INTRODUCTION

PROPERTY IDENTIFICATION

The subject's street address is 55 Sykes Boulevard, in Pikeville, Pike County, Kentucky.

OWNERSHIP AND PROPERTY HISTORY

Title to the property is currently vested in the name of Sykes Realty, Inc., who acquired title to the property from Honey Branch Industrial Development Authority on July 30, 1999. Currently, the subject is under contract to Stag Capital Partners for a reported price of \$4,050,000.

RELEVANT DATES

The following table illustrates the various dates associated with the valuation of the subject property:

RELEVANT DATES	
Date of Report:	September 11, 2006
Date of Inspection:	August 25, 2006
Date of Value As Is:	August 25, 2006
Compiled by CBRE	

DATE OF REPORT

The date of report is the date indicated on the letter of transmittal.

PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to estimate the market value of the subject property. The current economic definition agreed upon by agencies that regulate federal financial institutions in the U.S. (and used herein) is as follows:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and

5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.¹

PREMISE OF THE APPRAISAL

The premise of this appraisal valuation is “as is” on the date of value.

TERMS AND DEFINITIONS

The Glossary of Terms in the Addenda provides definitions for terms that are, and may be used in this appraisal.

INTENDED USE AND USER OF REPORT

This appraisal is to be used for internal decision making purposes by the client, Anglo Irish Boston Corporation.

PROPERTY RIGHTS APPRAISED

The interest appraised represents the leased fee estate.

SCOPE OF WORK

The scope of the assignment relates to the extent and manner in which research is conducted, data is gathered and analysis is applied, all based upon the following problem-identifying factors stated elsewhere in this report:

- Client
- Intended use
- Intended user
- Type of opinion
- Effective date of opinion
- Relevant characteristics about the subject
- Assignment conditions

This appraisal of the subject has been presented in the form of a Self-Contained Appraisal Report, which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the USPAP. That is, this report incorporates, to the fullest extent possible, practical explanation of the data, reasoning and analysis that were used to develop the opinion of value. This report also includes thorough descriptions of the subject and the market for the property type. CBRE completed the following steps for this assignment:

¹ Appraisal Standards Board of The Appraisal Foundation, *Uniform Standards of Professional Appraisal Practice*, 2006 ed. (Washington, DC: The Appraisal Foundation, 2006), 194; Office of Comptroller of the Currency (OCC), 12 CFR Part 34, Subpart C – Appraisals, 34.42 (g); Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 4th ed. (Chicago: Appraisal Institute, 2002), 177-178. This is also compatible with the OTS, RTC, FDIC, FRS and NCUA definitions of market value.

Extent to Which the Property is Identified

CBRE collected the relevant physical characteristics about the subject via a physical identification and inspection of both the interior and exterior of the subject property. The physical property was legally identified through its postal address, assessor's records, the provided legal description and the provided title report. Economic characteristics of the subject were identified via an analysis of leases and/or lease briefs between the lessor and lessee, recent rent roll and historical operating statements.

Extent to Which the Property is Inspected

CBRE conducted a physical inspection of both the interior and exterior of the subject property, as well as its surrounding environs on the effective date of appraisal.

Type and Extent of the Data Researched

CBRE physically inspected the micro and/or macro market environments with respect to physical and economic factors relevant to the valuation process. This knowledge was expanded through interviews with regional and/or local market participants, available published data and other various resources. CBRE also conducted regional and/or local research with respect to applicable tax data, zoning requirements, flood zone status, demographics, income and expense data, and comparable listing, sale and rental information.

Type and Extent of Analysis Applied

CBRE analyzed the data gathered through the use of appropriate and accepted appraisal methodology to arrive at a probable value indication via each applicable approach to value. All three traditional approaches to value were considered and utilized. CBRE then correlated and reconciled the results into a reasonable and defensible value conclusion, as defined herein and estimated a reasonable exposure time and marketing time associated with the value estimate presented.

SPECIAL APPRAISAL INSTRUCTIONS

There have been no special appraisal instructions for this assignment.

EXPOSURE/MARKETING TIME

Current appraisal guidelines require an estimate of a reasonable time period in which the subject property could be brought to market and sold. This reasonable time frame can either be examined historically or prospectively. In a historic analysis, this is referred to as exposure time. Exposure time always precedes the date of value, with the underlying premise being the time a property would have been on the market prior to the date of value, such that it would sell at its appraised value as of the date of value. On a prospective basis, the term marketing time is most often used. The

exposure/marketing time is a function of price, time, and use. It is not an isolated estimate of time alone. It is different for various types of real estate and under various market conditions.

A discussion of an appropriate exposure/marketing time estimate for the subject property is presented in the following sections.

In consideration of these factors, we have analyzed the following:

- exposure periods for comparable sales used in this appraisal;
- marketing time information from the CB Richard Ellis, Inc. *National Investor Survey*; and
- the opinions of market participants.

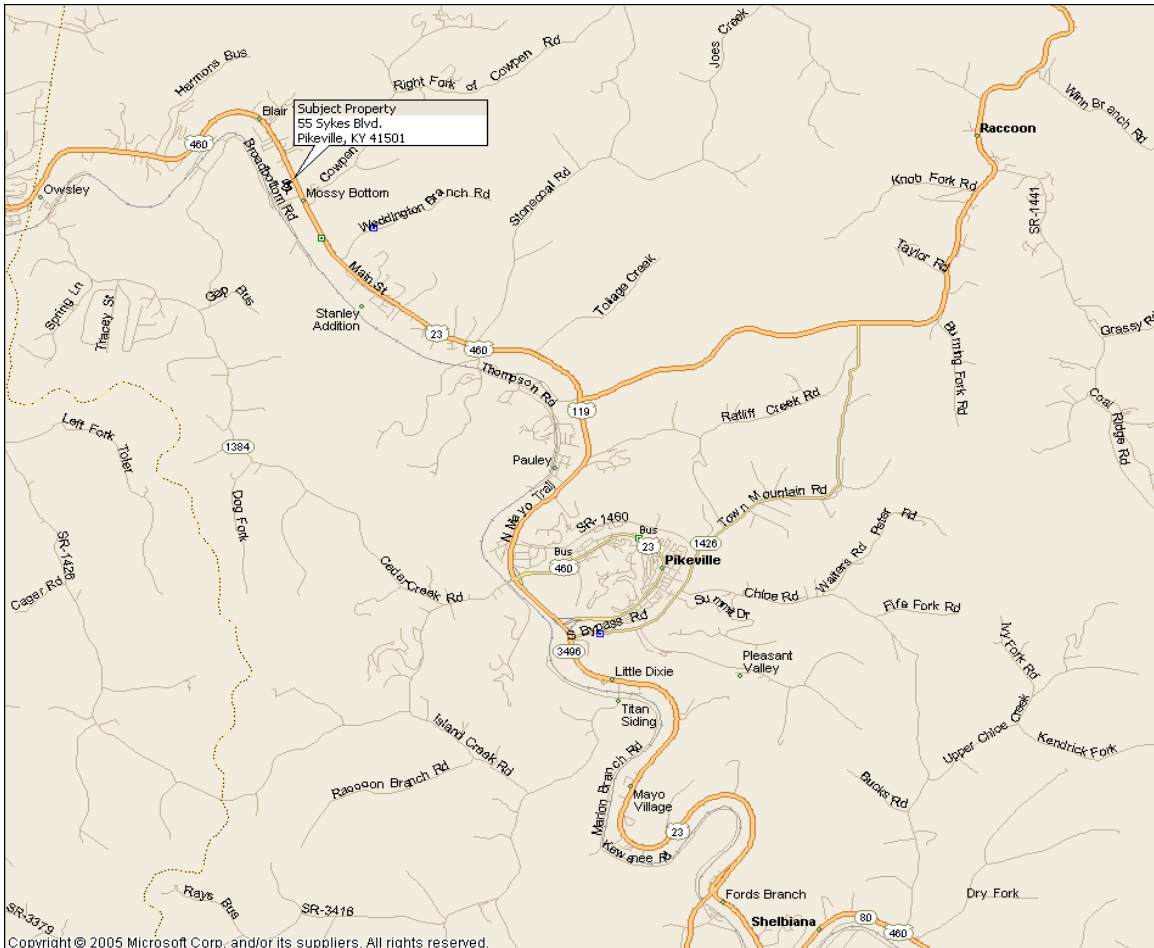
The following table presents the information derived from these sources.

EXPOSURE TIME INFORMATION			
Investment Type	Exposure Time (Months)		
	Range		Average
Comparable Sales Data	3.0	- 9.0	6.0
<i>Suburban Office</i>			
Class A	1.0	- 12.0	5.5
Class B	3.0	- 12.0	6.8
Class C	5.0	- 9.0	6.7
Local Market Professionals	6.0	- 12.0	9.0
CBRE Estimate	12 Months		
<i>Source: CBRE National Investor Survey</i>			

In general, the improved sales indicate exposure times in the lower to middle portion of the range indicated by the investor survey. In addition to the sales and survey data, we have also reviewed the assumptions and conclusions reached in the Valuation section of this report, particularly the income estimates and rates of return. Based on these analyses, we have concluded an exposure/marketing time of 12 months or less would be considered reasonable for the subject property.

This exposure/marketing time reflects current economic conditions, current real estate investment market conditions, the terms and availability of financing for real estate acquisitions, and property and market-specific factors. It assumes that the subject property is (or has been) actively and professionally marketed. The marketing/exposure time would apply to all valuation premises included in this report.

AREA ANALYSIS



LOCATION

The city of Pikeville is located in eastern Kentucky, around 33 miles west of the convergence of the Kentucky, Virginia, and West Virginia borders. Pikeville is the county seat of Pike County, which is the largest county in Kentucky by land area and is characterized by its location in the coalfields of the Cumberland Mountains.

POPULATION

The following statistics are available through the Economy.com. Historical population statistics and future projections for Pikeville and Pike County are summarized as follows:

POPULATION AND HOUSEHOLD PROJECTIONS		
	City of Pikeville	Pike County
Population		
2011 Population	5,873	65,045
2006 Population	6,028	66,611
2000 Population	6,295	68,736
1990 Population	6,361	72,583
Growth 2006 - 2011	-2.57%	-2.35%
Growth 2000 - 2006	-4.24%	-3.09%
Growth 1990 - 2000	-1.04%	-5.30%
Households		
2011 Households	2,655	27,913
2006 Households	2,679	27,934
2000 Households	2,705	27,612
1990 Households	2,575	26,148
Growth 2006 - 2011	-0.90%	-0.08%
Growth 2000 - 2006	-0.96%	1.17%
Growth 1990 - 2000	5.05%	5.60%
Source: CBRE		

The preceding statistics reflect a slight weakening of the economy in Pikeville and the area as a whole. Pikeville and its surrounding communities have experienced annual decreases in population since 1990.

TRANSPORTATION

One of the most significant aspects of Pikeville's history includes the Pikeville Cut-Thru Project. This project included the development of a channel which was 1,300 feet wide, 3,700 feet long, and 523 feet deep, and is the second largest engineering and earth moving project in the Western Hemisphere behind the Panama Canal. This achievement, dedicated in 1987, cleared the way for around 390 acres of development in the form of transportation, residential, retail, office, and medical projects. US Highway 23, a four lane highway, is the most heavily traveled road south of I-65 and east of I-75. Additional arterials in the area include US-119 and US-460.

The Kentucky Transportation Cabinet is currently planning the route for the new Interstate 66, which will travel through Pike County and across Southeastern Kentucky and eventually to the east and west coasts. This new route is expected to significantly benefit Pike County and the surrounding areas' economies. Reportedly, Pikeville will be one of the initial construction areas for I-66. The Pike County Regional Airport, Hatcher Field, is the area's general aviation airfield, located in northwestern Pikeville.

GOVERNMENT

Each incorporated city within the Pike County has its own zoning ordinances and building codes. The city of Pikeville has a comprehensive zoning plan and building code that provides specific guidelines for development of all types of properties and is considered to have had a positive effect on the development of the city.

EMPLOYMENT

Kellogg's, a world leader in cereals and breakfast foods, is the area's major industrial employer with over 600 employees. Kellogg's is located in Kimper, Kentucky. Pike County also has two hospitals, Pikeville Medical Center (PMC) and Williamson Appalachian Regional Healthcare (ARH). PMC can accommodate 500 beds and continues to expand. Williamson ARH is a 163-bed facility with 98 acute care beds and 50 skilled nursing facility beds. Pikeville College is the area's 4-year university and is a private college with an osteopathic medical curriculum, which is rare for a university of its size.

Employment diversification supports resistance to sharp economic recessions and allows quick responsiveness in periods of expansion. The chart below depicts the area's employment profile.

EMPLOYMENT BY INDUSTRY		
	City of Pikeville	Pike County
Employment by Industry - 2006	2,213	22,249
Agr/Frst/Fish/Hunt/Mine	6.06%	14.77%
Construction	5.11%	5.82%
Total Manufacturing	4.70%	4.30%
Wholesale Trade	2.80%	2.94%
Retail Trade	11.43%	14.86%
Transport/Warehse/Utils	3.84%	7.33%
Information	4.25%	2.23%
Fin/Insur/RE/Rent/Lse	7.59%	5.16%
Prof/Sci/Tech/Admin	6.69%	4.18%
Mgmt of Companies	0.00%	0.00%
Admin/Spprt/Waste Mgmt	1.49%	2.18%
Educational Svcs	15.59%	11.03%
Health Care/Soc Asst	13.47%	12.25%
Entertainment & Rec Services	1.76%	0.43%
Accommdtn/Food Svcs	6.64%	4.09%
Oth Svcs, Not Pub Admin	4.52%	4.41%
Public Administration	4.07%	4.03%
Source: CBRE		

For a relatively rural area, Pikeville and Pike County demonstrate a fairly diversified economic profile. The three primary forms of employment in Pikeville and Pike County are educational services, health care, and retail trade.

INCOME/ECONOMIC PROFILE

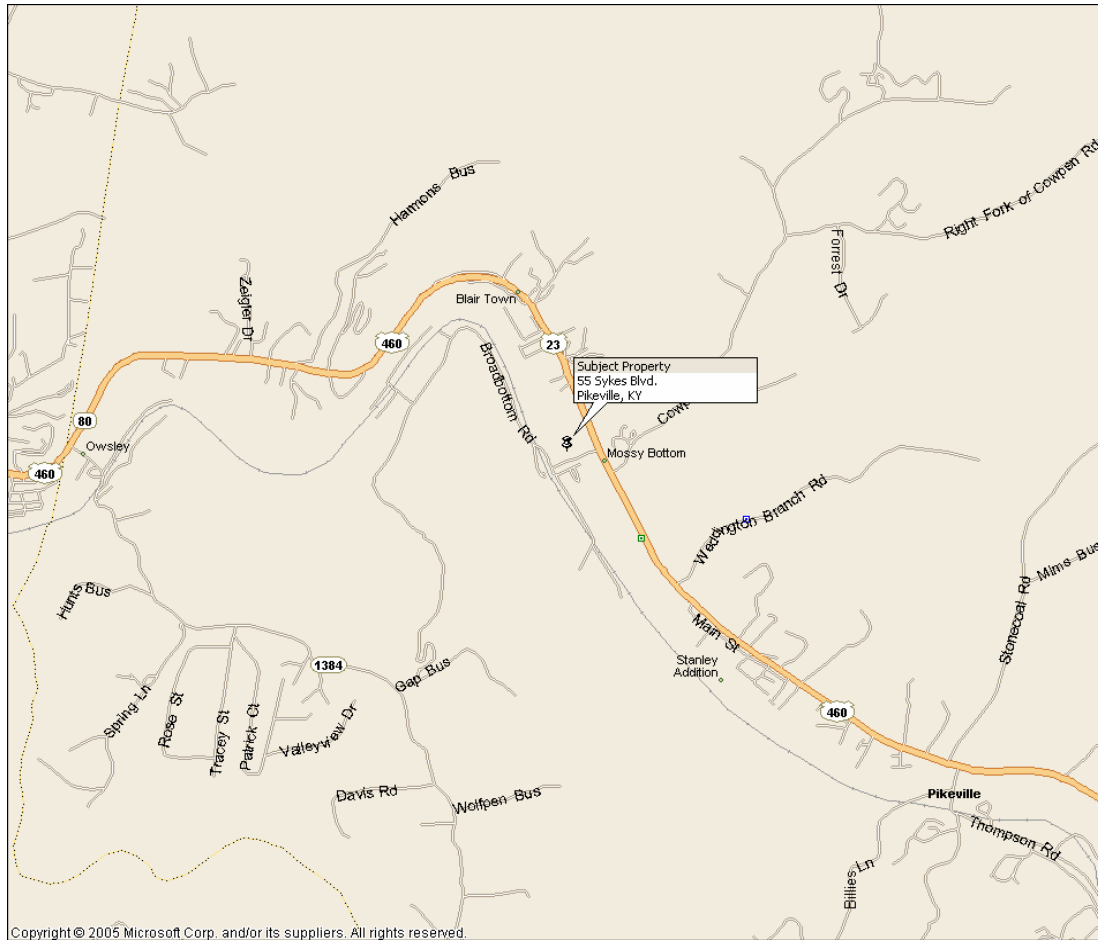
As the table below demonstrates, the City of Pikeville and Pike County are typically comprised of middle-income economic cohort groups.

HOUSEHOLD INCOME LEVELS		
	City of Pikeville	Pike County
2006 Median HH Inc	\$22,511	\$27,557
2006 Estimated Average Household Income	\$43,611	\$40,211
2006 Estimated Per Capita Income	\$19,549	\$16,935
Source: CBRE		

CONCLUSION

In summary, the interaction of the environmental, governmental, social, and economic forces have contributed to the diversified economic base of Pikeville. Job growth is considered to be the primary force that drives housing demand, retail sales, and commercial construction. Pikeville is gaining new jobs slower than most areas of the U.S., which is typical with smaller communities. In addition, the area has been experiencing annual decreases in population since 1990. However, the City of Pikeville and Pike County as a whole are aware of several changes that need to be made to attract industry and residents to the community and a comprehensive plan has been developed and is currently underway. Land acquisitions have already begun for the new I-66 project, and Pikeville will be one of the first communities through which construction begins. The outlook for the area is for stable performance with moderate improvement over the next several years. As a result, the demand for existing developments is expected to be good. Generally, the area is expected to maintain a relatively stable growth pattern in the foreseeable future.

NEIGHBORHOOD ANALYSIS



LOCATION

The neighborhood is located in the city of Pikeville and is considered a rural location. The city of Pikeville is located in western Pike County, about 33 miles west of the convergence of the Kentucky, West Virginia, and Virginia borders.

BOUNDARIES

The exact neighborhood boundaries are not defined; however, they are estimated to be within an approximate one- to two-mile radius of the subject. The approximate neighborhood boundaries are detailed as follows:

North: Harmons Bus.
South: Keltly Fork Rd.
East: Stonecoal Rd.
West: US-460

LAND USE

Land uses within the subject neighborhood consist of a harmonious mixture of commercial and residential development. The immediate area surrounding the subject is a newer area of development, consisting primarily of industrial uses with much of the development being built during the 1970s and 1980s. A CSX Transportation rail borders the property to the southwest and a sewage treatment facility is located northwest of the property. The treatment plant was constructed in 1997. Leslie Equipment Company, an earth moving machinery company, and a Coca-Cola Enterprises warehouse are also located northwest of the subject.

Big Sandy Village, an approximate 94,000 square foot neighborhood center developed in 1979 and anchored by Big Kmart, is the only significant retail development in the subject neighborhood. The majority of the single-family residential development within a one mile radius of the subject may be described as tract homes in the \$70,000-\$85,000 price range. According to information obtained from Claritas, there are 179 households and 406 residents within a one-mile radius of the subject. This number increases to 1,931 households and 4,478 residents within a three-mile radius of the subject. The estimated average household income in the subject neighborhood is around \$50,000 to \$55,000.

GROWTH PATTERNS

Growth patterns have occurred primarily along primary commercial thoroughfares such as US-23/US-460, Cowpen Road, Broadbottom Road, Weddington Branch Road, Harmons Bus, and SR-1384. The major retail development in the neighborhood is Big Sandy Village, a 94,000 square foot development anchored by Big Kmart. The subject neighborhood is best characterized as a clustering of commercial/industrial developments surrounded by residential development. Residential growth in the subject neighborhood has been moderately increasing since 1990.

ACCESS

Primary access to the subject neighborhood is provided by Bert T. Combs Mountain Parkway and U.S. Highway 23. Bert T. Combs Mountain Parkway traverses Kentucky in a northwesterly-southeasterly direction and connects with Interstate Highway 64 and the City of Lexington to the northwest. At around 27 miles northwest of the subject, Bert T. Combs Mountain Parkway splits and becomes US-460 and SR-114. SR-114 heads southeasterly and connects with US-23 around 14 miles northwest of the subject. US-23 traverses the subject neighborhood in a northwesterly-southeasterly direction and

connects the neighborhood with the City of Pikeville to the south. Secondary access to the neighborhood is provided by US-119, US-460, and SR-80.

The commute to the Pikeville downtown area is less than ten minutes, compared with the commute to Charleston, West Virginia, which is over an hour. The Pike County Regional Airport, a general aviation airfield, is just over 1 ½ mile northeast of the subject. The closest commercial carrier is Yeager Airport in Charleston around 80 miles northeast of the subject.

DEMOGRAPHICS

Selected neighborhood demographics in a one-, three-, and five-mile radius from the subject are shown in the following table:

SELECTED NEIGHBORHOOD DEMOGRAPHICS			
55 Sykes Blvd. Pikeville, KY	Radius 1.0 Mile	Radius 3.0 Mile	Radius 5.0 Mile
Population			
2011 Population	412	4,557	13,914
2006 Population	406	4,478	13,866
2000 Population	388	4,358	13,859
1990 Population	352	3,905	13,513
Growth 2006 - 2011	1.48%	1.76%	0.35%
Growth 2000 - 2006	4.64%	2.75%	0.05%
Growth 1990 - 2000	10.23%	11.60%	2.56%
Households			
2011 Households	185	2,009	6,104
2006 Households	179	1,931	5,967
2000 Households	164	1,803	5,742
1990 Households	136	1,469	5,138
Growth 2006 - 2011	3.35%	4.04%	2.30%
Growth 2000 - 2006	9.15%	7.10%	3.92%
Growth 1990 - 2000	20.59%	22.74%	11.76%
2006 Median HH Inc	\$37,407	\$34,834	\$28,924
2006 Estimated Average Household Income	\$55,700	\$50,623	\$47,747
2006 Estimated Per Capita Income	\$23,279	\$21,525	\$20,780
2006 Median Value of all Owner-Occ HUs	\$85,635	\$73,818	\$78,027
Age 25+ College Graduates - 2000	60	523	1,727
Age 25+ Percent College Graduates - 2006	21.6%	17.0%	18.4%
Source: CBRE			

CONCLUSION

The subject property is a call center and appears to conform well to surrounding neighborhood infrastructure and support services. Recent growth in the neighborhood has primarily been related to residential development, which appears to be supported by both neighborhood demographics and the primary traffic carriers within the neighborhood.

MARKET ANALYSIS

The market analysis forms a basis for assessing market area boundaries, supply and demand factors, and indications of financial feasibility. Pikeville has a small population base and is a rural market located over seventy miles away from any metropolitan area. Due to its small size and tertiary location, there are no published surveys with respect to the Pikeville office market inventory or publications which would help to define the marketability of a call center property located within the area. Primary data sources utilized for this analysis includes discussions with members of the Pike County Chamber of Commerce, the Pikeville Property Valuation Administration (PVA), and Marvin Hensley with Hensley Development Company Inc. and Real Estate Services.

The subject is located in the Pikeville market and is considered a Class C call center. According to the Institute of Real Estate Management (via *Income/Expense Analysis: Office Buildings 2003*), the following office property definitions may be applicable towards the subject property:

Single-Purpose: Single tenant in a non-owner-occupied building (Sale leaseback type situation or leasing entire building).

MARKET OVERVIEW

The following discussion illustrates some general observations in the surrounding office market.

Market Summary

After contacting the Pike County Chamber of Commerce, CBRE was referred to the Pikeville PVA, and spoke with Kevin Auton, Chief Deputy Property Valuation Administrator. Mr. Auton informed CBRE that due to the rural size of the community that there were essentially no buildings within the City of Pikeville that were similar in size and use to the subject property. He mentioned that the most similar facility was the former post office owned by Thomas Huffman who now leases the property to a computer company. Mr. Auton was not aware of any further details about this property.

Mr. Auton indicated that the majority of office developments in the Pikeville area were located in or around downtown Pikeville. Most of the office developments in the downtown area house government operations, which is typical with rural communities. He informed CBRE that larger office developments in the downtown Pikeville area include the Uniplex Building, which was built circa 1998 and is comprised of around 23,000 square feet. Mr. Auton believed that the Uniplex Building had around five tenants, one of which is the Kentucky Revenue Cabinet, and is 100% occupied. The Social Security Building, also located in downtown Pikeville, is privately owned by Ramsey Home Place, LLC, but is leased to the government tenant. The Social Security building contains around 22,000 square feet and was built in 2003.

Office developments located less than ½ mile from the subject include Coal Run Medical Office Building, which was constructed around 2004 and is comprised of around 35,000 square feet. The building has around 15 medical related tenants and is fully occupied. The U.S. Department of Mines and Minerals, similar to the Social Security Building, is also privately owned by Ramsey Home Place, LLC and leased back to the government. This building, also located within ½-mile of the subject, is comprised of around 210,000 square feet and was built in 2001.

Mr. Auton was not aware of office building sales that would be comparable to the subject, but he did inform CBRE of what he believed to be the most recent office sales in the area. According to Mr. Auton, the aforementioned Coal Run Medical Office Building located within ½-mile of the subject on 2.72 acres, sold as vacant land in April of 2003 for \$450,000, which equates to a price per acre indication of \$165,441, and a price per square foot indication of \$3.80. After development of the medical office building, units within the building were sold off separately. In December of 2004, 12,304 square feet of the building were sold for \$1,360,000, which equates to a price per square foot indication of \$110.53. Another 2,900 square feet sold in December of 2004 for \$425,000, which equates to a price per square foot indication of \$146.55.

Rebecca Hamilton with the City of Pikeville put CB Richard Ellis in contact with Marvin Hensley with Hensley Development Company Inc. and Real Estate Services. Mr. Hensley was able to provide additional information with respect to recent land sales and office sales and leases within the Pikeville market. Mr. Hensley indicated that sites with direct frontage on U.S. Highway 23 from the northwest near the subject's location traveling south through the Pikeville downtown area typically sell for \$350,000 to \$400,000 per acre. Mr. Hensley indicated that the value of the land decreases by around 15% while moving out from U.S. 23. In addition, Mr. Hensley indicated that office buildings in the Pikeville area typically lease for \$10.00 per square foot and that office buildings with direct frontage along U.S. 23, which is the case with the subject property, typically sell for around \$60 to \$70 per square foot.

Market Trends

Mr. Auton informed CB Richard Ellis that commercial land and development sales are scarce in the area primarily due to the lack of available land. He stated that the desirable commercial property along highways is typically in the form of large acre developments owned by local families who then lease various tracts, which are primarily already occupied.

Mr. Auton believes that Pikeville's economy and development potential will improve dramatically with the development of the new Interstate 66, which will span from the east coast to the west coast of the United States and pass through Pike County. Mr. Auton said that the project was in the initial phase of land acquisitions, but that Pikeville will be one of the first areas through which the interstate is developed. In addition, he informed CBRE that the local hospital, Pikeville Medical Center, has

undergone several expansions in the last few years, and has since become a regional hospital for the area. Also, Pikeville College recently incorporated a medical program into its curriculum, which has led to a significant increase in doctors in the area. Lastly, Mr. Auton informed CBRE that the Pike County economy relies heavily on coal production, and he said the coal prices are currently rising, which should have a positive affect on the area.

Barriers to Entry

The city of Pikeville and Pike County have sites available that are suitable for development and similar office uses throughout the market, including currently under-utilized improved sites. Local governing authorities are generally perceived as not actively opposed to new development. However, the population has been decreasing in recent years and is projected to continue decreasing. Thus, potential barriers to entry are limited to demand for additional office space.

Demand Generators

Demand for additional office properties stems from job growth, which is interdependent with population growth. As demonstrated the City of Pikeville and Pike County are experiencing a declining population base, and this trend is projected to continue. However, as the hospital continues to expand and the developing Interstate 66 gets underway, this should result in additional appeal to the area for residents and commercial users alike.

COMPETITIVE PROPERTIES

Comparable properties have been surveyed in order to identify the occupancy trends within the immediate submarket. The comparable data is summarized in the following table:

SUMMARY OF COMPARABLE OFFICE RENTALS

Comp. No.	Name	Location	Occupancy
1	Adevco Contact Center	2401 Cherahala Blvd, Knoxville, TN	100%
2	Anthony Building	143 Main St., Pikeville, KY	100%
3	Certegy Building	3500 5th Street, Northport, AL	100%
4	Flat Iron Building	685 Hambley Blvd, Pikeville, KY	100%
5	T-Mobile	SEQ Lee Hwy & TN Hwy 153, Chattanooga, TN	100%
6	Unison Building	Trivia Dr., Pikeville, KY	90%
7	Verizon Call Center	2401 Mall Drive, North Charleston, SC	100%
Subject	Sykes Realty Call Center	55 Sykes Boulevard, Pikeville, Kentucky	100%

 Compiled by CBRE

The majority of comparable properties surveyed reported occupancy rates of 90% or better, and all are currently in average to good condition.

SUBJECT TRENDS AND PROJECTIONS

Occupancy

Occupancy rate is the relationship between the actual income received from a property and the income that would be received if the entire space were occupied. Consequently, the occupancy rate is a product of both (1) the relationship between the amount of occupied space in a building or market (physical) and (2) the relationship between the contract rent for the occupied building or market space and the total rent estimated for all space in the building or market (economic).

Subject's Historical Trends

We were not provided with an occupancy history for the subject property. The subject property is currently leased until January 2009 to ACS Commercial Solutions. The tenant renewed their lease for a three-year term in January 2006.

Conclusion

Based on the foregoing analysis, CBRE's conclusion of stabilized occupancy for the subject is illustrated in the following table. This estimate considers both the physical and economic factors of the market.

OCCUPANCY CONCLUSIONS	
Rent Comparables	98.6%
Subject's Current Occupancy	100.0%
Subject's Stabilized Occupancy	90.0%
Compiled by CBRE	

Although our concluded stabilized occupancy is lower than the average shown for the rent comparables, this discount appears reasonably justified for the following reasons:

- The subject property is leased for a remaining term of just over 2.5 years. Our concluded occupancy estimate recognizes the potential for downtime associated with releasing the space if the tenant were to vacate in 2009.

Tenant Analysis

The subject is physically considered a Class C property operated as a call center and fully leased to a single tenant.

Affiliated Computer Services, Inc. (ACS)

Sykes Enterprises, Inc., a telephone support services group for computer related activities formerly occupied the subject property. The subject is still owned by Sykes, but is currently 100% leased to ACS. According to Hoovers.com, ACS is a global provider of information technology and business process outsourcing services headquartered out of Dallas, Texas. The company's clients include commercial clients and government agencies and specific services include payment processing, marketing, sales, accounting, human resources, and supply chain management. In addition, ACS provides systems integration and technology outsourcing services including network management and data center operations as well as technical support and training services.

ACS is a Fortune 500 company with operations in over 100 countries. The company is publicly traded (NYSE: ACS) and reported 2005 sales in millions of \$4,351.2. The company has around 52,000

employees. ACS is a senior secured BB credit tenant on a negative credit watch for downgrades by Standard & Poor's.

Lease-up Discount

The cost estimates employed for this approach are reflective of a property operating at a stabilized level. A stabilized occupancy for the subject has been estimated to be 90%, while the subject is currently operating at 100.0%. Consequently, an adjustment is not warranted.

CONCLUSION

The area office market and the local submarket are exhibiting stable occupancy levels and moderately upward trending rental rates, while maintaining favorable absorption in recent years. Considering the recent trends in absorption and the limited prospects for new construction, the local market area should maintain a stabilized occupancy position. The addition of new product to the market may create minor downward pressure on occupancy and on owners' ability to obtain the effective rental increases of the past several years. However, the long-term projection for the subject submarket is for continued stability.

With respect to the subject property in particular, we believe the subject is reasonably well located for an office project. The site is conveniently located with respect to employment centers and major roadways, and the surrounding office developments are experiencing average to above average levels of demand. Based upon our analysis, the subject property should continue to enjoy good market acceptance.

SITE ANALYSIS

The following chart provides a summary of the salient features relating to the subject site.

SITE SUMMARY		
Physical Description		
Gross Site Area	9.83 Acres	428,195 Sq. Ft.
Net Site Area	9.83 Acres	428,195 Sq. Ft.
Primary Road Frontage	Sykes Boulevard	
Excess Land Area	None	
Surplus Land Area	None	
Shape	Irregular	
Topography	Level	
Zoning District	None. Areas within Pike County outside of the city limits are not zoned	
Flood Map Panel No.	21195C0115F	
Flood Zone	X	
Adjacent Land Uses	Commercial and residential uses	
Source: Various sources compiled by CBRE		

LOCATION

The subject is along Sykes Boulevard, north of its intersection with New Mossy Bottom Road just less than five miles northwest of the Pikeville downtown district. The street address is 55 Sykes Boulevard.

ASSESSOR'S PARCEL NUMBER

The Pike County Tax Assessor's parcel number is 031-00-00-068.00.

LAND AREA

The site is considered adequate in terms of size and utility. There is no unusable, excess or surplus land area.

SHAPE AND FRONTAGE

The site is generally irregular and has adequate frontage along one primary thoroughfare within the neighborhood.

TOPOGRAPHY AND DRAINAGE

The site is generally level and at street grade. The topography of the site is not seen as an impediment to the development of the property. During our inspection of the site, we observed no drainage problems and assume that none exist.

SOILS

A soil analysis for the site has not been provided for the preparation of this appraisal. In the absence of a soil report, it is a specific assumption that the site has adequate soils to support the highest and best use.

EASEMENTS AND ENCROACHMENTS

A title policy for the property has not been provided for the preparation of this appraisal. Based on our visual inspection and review of the site plan, the property does not appear to be adversely affected by any easements or encroachments. It is recommended that the client/reader obtain a current title policy outlining all easements and encroachments on the property, if any, prior to making a business decision.

ACCESS AGREEMENTS

There are no known access agreements that may affect the subject's marketability.

COVENANTS, CONDITIONS AND RESTRICTIONS

There are no known covenants, conditions and restrictions impacting the site that are considered to affect the marketability or highest and best use, other than zoning restrictions.

UTILITIES AND SERVICES

The site is within the jurisdiction of Pike County and is provided all municipal services, including police, fire and refuse garbage collection. All utilities are available to the site in adequate quality and quantity to service the highest and best use as if vacant and as improved.

FLOOD ZONE

According to flood hazard maps published by the Federal Emergency Management Agency (FEMA), the site is within Zone X, as indicated on the indicated Community Map Panel No. 21195C0115F.

FEMA Zone X: Areas determined to be outside the 500-year flood plain.

ENVIRONMENTAL ISSUES

CBRE has not observed, yet is not qualified to detect, the existence of potentially hazardous material or underground storage tanks which may be present on or near the site. The existence of hazardous materials or underground storage tanks may have an affect on the value of the property. For this appraisal, CBRE has specifically assumed that the property is not affected by any hazardous materials and/or underground storage tanks that may be present on or near the property.

A Phase 1 Environmental Site Assessment (ESA) was performed on the subject site by Summit Engineering, Inc. on May 22, 2006. This ESA indicated the following conclusions for the subject:

“... This assessment has revealed no evidence of recognized environmental conditions in connection with the property ...”

ADJACENT PROPERTIES

The adjacent land uses are as follows:

North: Leslie Equipment Co. (northwest)
South: New Mossy Bottom Road and residential (southeast)
East: US-23
West: Old Wagner Station Road and CSX Transportation Rail

CONCLUSION

The site is well located and afforded average access and visibility from roadway frontage. The size of the site is typical for the area and use, and there are no known detrimental uses in the immediate vicinity. Overall, there are no known factors which are considered to prevent the site from development to its highest and best use, as if vacant, or adverse to the existing use of the site.

IMPROVEMENT ANALYSIS

The following chart depicts the subject's building area by component.

IMPROVEMENT SUMMARY			
Number of Buildings	1		
Number of Stories	1		
Net Rentable Area	42,946 SF		
Clear Height	9'-10'		
Site Coverage	10.0%		
Land-to-Building Ratio	9.97 : 1		
Parking Improvements	Open	Total Spaces:	386
Parking Ratio (per 1,000 SF NRA)	8.99		
Year Built	1999		
Actual Age	7 Years		
Effective Age	7 Years		
Total Economic Life	40 Years		
Age/Life Depreciation	17.5%		
Functional Utility	Typical		
Source: Various sources compiled by CBRE			

Building plans and specifications were not provided for the preparation of this appraisal. The following is a description of the subject improvements and basic construction features derived from CBRE's physical inspection.

YEAR BUILT

The subject property was built in 1999.

FOUNDATION

The foundation consists of a continuous monolithic slab poured on isolated, 24" and 30" reinforced concrete column footings (3,000 psi) with turned down slab-on-grade provided for wall and perimeter support.

CONSTRUCTION COMPONENTS

The construction components include a pre-engineered fireproof steel frame with steel beams and steel deck.

FLOOR STRUCTURE

The floor structure is summarized as follows:

Ground Floor: Concrete slab on compacted fill

Other Floors: N/A

EXTERIOR WALLS

The exterior wall structure is a brick masonry veneer with punched, insulated windows.

ROOF COVER

The building exhibits a galvanized aluminum standing seam metal roof.

INTERIOR FINISHES - OFFICE AREAS

The interior office finish of the property is summarized as follows:

Floor Coverings: Commercial grade short loop carpeting over concrete.

Walls: Textured and painted sheetrock.

Ceilings: Combination textured and painted sheetrock and suspended acoustical tile.

Lighting: Standard commercial fluorescent fixtures.

Summary: The interior office areas are typical building standard office finish, and are commensurate with competitors in the area. The occupied space office finish is in good condition, and will not likely require tenant retrofit prior to occupancy by another tenant.

INTERIOR FINISHES – COMMON AREAS

The interior common area finish of the property is summarized as follows:

Floor Coverings: Commercial grade short loop carpeting or vinyl tile over concrete.

Walls: Textured and painted sheetrock.

Ceilings:	Combination textured and painted sheetrock and suspended acoustical tile.
Lighting:	Standard commercial fluorescent and recessed incandescent fixtures.
Summary:	The interior common areas are attractive and appear to be in average condition. The subject's common areas are commensurate with competitors in the area.

ATRIUM/BALCONY/MEZZANINE AREAS

The building includes no atrium/balcony/mezzanine areas.

ELEVATOR/STAIR SYSTEM

The building does not include elevators or stair systems.

HVAC

Heating and cooling is provided by Carrier ground mounted packaged units and combination condenser and indoor units with variable air volume boxes. The HVAC system is assumed to be in good operating condition and adequate for the building.

ELECTRICAL

The electrical system is assumed to be in good working order and adequate for the building.

PLUMBING

Plumbing components include a cast iron sanitary sewer system with copper domestic water mains and distribution lines.

RESTROOMS

Common area restrooms are located throughout the building. The finish of each is considered building standard grade with ceramic tile flooring, porcelain fixtures and mirrored vanities. All of these facilities are considered in good condition.

FIRE PROTECTION

The improvements are 100% fire sprinklered via an overhead wet system that is also wired into the local fire department with emergency lighting and exit signs and fire alarm and smoke detection systems. It is assumed the improvements have adequate fire alarm systems, fire exits, fire

extinguishers, fire escapes and/or other fire protection measures to meet local fire marshal requirements.

SECURITY

Security for the building includes magnetic card access and exterior lighting.

PARKING AND DRIVES

The property features an adequate number of surface parking spaces, including reserved handicapped spaces. All parking spaces and vehicle drives are concrete paved and considered to be in average condition. Patron parking areas are located along the front and sides of the building. The number of parking spaces is legally conforming for the existing use.

LANDSCAPING

The facility features combinations of grass, gravel and natural forest landscaping which is considered to be in average condition and well maintained.

QUALITY AND STRUCTURAL CONDITION

The overall quality of the facility is considered to be average for the neighborhood and age. CBRE did not observe any evidence of structural fatigue and the improvements appear structurally sound for occupancy. However, CBRE is not qualified to determine structural integrity and it is recommended that the client/reader retain the services of a qualified, independent engineer or contractor to determine the structural integrity of the improvements prior to making a business decision.

FUNCTIONAL UTILITY

The overall layout of the property is considered functional in utility and is commensurate with the market and is typically adequate to meet existing and prospective tenant space requirements.

ADA COMPLIANCE

All common areas of the property appear to have handicap accessibility. The client/reader's attention is directed to the specific limiting conditions regarding ADA compliance.

FURNITURE, FIXTURES AND EQUIPMENT

Any personal property items contained in the property are not considered to contribute significantly to the overall value of the real estate.

ENVIRONMENTAL ISSUES

CBRE has not observed, yet is not qualified to detect, the existence of any potentially hazardous materials such as lead paint, asbestos, urea formaldehyde foam insulation, or other potentially hazardous construction materials on or in the improvements. The existence of such substances may have an affect on the value of the property. For the purpose of this assignment, we have specifically assumed that any hazardous materials that would cause a loss in value do not affect the subject.

ANALYSIS OF SHELL SPACE

The subject has no square feet of remaining shell space.

(CALL CENTER) AMENITIES

The subject property includes raised flooring in the computer room, a back-up generator, up to date cabling in the workstations, telecom switch and fiber (dual entry).

DEFERRED MAINTENANCE

Vannoy & Associates, LLC performed a Property Condition Assessment of the subject property on July 18, 2006. Their inspection of the property indicated minor items of deferred maintenance. The following chart depicts the deferred maintenance items identified and their respective estimated costs to cure.

ANALYSIS OF DEFERRED MAINTENANCE	
Parking, Paving, Curb, and Sidewalks	\$27,088
General Site Improvements	\$31,600
Roofing Structure	\$1,200
Exterior Walls	\$35,170
Total Deferred Maintenance:	\$95,058
Compiled by Vannoy & Associates, LLC	

The total deferred maintenance estimate will be deducted from each approach in order to conclude the "as is" value for the subject.

ECONOMIC AGE AND LIFE

CBRE's estimate of the subject improvements effective age and remaining economic life is depicted in the following chart:

ECONOMIC AGE AND LIFE	
Actual Age	7 Years
Effective Age	7 Years
MVS Expected Life	40 Years
Remaining Economic Life	33 Years
Accrued Physical Incurable Depreciation	17.5%
Compiled by CBRE	

The overall life expectancy is based upon our on-site observations and a comparative analysis of typical life expectancies reported for buildings of similar construction as published by Marshall and Swift, LLC, in the Marshall Valuation Service cost guide. While CBRE did not observe anything to suggest a different economic life, a capital improvement program could extend the life expectancy.

CONCLUSION

The improvements are considered to be in good overall condition and are considered to be typical for the age and location in regard to improvement design and layout, as well as interior and exterior amenities. Overall, there are no known factors that could be considered to adversely impact the marketability of the improvements.

ZONING

The following chart summarizes the zoning requirements applicable to the subject:

ZONING SUMMARY	
Current Zoning	None. Areas within Pike County outside of the city limits are not zoned
Legally Conforming	Yes
Uses Permitted	All
Zoning Change	Not likely
Source: Planning & Zoning Dept.	

ANALYSIS AND CONCLUSION

The improvements represent a legally conforming use and, if damaged, may be restored without special permit application. It is recommended that local planning and zoning personnel be contacted regarding more specific information that might be applicable to the subject.

TAX AND ASSESSMENT DATA

The subject's market value, assessed value, and taxes are summarized below, and do not include any furniture, fixtures and equipment.

AD VALOREM TAX INFORMATION		
Assessor's Market Value	2005	Pro Forma
031-00-00-068.00	\$1,790,000	
Subtotal	\$1,790,000	\$4,050,000
Assessed Value @	100%	100%
	\$1,790,000	\$4,050,000
General Tax Rate (per \$100 A.V.)	0.847000	0.847000
Total Taxes	\$15,161	\$34,304
Source: Assessor's Office		

The local Assessor's methodology for valuation is the Cost Approach. The sale of the property would initiate an immediate reassessment for the following year. The counties typically offer incentives for early payment and penalties for late payment of property taxes. We have assumed that prudent management would pay real estate taxes in a timely fashion and realize no benefit or penalty. According to a representative of Pike County, there are no delinquent property taxes encumbering the subject.

TAX COMPARABLES

As a crosscheck to the subject's applicable real estate taxes, CBRE typically reviews the real estate tax information for Pike County for comparable properties in the immediate area. However, due to the methodology of Kentucky to use the sales price, tax comparables provide little help in determining the ultimate tax value. We have utilized the approximate estimated market value to estimate the tax liability as shown in the previous table.

CONCLUSION

Our tax value estimate is based on our market value conclusion. Within the state of Kentucky when a property sells, upon the sale being recorded and the assessor's office review of recent sales, all sale properties are placed on the tax roll at the sale price if the price is deemed to be a market transaction. Thus, we have utilized our "as is" market value conclusion in estimating the subject's tax value for our analysis.

HIGHEST AND BEST USE

In appraisal practice, the concept of highest and best use represents the premise upon which value is based. The four criteria the highest and best use must meet are:

- legal permissibility;
- physical possibility;
- financial feasibility; and
- maximum profitability.

Highest and best use analysis involves assessing the subject both as if vacant and as improved.

AS VACANT

Legal Permissibility

The legally permissible uses were discussed in detail in the site analysis and zoning sections of this report.

Physical Possibility

The subject is adequately served by utilities, has an adequate shape and size, sufficient access, etc., to be a separately developable site. The subject site would reasonably accept a site layout for any of the legally probable uses. There are no known physical reasons why the subject site would not support any legally probable development. The existence of the present development on the site provides additional evidence for the physical possibility of development.

Financial Feasibility

The determination of financial feasibility is dependent primarily on the relationship of supply and demand for the legally probable land uses versus the cost to create the uses. As discussed in the Market Analysis section of this report, the subject office market is generally stabilized. Development of new office properties has occurred in the past few years. These factors indicate that it would be financially feasible to complete a new office project if the site acquisition cost was low enough to provide an adequate developer's profit.

Maximum Profitability

The final test of highest and best use of the site as though vacant is that the use be maximally productive, yielding the highest return to the land. In the case of the subject as if vacant, the analysis has indicated that a new office project would be most appropriate.

CONCLUSION: HIGHEST AND BEST USE AS VACANT

Based on the information presented above and upon information contained in the Market and Neighborhood Analyses sections, we conclude that the highest and best use of the subject as if vacant, would be the development an office property. Our analysis of the subject property and its respective market characteristics indicate the most likely buyer, as if vacant, would be an investor (land speculation) or a developer.

AS IMPROVED***Legal Permissibility***

As discussed, the subject site's zoning and legal restrictions permit a variety of land uses. The site has been improved with an office development that is a legal, conforming use.

Physical Possibility

The physical characteristics of the subject improvements were discussed in detail in the Improvement Analysis section. The layout and positioning of the improvements is considered functional for office use. While it would be physically possible for a wide variety of uses, based on the legal restrictions and the design of the improvements, the continued use of the property for office users would be the most functional use.

Financial Feasibility

The financial feasibility of an office property is based on the amount of rent which can be generated, less operating expenses required to generate that income; if a residual amount existing, then the land is being put to a productive use. As will be indicated in the Income Capitalization Approach section, the subject is producing a positive net cash flow and continued utilization of the improvements for office purposes is considered financially feasible.

Maximum Profitability

The maximum profitable use of the subject as improved should conform to neighborhood trends and be consistent with existing land uses. Although several uses may generate sufficient revenue to satisfy the required rate of return on investment and provide a return on the land, the single use that produces the highest price or value is typically the highest and best use. As shown in the applicable valuation sections, buildings that are similar to the subject have been acquired or continue to be used by office owners/tenants. None of the comparable buildings have been acquired for conversion to an alternative use. These comparables would indicate that the maximally productive use of the property is consistent with the existing use as an office property.

CONCLUSION: HIGHEST AND BEST USE AS IMPROVED

Based on the foregoing, the highest and best use of the property as improved is consistent with the existing use, as an office development.

APPRAISAL METHODOLOGY

In appraisal practice, an approach to value is included or omitted based on its applicability to the property type being valued and the quality and quantity of information available.

COST APPROACH

The cost approach is based upon the proposition that the informed purchaser would pay no more for the subject than the cost to produce a substitute property with equivalent utility. This approach is particularly applicable when the property being appraised involves relatively new improvements that represent the highest and best use of the land, or when relatively unique or specialized improvements are located on the site and for which there exist few sales or leases of comparable properties.

SALES COMPARISON APPROACH

The sales comparison approach utilizes sales of comparable properties, adjusted for differences, to indicate a value for the subject. Valuation is typically accomplished using physical units of comparison such as price per square foot, price per unit, price per floor, etc., or economic units of comparison such as gross rent multiplier. Adjustments are applied to the physical units of comparison derived from the comparable sale. The unit of comparison chosen for the subject is then used to yield a total value. Economic units of comparison are not adjusted, but rather analyzed as to relevant differences, with the final estimate derived based on the general comparisons.

INCOME CAPITALIZATION APPROACH

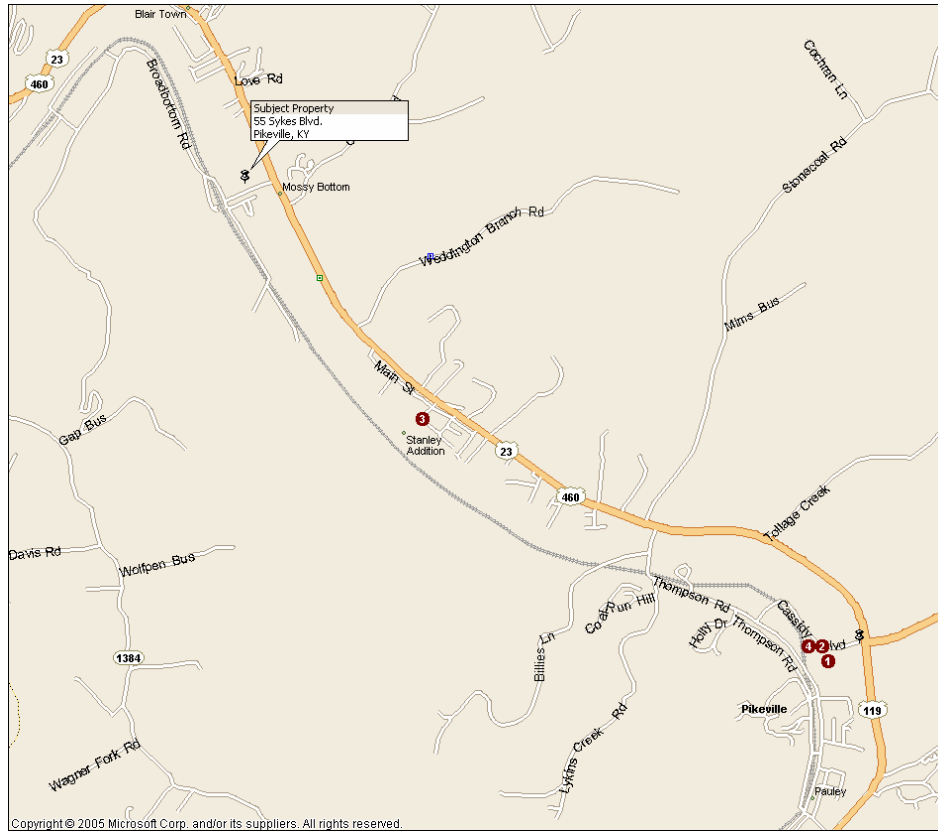
The income capitalization approach reflects the subject's income-producing capabilities. This approach is based on the assumption that value is created by the expectation of benefits to be derived in the future. Specifically estimated is the amount an investor would be willing to pay to receive an income stream plus reversion value from a property over a period of time. The two common valuation techniques associated with the income capitalization approach are direct capitalization and the discounted cash flow (DCF) analysis.

METHODOLOGY APPLICABLE TO THE SUBJECT

In valuing the subject, all three approaches are applicable and have been utilized. In addition, the replacement cost has been utilized within the analysis of insurable value.

LAND VALUE

The following location map and table of sales summarizes the comparable data used in the valuation of the subject site. A detailed description of each transaction is included in the Addenda.



SUMMARY OF COMPARABLE LAND SALES

No.	Property Location	Transaction Type	Date	Zoning	Actual Sale Price	Adjusted Sale Price ¹	Size (SF)	Price Per Acre	Price Per SF
1	1167 Lee Street, Pikeville, KY	Sale	Jun-05	C-2, Highway Commercial Dist.	\$400,000	\$400,000	34,907	\$499,127	\$11.46
2	172 Cassidy Boulevard, Pikeville, KY	Sale	Dec-03	C-2, Highway Commercial Dist.	\$600,000	\$600,000	65,645	\$398,142	\$9.14
3	255 Church Street, Pikeville, KY	Sale	Apr-03	No zoning	\$450,000	\$450,000	118,483	\$165,441	\$3.80
4	Cassidy Boulevard, Pikeville, KY	Sale	Dec-00	C-2, Highway Commercial Dist.	\$605,000	\$605,000	94,525	\$278,802	\$6.40
Subject	55 Sykes Boulevard, Pikeville, Kentucky	---	---	None	---	---	428,195	---	---

¹ Transaction amount adjusted for cash equivalency and/or development costs (where applicable)

Compiled by CBRE

The sales utilized represent the best data available for comparison with the subject property. They were selected from our research of comparable land sales within a 3 ½ -mile radius of the subject. These sales were chosen based upon location, date of sale, and intended use.

ANALYSIS OF LAND SALES

Land Sale One

This property is currently improved with a Burger King. The 0.80-acre site represents an out parcel of the Big Sandy/Pikeville Partnership Development. This development is anchored by Wal-Mart, Food City, Goody's, Lowe's, and a Staples. The site sits in front of a Super 8 Motel. This sale occurred in June of 2005 for \$500,000, which equates to a price per square foot indication of \$11.46. The seller was Concept Lodging, Inc. and the buyer was Becker Management Group.

A negative adjustment was warranted for this comparable's smaller size and the affect on the price per square foot indication due to economies of scale. In addition, a negative adjustment was warranted to this comparable for it's superior location in Pikeville's major shopping center anchored by Wal-Mart, Food City, Goody's, Lowe's, and Staples with excellent visibility. Overall, this sale was superior in comparison to the subject and a downward adjustment was warranted to its price per unit indication.

Land Sale Two

This property is currently improved with an Applebee's Neighborhood Bar & Grill. The 1.507-acre site represents an out parcel of the Big Sandy/Pikeville Partnership Development. This development is anchored by Wal-Mart, Food City, Goody's, Lowe's, and a Staples. The site has excellent access and visibility at the main entrance to this retail development. The site was originally leased; however, the developer sold the land to the Grantee. This sale occurred in December of 2003 for \$600,000, which equates to a price per square foot indication of \$9.14. The seller was Big Sandy/Pikeville LTD and the buyer was Neighborhood Restaurants, Inc.

A negative adjustment was warranted for this comparable's smaller size and the affect on the price per square foot indication due to economies of scale. In addition, a negative adjustment was warranted to this comparable for it's superior location in Pikeville's major shopping center anchored by Wal-Mart, Food City, Goody's, Lowe's, and Staples with excellent visibility and access at this developments main entrance. Overall, this sale was superior in comparison to the subject and a downward adjustment was warranted to its price per unit indication.

Land Sale Three

This property is currently improved with the 35,000 square foot Coal Run Medical Office Building. The 2.72-acre site is located northwest of Pikeville outside of the city limits near Mossy Bottom in an area referred to locally as Coal Run Village. This sale occurred in April of 2003 for \$450,000, which equates to a price per square foot indication of \$3.80. The seller was Boyce Dean Shofner and the buyer was Coal Run Medical Office Building LLC.

A negative adjustment was warranted for this comparable's smaller size and the affect on the price per square foot indication due to economies of scale. An upward adjustment was warranted for this comparable's inferior location without direct frontage on US-23. Overall, this sale was inferior in comparison to the subject and an upward adjustment was warranted to its price per unit indication.

Land Sale Four

This property is currently improved with a small retail shopping center. The 2.170-acre site represents an out parcel of the Big Sandy/Pikeville Partnership Development. This development is anchored by Wal-Mart, Food City, Goody's, Lowe's, and a Staples. The site has average access and visibility next to Wal-Mart. This sale occurred in December of 2000 for \$605,000, which equates to a price per square foot indication of \$6.40. The seller was Big Sandy/Pikeville LTD and the buyer was Pikeville Shopping Center Associates, Inc.

A negative adjustment was warranted for this comparable's smaller size and the affect on the price per square foot indication due to economies of scale. An upward adjustment was warranted to this comparable's price per square foot indication with respect to location. Although, it is located in Pikeville's major shopping center anchored by Wal-Mart, Food City, Goody's, Lowe's, and Staples, it has inferior visibility and access. Overall, this sale was inferior in comparison to the subject and an upward adjustment was warranted to its price per unit indication.

SUMMARY OF ADJUSTMENTS

Based on a comparative analysis, the following table summarizes the adjustments warranted when comparing each sale to the subject.

LAND SALES ADJUSTMENT GRID					
Comparable Number	1	2	3	4	Subject
Transaction Type	Sale	Sale	Sale	Sale	---
Transaction Date	Jun-05	Dec-03	Apr-03	Dec-00	---
Zoning	C-2, Highway Commercial	C-2, Highway Commercial	No zoning	C-2, Highway Commercial	None. Areas within Pike
Actual Sale Price	\$400,000	\$600,000	\$450,000	\$605,000	---
Adjusted Sale Price ¹	\$400,000	\$600,000	\$450,000	\$605,000	---
Size (Acres)	0.80	1.51	2.72	2.17	9.83
Size (SF)	34,907	65,645	118,483	94,525	428,195
Price Per Acre	\$499,127	\$398,142	\$165,441	\$278,802	---
Price Per SF	\$11.46	\$9.14	\$3.80	\$6.40	---
Price Per Unit	N/A	N/A	N/A	N/A	---
Price (\$ PSF)	\$11.46	\$9.14	\$3.80	\$6.40	
Property Rights Conveyed	0%	0%	0%	0%	
Financing Terms ¹	0%	0%	0%	0%	
Conditions of Sale	0%	0%	0%	0%	
Market Conditions	0%	0%	0%	0%	
Subtotal	\$11.46	\$9.14	\$3.80	\$6.40	
Size	-15%	-15%	-5%	-5%	
Shape	0%	0%	0%	0%	
Corner	0%	0%	0%	0%	
Frontage	0%	0%	0%	0%	
Topography	0%	0%	0%	0%	
Location	-15%	-15%	15%	10%	
Zoning/Density	0%	0%	0%	0%	
Utilities	0%	0%	0%	0%	
Highest & Best Use	0%	0%	0%	0%	
Total Other Adjustments	-30%	-30%	10%	5%	
Value Indication for Subject	\$8.02	\$6.40	\$4.18	\$6.72	

¹ Transaction amount adjusted for cash equivalency and/or development costs (where applicable)

Compiled by CBRE

CONCLUSION

In conclusion, a price per square foot indication within the adjusted range was most appropriate for the subject. The following table presents the valuation conclusion:

CONCLUDED LAND VALUE			
\$ PSF		Subject SF	Total
\$6.00	x	428,195	= \$2,569,169
Indicated Value:			\$2,570,000
Compiled by CBRE			

COST APPROACH

In estimating the replacement cost new for the subject, the comparative unit method has been employed, utilizing the Marshall Valuation Service (MVS) cost guide, published by Marshall and Swift, LLC.

MARSHALL VALUATION SERVICE

Direct Cost

Salient details regarding the direct costs are summarized in the Cost Approach Schedule that follows this section. The MVS cost estimates include the following:

1. average architect's and engineer's fees for plans, plan check, building permits and survey(s) to establish building line;
2. normal interest in building funds during the period of construction plus a processing fee or service charge;
3. materials, sales taxes on materials, and labor costs;
4. normal site preparation including finish grading and excavation for foundation and backfill;
5. utilities from structure to lot line figured for typical setback;
6. contractor's overhead and profit, including job supervision, workmen's compensation, fire and liability insurance, unemployment insurance, equipment, temporary facilities, security, etc.;
7. site improvements (included as lump sum additions); and
8. initial tenant improvement costs are included in MVS cost estimate. However, additional lease-up costs such as advertising, marketing and leasing commissions are not included.

Base building costs (direct costs), indicated by the MVS cost guide, are adjusted to reflect the physical characteristics of the subject. Making these adjustments, including the appropriate local and current cost multipliers, the Direct Building Cost is indicated.

Additions

Items not included in the direct building cost estimate include parking and walks, signage, landscaping, and miscellaneous site improvements. The cost for these items is estimated separately using the segregated cost sections of the MVS cost guide.

Indirect Cost

Several indirect cost items are not included in the direct building cost figures derived through the MVS cost guide. These items include developer overhead (general and administrative costs), property taxes, legal and insurance costs, local development fees and contingencies, lease-up and marketing costs and miscellaneous costs. Research into these costs leads to the conclusion that an average property requires an allowance for additional indirect costs of about 5% to 15% of the total direct costs.

MVS Conclusion

The concluded direct and indirect building cost estimate obtained via the MVS cost guide (Section 15, Page 17, dated November 2005) is illustrated as follows:

MARSHALL VALUATION SERVICE COST SCHEDULE			
Primary Building Type:	Office	Height per Story:	9"-10"
Effective Age:	7 YRS	Number of Buildings:	1
Quality/Condition:	Good	Gross Building Area:	42,946 SF
Exterior Wall:	Brick Veneer	Net Rentable Area:	42,946 SF
Number of Stories:	1	Average Floor Area:	42,946 SF
MVS Sec/Page/Class			15/17/C
Building Component			Office Building
Component Sq. Ft.			42,946 SF
Base Square Foot Cost			\$55.99
Square Foot Refinements			
Heating and Cooling			\$0.00
Sprinklers			\$1.00
Other			\$0.00
Other			\$0.00
Subtotal			\$56.99
Height and Size Refinements			
Number of Stories Multiplier			1.00
Height per Story Multiplier			1.00
Floor Area Multiplier			0.90
Subtotal			\$51.29
Cost Multipliers			
Current Cost Multiplier			0.99
Local Multiplier			0.98
Final Square Foot Cost			\$49.76
Base Component Cost			\$2,137,102
Base Building Cost	(via Marshall Valuation Service cost data)		\$2,137,102
Additions			
Signage, Landscaping & Misc. Site Improvements			\$100,000
Parking/Walks			\$550,000
Other			\$0
Direct Building Cost			\$2,787,102
Indirect Costs	5.0% of Direct Building Cost		\$139,355
Direct and Indirect Building Cost			\$2,926,457
Rounded			\$2,930,000
Compiled by CBRE			

DIRECT AND INDIRECT COST CONCLUSION

The indicated direct and indirect building costs for the subject are illustrated as follows:

DIRECT AND INDIRECT COST CONCLUSION		
Source	Total	Per SF
MVS Cost Guide	\$2,930,000	\$68.23
CBRE Estimate	\$2,930,000	\$68.23
Compiled by CBRE		

The MVS cost guide was given most consideration towards a cost conclusion for the subject property.

ENTREPRENEURIAL PROFIT

Entrepreneurial profit represents the return to the developer, and is separate from contractor's overhead and profit. This line item, which is a subjective figure, tends to range from 5% to 15% of total direct and indirect costs for this property type, based on discussions with developers active in this market.

ACCRUED DEPRECIATION

There are essentially three sources of accrued depreciation:

1. physical deterioration, both curable and incurable;
2. functional obsolescence, both curable and incurable; and
3. external obsolescence.

Physical Deterioration

The subject's physical condition was detailed in the Improvement Analysis section. Curable deterioration affecting the improvements results from deferred maintenance and, if applicable, was previously discussed.

With regard to incurable deterioration, the subject improvements are considered to have deteriorated due to normal wear and tear associated with natural aging.

ECONOMIC AGE AND LIFE	
Actual Age	7 Years
Effective Age	7 Years
MVS Expected Life	40 Years
Remaining Economic Life	33 Years
Accrued Physical Incurable Depreciation	17.5%
Compiled by CBRE	

Functional Obsolescence

Based on a review of the design and layout of the improvements, no forms of curable functional obsolescence were noted. Because replacement cost considers the construction of the subject

improvements utilizing modern materials and current standards, design and layout, functional incurable obsolescence is not applicable.

External Obsolescence

External obsolescence is estimated by the capitalization of income loss. As the subject property produces income, the income loss caused by the external obsolescence can be capitalized into an estimate of the loss in total property value. As the land value is not impacted, the entire amount is attributed to the improvements. For the purpose of this approach, the external obsolescence affecting the subject is calculated in the following table:

EXTERNAL OBSOLESCENCE	
Cost Feasible NOI:	\$557,175
Pro-Forma Stabilized NOI:	\$484,370
NOI Differential:	\$72,805
Capitalized at:	10.50%
External Obsolescence:	(\$693,380)
Compiled by CBRE	

COST APPROACH CONCLUSION

The value estimate is calculated on the Cost Approach Schedule that follows.

COST APPROACH CONCLUSION			
Building Type:	Office	Height per Story:	9"-10"
Effective Age:	7 YRS	Number of Buildings:	1
Quality/Condition:	Good	Gross Building Area:	42,946 SF
Exterior Wall:	Brick Veneer	Net Rentable Area:	42,946 SF
Number of Stories:	1	Average Floor Area:	42,946 SF
Direct and Indirect Building Cost			\$2,930,000
Entrepreneurial Profit	10.0% of Total Building Cost		\$293,000
Replacement Cost New			\$3,223,000
Accrued Depreciation			
Unfinished Shell Space			\$0
Incurable Physical Deterioration	17.5% of Replacement Cost New less	Curable Physical Deterioration	(\$547,390)
Functional Obsolescence			\$0
External Obsolescence			(\$632,559)
Total Accrued Depreciation	36.6% of Replacement Cost New		(\$1,179,949)
Depreciated Replacement Cost			\$2,043,051
Land Value			\$2,570,000
Stabilized Value Indication			\$4,613,051
Curable Physical Deterioration			(\$95,058)
Lease-Up Discount			\$0
"As Is" Value Indication			\$4,517,993
Rounded			\$4,500,000
Value Per SF			\$104.78
Compiled by CBRE			

INSURABLE VALUE

As part of the client's requested scope of work, an estimate of insurable value is provided herein. CBRE has followed traditional appraisal standards to develop a reasonable calculation based upon industry practices and industry accepted publications such as the Marshall Valuation Service handbook. The methodology employed is a derivation of the cost approach which is primarily used as an academic exercise to help support the market value estimate and therefore is not reliable for Insurable Value estimates. Actual construction costs and related estimates can vary greatly from this estimate.

This analysis should not be relied upon to determine proper insurance coverage which can only be properly estimated by consultants considered experts in cost estimation and insurance underwriting. It is provided to aid the client/reader/user as part of their overall decision making process and no representations or warranties are made by CBRE regarding the accuracy of this estimate and it is strongly recommend that other sources be utilized to develop any estimate of insurable value.

The insurable value estimate presented herein is intended to reflect the value of the destructible portions of the subject, based on the replacement of physical items that are subject to loss from hazards (excluding indestructible items such as basement excavation, foundation, site work, land value and indirect costs). In the case of the subject, this estimate is based upon the base building costs (direct costs) as obtained via the Marshall Valuation Service handbook, with appropriate deductions. Again, CBRE is not an expert to determine insurable value whereby it is recommended that the client/reader/user of this report retain the services of a qualified, independent insurance adjuster to determine insurable value prior to making a business decision.

INSURABLE VALUE SCHEDULE

Building Type:	Office	Height per Story:	9"-10"
Effective Age:	7 YRS	Number of Buildings:	1
Quality/Condition:	Good	Gross Building Area:	42,946 SF
Exterior Wall:	Brick Veneer	Net Rentable Area:	42,946 SF
Number of Stories:	1	Average Floor Area:	42,946 SF

MVS Sec/Page/Class	15/17/C
Building Component	Office Building
Component Sq. Ft.	42,946 SF
Base Square Foot Cost	\$55.99

Square Foot Refinements

Heating and Cooling	
Sprinklers	\$1.00
Subtotal	\$56.99

Height and Size Refinements

Number of Stories Multiplier	1.00
Height per Story Multiplier	1.00
Floor Area Multiplier	0.90
Subtotal	\$51.29

Cost Multipliers

Current Cost Multiplier	0.99
Local Multiplier	0.98

Final Square Foot Cost	\$49.76
Base Component Cost	\$2,137,102

Base Building Cost	(via Marshall Valuation Service cost data)	\$2,137,102
---------------------------	--	-------------

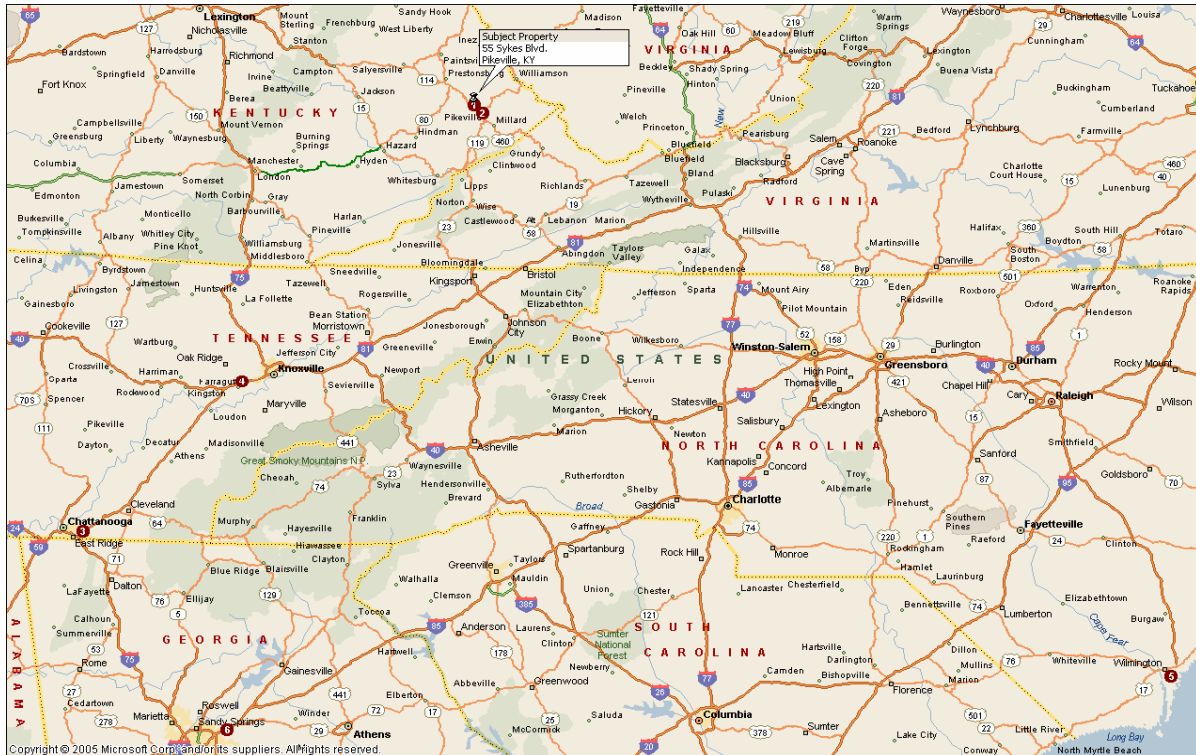
Insurable Value Exclusions	10.0% of Total Building Cost	(\$213,710)
-----------------------------------	------------------------------	-------------

Insurable Value Indication	\$1,923,391
Rounded	\$1,925,000
Value Per SF	\$44.82

Compiled by CBRE

SALES COMPARISON APPROACH

The following location map and table of sales summarizes the comparable data used in the valuation of the subject property. A detailed description of each transaction is included in the Addenda.



SUMMARY OF COMPARABLE OFFICE SALES

No.	Name	Transaction Type	Date	Year Built	NRA (SF)	Actual Sale Price	Adjusted Sale Price ¹	Price Per SF ¹	Occ.	NOI Per SF	OAR
1	Sykes Realty Call Center, Pikeville, KY	Contract	Sep-06	1999	42,946	\$4,050,000	\$4,050,000	\$94.30	100%	\$13.20	14.00%
2	Flat Iron Building, Pikeville, KY	Sale	Aug-06	1999	12,400	\$868,000	\$868,000	\$70.00	100%	N/A	N/A
3	T-Mobile Chattanooga, Chattanooga, TN	Sale	Mar-06	2006	78,421	\$13,958,938	\$13,958,938	\$178.00	100%	\$14.99	8.42%
4	Travelers Insurance Building, Knoxville, TN	Sale	Sep-05	2005	50,760	\$6,921,000	\$6,921,000	\$136.35	100%	\$11.25	8.25%
5	Verizon, Wilmington, NC	Sale	Dec-04	2004	160,500	\$20,000,000	\$20,000,000	\$124.61	100%	\$9.55	7.66%
6	Nextel (Pinnacle 700), Norcross, GA	Sale	Oct-04	1996	82,092	\$8,200,000	\$8,400,000	\$102.32	100%	\$10.53	10.29%
Subj.	Sykes Realty Call Center, Pro Pikeville, Kentucky Forma	---	---	1999	42,946	---	---	---	90%	\$11.28	---

¹ Transaction amount adjusted for cash equivalency and/or deferred maintenance (where applicable)

Compiled by CBRE

The sales utilized represent the best data available for comparison with the subject property. They were selected from our research of comparable improved sales within the greater Southeastern United States. These sales were chosen based upon location, use, date of sale, size, and age/condition.

ANALYSIS OF IMPROVED SALES

Improved Sale One

This 42,946 square foot property is located in far northwestern Pikeville near Mossy Bottom, Kentucky. The building formerly housed a Sykes Realty call center, but is now 100% occupied by ACS Commercial Solutions, Inc. who occupied the entire space in February 1, 2005 with the lease expiring in January 31, 2009. The building is still owned by Sykes. ACS signed at \$15.00 per square foot through 1/31/06 and then stepped down to \$13.50 per square foot for the remainder of the term. The property is under contract for \$4,050,000, which equates to a price per square foot indication of \$94.30. The property is at some risk with a short lease term and in a tertiary market. The overall cap rate based on the lease rate as the NOI is 14.00%.

This contract represents the subject property; therefore no adjustments were warranted to the price per square foot indication.

Improved Sale Two

This is an office property located in downtown Pikeville, Kentucky near US-23/Bus 460. The property, referred to as the Flat Iron Building, contains 12,400 square feet and is 100% occupied. Mr. Hensley, a local agent and developer, was not aware of the original construction date, but said that the building was completely renovated in 1999. Lease rates at the property approximate \$8.90 PSF and typically escalate 5-7% annually. This property sold in August of 2006 for \$868,000, which equates to a price per square foot indication of \$70. The seller was Walters Properties and the buyer was Real Three Properties, Inc. Income and expense information was not available.

A negative adjustment was warranted for this comparable's smaller size and the affect on the price per square foot indication due to economies of scale. Offsetting upward adjustments were warranted for construction quality and tenancy. Overall, this sale was inferior in comparison to the subject and an upward adjustment was warranted to its price per unit indication.

Improved Sale Three

This represents the sale for a T-Mobile call center in Chattanooga located in the SEQ of Lee Highway and TN Hwy 153. The property is planned to have 78,421 square feet. The sale price was reported at \$13,958,938, which equates to a price per square foot indication of \$178. The buyer purchased the property based upon the net rent to be derived from the \$15 per square foot rate with no deductions taken. The net lease is for 15 years with 2% escalations. The landlord is responsible for roof and

structure. Based upon the rent (net income \$1,176,000) the overall rate on a presale basis is 8.4%. Presales typically have a slightly higher return requirement than completed properties. The seller is HP Chattanooga, LLC and the buyer is HEG Chattanooga, LLC.

A negative adjustment was warranted for this comparable's superior location in a larger, metropolitan market. Additionally, the comparable was considered superior for age/condition and tenancy. Overall, this sale was superior in comparison to the subject and a downward adjustment was warranted to its price per unit indication.

Improved Sale Four

This represents the closing of a pre-sale of a 50,760 SF call center for Traveler's. This building is located in the Corridor Business and Technology Park in the NWQ of Pellissippi Parkway and Dutchtown Road in west Knoxville. The purchase is based upon the single tenant 10-year net lease to Travelers. The indicated overall rate is 8.25% based upon a full service lease at \$17.30/SF with an expense stop of \$5.73/SF. The rent has a \$1/SF increase in year six. The improvements are in excellent condition as of time of sale. The sale occurred in September of 2005 for \$6,921,000. The seller was H & W Limited Partnership and the buyer was Excel Realty Holding LLC.

A negative adjustment was warranted for this comparable's superior location in a larger, metropolitan market. Additionally, the comparable was considered superior for age/condition and tenancy. Overall, this sale was superior in comparison to the subject and a downward adjustment was warranted to its price per unit indication.

Improved Sale Five

This is the purchase of a new Wilmington, NC office building. Verizon self developed this 160,500 SF building in 2004 and then offered it as a sale lease-back to the market at required minimum \$20 million price. The lease rate was a negotiated rate based upon the price leaving rate and term as the negotiated components. The result is reported to be a 12-year term at \$9.55 (for 6 years) increasing 12% in year 7. The lease began at closing and is modified triple net with the landlord being responsible for roof, structure, building exterior, and parking lot. This sale occurred in December of 2004 for \$20,000,000, which equates to a price per square foot indication of \$124.61. Despite having some maintenance responsibilities, the buyer's reported 7.66% overall rate is based on the gross rent and did not include a reserves allowance. The seller was Cellco Partnership d/b/a Verizon and the buyer was Acquiport Wilmington LP (Lexington Property Trust).

An upward adjustment was warranted to this comparable due to market conditions at the time of the sale almost two years ago. A downward adjustment was warranted for this comparable's superior location in a larger, metropolitan market. Additionally, the comparable was considered superior for

age/condition and tenancy. Overall, this sale was superior in comparison to the subject and a downward adjustment was warranted to its price per unit indication.

Improved Sale Six

This is the purchase contract for Bldg 700 in Pinnacle Center, a business park in northeastern Atlanta near I-85 and Indian Trail Road. Originally built as a multi-tenant flex bldg, Nextel expanded into the whole facility, converting it to a data center / call center with approximately 45% raised floor area at time of contract, but with plans to build out the space to virtually 100% raised floor.

The facility has OC 48 capacity (35,000 phone lines), 3 2-megawatt generators, 6 UPS Modules (each w/340 batteries), 3 400-ton RTA Cooled chillers plus 36 rooftop package units, and an N+1 Redundancy rating.

This sale occurred in October of 2004 for \$8,400,000 after required capital costs of \$200,000. The new NNN lease began at closing. The owner had to install a new roof and some parking repairs. The owner was responsible for the roof, structure, and capital parking items. The sale equated to a price per square foot indication of \$102.32. The seller was Transwestern Pinnacle Center and the buyer was MDRE-Norcross, LLC.

A downward adjustment was warranted for this comparable's superior location in a larger, metropolitan market. In addition, an upward adjustment was warranted to this comparable due to market conditions at the time of the sale almost two years ago. Overall, this sale was superior in comparison to the subject and a downward adjustment was warranted to its price per unit indication.

SUMMARY OF ADJUSTMENTS

Based on the foregoing discussions, the following table summarizes the adjustments warranted when comparing each sale to the subject.

OFFICE SALES ADJUSTMENT GRID							
Comparable Number	1	2	3	4	5	6	Subj. Pro Forma
Transaction Type	Contract	Sale	Sale	Sale	Sale	Sale	---
Transaction Date	Sep-06	Aug-06	Mar-06	Sep-05	Dec-04	Oct-04	---
Year Built	1999	1999	2006	2005	2004	1996	1999
NRA (SF)	42,946	12,400	78,421	50,760	160,500	82,092	42,946
Actual Sale Price	\$4,050,000	\$868,000	\$13,958,938	\$6,921,000	\$20,000,000	\$8,200,000	---
Adjusted Sale Price ¹	\$4,050,000	\$868,000	\$13,958,938	\$6,921,000	\$20,000,000	\$8,400,000	---
Price Per SF ¹	\$94.30	\$70.00	\$178.00	\$136.35	\$124.61	\$102.32	---
Occupancy	100%	100%	100%	100%	100%	100%	90%
NOI Per SF	\$13.50	N/A	\$14.99	\$11.25	\$9.55	\$10.53	\$11.28
OAR	14.00%	N/A	8.42%	8.25%	7.66%	10.29%	---
Adj. Price Per SF	\$94.30	\$70.00	\$178.00	\$136.35	\$124.61	\$102.32	
Property Rights Conveyed	0%	0%	0%	0%	0%	0%	
Financing Terms ¹	0%	0%	0%	0%	0%	0%	
Conditions of Sale	0%	0%	0%	0%	0%	0%	
Market Conditions (Time)	0%	0%	0%	0%	6%	6%	
Subtotal	\$94.30	\$70.00	\$178.00	\$136.35	\$132.09	\$108.46	
Location	0%	0%	-10%	-10%	-10%	-15%	
Size	0%	-5%	0%	0%	0%	0%	
Age/Condition	0%	0%	-10%	-10%	-10%	0%	
Quality of Construction	0%	10%	0%	0%	0%	0%	
Parking	0%	0%	0%	0%	0%	0%	
Tenancy	0%	15%	-15%	-10%	-10%	0%	
Other	0%	0%	0%	0%	0%	0%	
Total Other Adjustments	0%	20%	-35%	-30%	-30%	-15%	
Indicated Value Per SF	\$94.30	\$84.00	\$115.70	\$95.45	\$92.46	\$92.19	

¹ Transaction amount adjusted for cash equivalency and/or deferred maintenance (where applicable)

Compiled by CBRE

SALE PRICE PER SQUARE FOOT CONCLUSION

Based on the preceding discussions of each comparable and the foregoing adjustment analysis, a price per square foot indication within the adjusted range was most appropriate for the subject. The following table presents the valuation conclusion:

SALES COMPARISON APPROACH

NRA (SF)	X	Value Per SF	=	Value
42,946	X	\$95.00	=	\$4,079,870

VALUE CONCLUSION

Indicated Stabilized Value	\$4,080,000
Deferred Maintenance	(\$95,058)
Lease-Up Discount	\$0
Value Indication	\$3,984,942
Rounded	\$4,000,000
Value Per SF	\$93.14

Compiled by CBRE

INCOME CAPITALIZATION APPROACH

The following location map and table of rents summarizes the comparable data used in the valuation of the subject property. A detailed description of each transaction is included in the Addenda.



SUMMARY OF COMPARABLE OFFICE RENTALS							
Comp. No.	Property Name	Location	Year Built	Occ.	NRA (SF)	Quoted Rental Rate	Expense Basis
1	Adevco Contact Center	2401 Cherahala Blvd, Knoxville, TN	2002	100%	59,748	\$13.15 PSF	NNN
2	Anthony Building	143 Main St., Pikeville, KY	2000	100%	35,000	\$10.00 PSF	NNN
3	Certegy Building	3500 5th Street, Northport, AL	2005	100%	47,000	\$9.27 PSF	NNN
4	Flat Iron Building	685 Hambley Blvd, Pikeville, KY	1999	100%	12,400	\$8.90 PSF	NNN
5	T-Mobile	SEQ Lee Hwy & TN Hwy 153, Chattanooga, TN	2006	100%	78,421	\$15.00 PSF	NNN
6	Unison Building	Trivia Dr., Pikeville, KY	1990	90%	24,000	\$8.00-\$11.00PSF	NNN
7	Verizon Call Center	2401 Mall Drive, North Charleston, SC	2004	100%	150,000	\$9.58/SF	NNN
Subj. Pro Forma	Sykes Realty Call Center	55 Sykes Boulevard, Pikeville, Kentucky	1999	100%	42,946	---	---

Compiled by CBRE

The rentals utilized represent the best data available for comparison with the subject property. They were selected from our research of comparable rentals within the greater Southeastern United States. These comps were chosen based upon location, tenancy, age/condition, and size.

ANALYSIS OF RENT COMPARABLES

Rent Comparable One

The comparable represents a call center located in the Pellissippi Corporate Center in Knoxville, TN. The property was built in 2002 and contains 59,748 square feet. The property is net leased for an 11-year term ending 5/31/13. The rental rate is \$785,700 (\$13.15/sq. ft.) through 2007, increasing to \$899,800 (\$15.06/sq. ft.) through 2013. Expenses are estimated at 5% for management and \$0.10/sq. ft. for reserves.

A downward adjustment was warranted for this comparable's superior location in a larger, metropolitan market. In addition, a downward adjustment was warranted for the comparable's superior age/condition. Overall, this comparable was superior in comparison to the subject and a downward adjustment was warranted to its price per unit indication.

Rent Comparable Two

This comparable represents the 35,000 square foot Anthony Building, a mixed use development, located in downtown Pikeville, Kentucky. The office portion of the property is around 8,000 SF. Rents at the property for the office portion average around \$10.00 per square foot and the property is currently 100% occupied. Mr. Hensley, a local agent and developer, was unaware of the buildings original construction date, but said that it was completely gutted in 2000. No incentives are offered, which is typical of the Pikeville market. Rents at the property escalate 5-7% annually. The property is sprinklered and has security.

In comparison to the subject, the comparable is considered inferior with respect to location and construction quality. Overall, the comparable was considered inferior in comparison to the subject and an upward adjustment was warranted to the contract rental rate.

Rent Comparable Three

This comparable represents a redevelopment of a former cotton mill manufacturing building into a 47,000 SF call center. The property completed construction with circa July 2005. Certegy Payment Recovery Services will occupy the building for a 10-year term at \$9.27 PSF, triple net commencing in July of 2005. The lease is flat throughout the term.

A downward adjustment was warranted for this comparable's superior location in a larger market and due to its newer completion date after a complete renovation. Overall, this comparable was superior in comparison to the subject and a downward adjustment was warranted to the contract rental rate.

Rent Comparable Four

This comparable represents the 12,400 square foot Flat Iron Building, an office building located in downtown Pikeville, Kentucky. Mr. Hensley, a local agent and developer was not aware of the property's original construction date, but said that the property was completely rehabilitated in 1999. Rents at the property are around \$8.90 per square foot and the property is currently 100% occupied. No incentives are offered, which is typical of the Pikeville market. Rents escalate around 5-7% annually.

In comparison to the subject, the comparable is considered inferior with respect to location and construction quality. Overall, the comparable was considered inferior in comparison to the subject and an upward adjustment was warranted to the contract rental rate.

Rent Comparable Five

This represents a new build to suit call center for T-Mobile located in the SEQ of Lee Highway and TN Hwy 153. It is expected to be complete in mid February. The rent rate is \$15/SF on a net basis. All expenses, e.g. taxes, insurance and CAM are additional and are paid directly by the tenant. The landlord is responsible for roof and structure. The term is for 15 years with annual escalations of 2%. The building only has exposure to Lee Highway, being behind a fronting parcel. As with most call centers, parking is above average.

A downward adjustment was warranted for this comparable's superior location in a larger, metropolitan market. In addition, a downward adjustment was warranted for age/condition and construction quality. Overall, this comparable was superior in comparison to the subject and a downward adjustment was warranted to its price per unit indication.

Rent Comparable Six

This comparable represents the 24,000 square foot Unison Building, a medical office building located on Trivia Drive in Pikeville, Kentucky. Rents at the property range from \$8.00 to \$11.00 per square foot and the property is currently 90% occupied. No incentives are offered, which is typical of the Pikeville market. Rents at the property escalate 5-7% annually.

An upward adjustment was warranted for this comparable's inferior location without direct frontage along US-23. Additionally, upward adjustments were warranted for the comparable's inferior age/condition and construction quality. Overall, this comparable was inferior in comparison to the subject and an upward adjustment was warranted to its price per unit indication.

Rent Comparable Seven

This comparable represents a 2-story suburban office building located on the site of the former Charles Towne Square Mall. The property contains 150,000 SF. This property was re-developed in 2004 as a built-to-suit office building. The building was originally a Service Merchandise, but was completely rebuilt in 2004. The lease is for a 10-year term beginning in November 2004 at \$9.58 per square foot with 2% annual escalations, triple net. The tenant improvement allowance was approximately \$20.00 per square foot. Concessions are not applicable.

A downward adjustment was warranted for this comparable's superior location in a larger, metropolitan market. An upward adjustment was warranted to this comparable for its larger size (economies of scale). Overall, this comparable was inferior in comparison to the subject and a downward adjustment was warranted to its price per unit indication.

SUBJECT RENTAL INFORMATION

The following table depicts the subject's rental rates.

SUMMARY OF RECENT LEASES								
Tenant	New/ Renewal	Term (Mo.)	Commence Date	Size (SF)	Rental Rate		Escalations	Expense Reimb.
					\$/SF/Yr.	\$/Yr.		
Actual Leases								
ACS Commercial Solutions, Inc.	New	48	Mar-97	42,946	\$13.50	\$579,771	No	NNN
Subtotal Actual Leases				42,946	\$13.50	\$579,771		
Compiled by CBRE								

A recent renewal was signed at \$13.50 per square foot in January 2006. The lease rate remains flat over the three year term. The recent renewal was signed on a triple net basis.

MARKET RENT ESTIMATE

The most recently executed leases within the subject property have typically been consistent with trends exhibited in the subject's submarket and by the individual rent comparables. Considering the various types and quality of space in the property, a total of one market rental rate is warranted.

Base Rental Rate

The estimate of base rental rates is shown in the following chart.

BASE RENTAL RATES	
Category	Call Center Space
Rent Comparable Data	\$8-\$15.00
CBRE Estimate	\$13.50
Compiled by CBRE	

Concessions

The estimate of concessions is shown in the following chart.

CONCESSIONS	
Category	Call Center Space
Rent Comparable Data	None
CBRE Estimate	None
Compiled by CBRE	

Reimbursements

The estimate of reimbursements is shown in the following chart.

REIMBURSEMENTS	
Category	Call Center Space
Rent Comparable Data	NNN
CBRE Estimate	NNN
Compiled by CBRE	

Escalations

The market rental rate for the subject is a base rate and does not include potential annual escalations. At the present time, annual escalations are not prevalent in the local market and the market rental rate reflects a flat rate over the term of the lease.

Tenant Improvements

The estimate of tenant improvements is shown in the following chart.

TENANT IMPROVEMENTS	
Category	Call Center Space
Rent Comparable Data	
New Tenants	None-\$20/SF
Renewals	None-\$2/SF
CBRE Estimate	
New Tenants	\$2.00/SF/Yr.
Renewals	None
Compiled by CBRE	

Lease Term

The estimate of lease terms is shown in the following chart.

LEASE TERM	
Category	Call Center Space
Rent Comparable Data	
	5-15 YRS
CBRE Estimate	
	5 YRS
Compiled by CBRE	

MARKET RENT CONCLUSIONS

Based on the foregoing analysis and discussion, the following depicts the market rent conclusions for the subject:

MARKET RENT CONCLUSIONS	
Category	Call Center Space
NRA (\$F)	42,946
Percent of Total	100.0%
Market Rent (\$/SF/Yr.)	\$13.50
Concessions	None
Reimbursements	NNN
Annual Escalation	None
Tenant Improvements (New Tenants)	\$2.00/SF/Yr.
Tenant Improvements (Renewals)	None
Average Lease Term	5 Years
Compiled by CBRE	

RENT ROLL ANALYSIS

The subject's rent roll is illustrated as follows:

RENT ROLL ANALYSIS							
Tenant	Lease Start	Lease Expiration	Term (Mos.)	Size (NRA)		Contract Rental Rate	
				SF	% Total	\$/SF/Yr.	\$/Yr.
ACS Commercial Solutions, Inc.	Feb-05	Jan-09	48	42,946	100.0%	\$13.50	\$579,771
Occupied Subtotals				42,946	100.0%	\$13.50	\$579,771
Property Totals - Contract Rent				42,946	100.0%	\$13.50	\$579,771
Property Totals - Market Rent				42,946	100.0%	\$13.50	\$579,771
Compiled by CBRE							

ANTICIPATED CHANGES/ROLLOVER TO RENT ROLL

Lease expiration/rollover for the subject property appears to be high during the immediate future. There is no space expiring in the first 2 years of the analysis. The subject property is fully leased to one tenant and this lease expires in 2009. This rollover may be viewed in the Argus supporting schedule for lease expiration.

POTENTIAL RENTAL INCOME CONCLUSION

Within this analysis, potential rental income is estimated based upon the actual income in-place over the next twelve months. This method of calculating rental income is most prevalent in the local market and is consistent with the method used to derive overall capitalization rates from the comparable sales data.

In estimating the subject's pro forma operating data, we have relied on our analysis of expense comparables. We were not provided with an operating history or budget for our analysis. The following table presents the available operating data history for the subject.

VACANCY

The subject's estimated stabilized occupancy rate was previously discussed in the Market Analysis. The subject's economic vacancy is detailed as follows:

VACANCY	
Year	% PGI
Current	0%
CBRE Estimate	10%
Compiled by CBRE	

CREDIT LOSS

Given that the subject's tenant is credit rated, we have not made a deduction for credit loss in our analysis.

OTHER INCOME

Other income is supplemental to that derived from leasing of the improvements. The subject property is fully leased to one tenant on a triple net basis. As such, other income has been excluded from our analysis.

EXPENSE REIMBURSEMENTS

The subject's leases are typically based on a triple net structure whereby the tenant reimburses the owner for all operating expenses with the exception of management fees. The subject's expense reimbursements are detailed as follows:

EXPENSE REIMBURSEMENTS		
Year	Total	\$/SF
CBRE Estimate	\$227,607	\$5.30
Compiled by CBRE		

EFFECTIVE GROSS INCOME

The subject's effective gross income is detailed as follows:

EFFECTIVE GROSS INCOME		
Year	Total	\$/SF
CBRE Estimate	\$749,401	\$6.17
Compiled by CBRE		

OPERATING EXPENSE ANALYSIS

The following subsections represent the analysis for the pro forma estimate of each category of the subject's stabilized expenses.

Expense Comparables

The following table summarizes expenses obtained from recognized industry publications and/or comparable properties.

EXPENSE COMPARABLES			
Comparable Number	1	2	3
Location	Southeast	Southeast	Southeast
NRA (SF)	65,422	40,866	92,642
Expense Year	2005	2005	2005
Expenses	\$/SF	\$/SF	\$/SF
Real Estate Taxes	\$1.39	\$1.43	\$1.28
Property Insurance	0.14	0.26	0.24
Utilities	1.81	2.33	1.49
Janitorial	0.65	0.91	0.75
Repair & Maintenance	0.41	0.71	0.84
General Operating	0.77	0.63	0.85
Management Fee	0.83	1.09	0.36
(as a % of EGI)	4.1%	5.5%	2.6%
Reserves for Replacement	-	-	-
Operating Expenses	\$5.99	\$7.37	\$5.82

* The median total differs from the sum of the individual amounts.

Source: Actual operating statements

Real Estate Taxes

The real estate taxes for the subject were previously discussed. The subject's expense is detailed as follows:

REAL ESTATE TAXES		
Year	Total	\$/SF
Expense Comparable 1	N/A	\$1.39
Expense Comparable 2	N/A	\$1.43
Expense Comparable 3	N/A	\$1.28
CBRE Estimate	\$34,304	\$0.80
Compiled by CBRE		

Given that the State of Kentucky utilizes the recorded sale price in establishing the tax value for the coming year, we have utilized our as is market value estimate in calculating the subject's taxes for this analysis.

Property Insurance

Property insurance expenses typically include fire and extended coverage and owner's liability coverage. The subject's expense is detailed as follows:

PROPERTY INSURANCE		
Year	Total	\$/SF
Expense Comparable 1	N/A	\$0.14
Expense Comparable 2	N/A	\$0.26
Expense Comparable 3	N/A	\$0.24
CBRE Estimate	\$10,737	\$0.25
Compiled by CBRE		

Our estimate is generally supported by expense comparables.

Janitorial

Janitorial expenses typically include the outside service contract for cleaning. The subject's expense is detailed as follows:

JANITORIAL		
Year	Total	\$/SF
Expense Comparable 1	N/A	\$0.65
Expense Comparable 2	N/A	\$0.91
Expense Comparable 3	N/A	\$0.75
CBRE Estimate	\$32,210	\$0.75
Compiled by CBRE		

Our estimate is generally supported by expense comparables.

Repairs and Maintenance

Repairs and maintenance expenses typically include all payroll and payroll related items for all directly employed maintenance personnel. This expense category also typically includes all outside maintenance service contracts and the cost of maintenance and repairs supplies. The subject's expense is detailed as follows:

REPAIR & MAINTENANCE		
Year	Total	\$/SF
Expense Comparable 1	N/A	\$0.41
Expense Comparable 2	N/A	\$0.71
Expense Comparable 3	N/A	\$0.84
CBRE Estimate	\$32,210	\$0.75
Compiled by CBRE		

Our estimate is generally supported by expense comparables.

General Operating

General operating expenses typically include all payroll and payroll related items for all directly-employed administrative personnel such as building managers, secretaries, and bookkeepers. Leasing personnel are not included nor are the salaries or fees for off-site management firm personnel and services. This expense category also typically includes administrative expenses such as legal costs pertaining to the operation of the building, telephone, supplies, furniture, temporary help, etc. The subject's expense is detailed as follows:

GENERAL OPERATING		
Year	Total	\$/SF
Expense Comparable 1	N/A	\$0.77
Expense Comparable 2	N/A	\$0.63
Expense Comparable 3	N/A	\$0.85
CBRE Estimate	\$32,210	\$0.75
Compiled by CBRE		

Our estimate is generally supported by expense comparables.

Utilities

Utilities expenses typically include electricity, natural gas, water, sewer and trash removal. The subject's expense is detailed as follows:

UTILITIES		
Year	Total	\$/SF
Expense Comparable 1	N/A	\$1.81
Expense Comparable 2	N/A	\$2.33
Expense Comparable 3	N/A	\$1.49
CBRE Estimate	\$85,892	\$2.00
Compiled by CBRE		

Our estimate is generally supported by expense comparables.

Landscaping and Security

Landscaping and security expenses are typically handled through outside service contracts. We have included these expenses in our estimate of repairs and maintenance.

Management Fee

Management expenses are typically negotiated as a percentage of collected revenues (effective gross income). The subject's expense is detailed as follows:

MANAGEMENT FEE		
Year	Total	% EGI
CBRE Estimate	\$37,470	5.0%
Compiled by CBRE		

Professional management fees in the local market range from 3.0% to 5.0% for comparable properties. Given the subject's size and the competitiveness of the local market area, we believe an appropriate management expense for the subject would be towards the upper end of the range.

Reserves for Replacement

Based on discussions with knowledgeable market participants, reserves for a newer single-tenant office building are typically deducted "below the (NOI) line" or following debt service. Thus, we have made no deduction for reserves in our proforma.

OPERATING EXPENSE CONCLUSION

The subject's expense is detailed as follows:

OPERATING EXPENSES		
Year	Total	\$/SF
Expense Comparable 1	N/A	\$5.99
Expense Comparable 2	N/A	\$7.37
Expense Comparable 3	N/A	\$5.82
CBRE Estimate	\$265,031	\$6.17
Compiled by CBRE		

The subject's per square foot operating expense pro forma is in line with the total per square foot operating expenses indicated by the expense comparables.

NET OPERATING INCOME CONCLUSION

The subject's net operating income is detailed as follows:

NET OPERATING INCOME		
Year	Total	\$/SF
CBRE Estimate	\$484,370	\$11.28
Compiled by CBRE		

DIRECT CAPITALIZATION

Direct capitalization is a method used to convert a single year's estimated stabilized net operating income into a value indication. The following subsections represent different techniques for deriving an overall capitalization rate for direct capitalization.

Comparable Sales

The OARs confirmed for the comparable sales analyzed in the Sales Comparison Approach are as follows:

COMPARABLE CAPITALIZATION RATES				
Sale	Sale Date	Sale Price \$/SF	Occupancy	Pro Forma OAR
1	Sep-06	\$94.30	100%	14.00%
2	Aug-06	\$70.00	100%	N/A
3	Mar-06	\$178.00	100%	8.42%
4	Sep-05	\$136.35	100%	8.25%
5	Dec-04	\$124.61	100%	7.66%
6	Oct-04	\$102.32	100%	10.29%
Indicated OAR:			90%	10.50%
Compiled by: CBRE				

The overall capitalization rates for these sales were derived based upon the actual or pro-forma income characteristics of the property. Primary emphasis has been placed upon the more recent data, which is more reflective of current market trends, interest rates and buyer's expectations and motivation in the market. The OAR for the subject's current contract is 14%, which does not include any deductions for vacancy or operating expenses. The other comparables exhibit a range from 8.25% to 10.29%. As shown in the sales comparison approach, each of these sales are considered superior to the subject for either location, age/condition or tenancy. As such, OAR at or above the upper end of the range indicated by the comparables is considered appropriate for the following reasons:

- The subject's short remaining lease term and rural, tertiary location somewhat limit the depth of the institutional buyer pool.

Published Investor Surveys

The results of the most recent National Investor Survey, published by CBRE, are summarized in the following table.

OVERALL CAPITALIZATION RATES		
Investment Type	OAR Range	Average
<i>Suburban Office</i>		
Class A	6.50% - 9.00%	7.33%
Class B	7.00% - 8.50%	7.75%
Class C	8.00% - 10.00%	8.75%
Indicated OAR:		10.00%
Source: CBRE National Investor Survey		

The subject is considered to be a Class C property. Because of the subject's location and tenancy/lease term, an OAR at the upper end of the Class C range indicated in the preceding table is considered appropriate.

Market Participants

The results of recent interviews with knowledgeable real estate professionals are summarized in the following table.

OVERALL CAPITALIZATION RATES - OFFICE			
Respondent	Company	OAR	Date of Survey
Douglas Johnson	CB Richard Ellis, Inc.	10.00%-10.50%	Sep-06
Indicated OAR:			10.00%-10.50%
Compiled by: CBRE			

Based upon current market trends, the market respondent anticipate pro forma OARs to fall within the 10.0% to 10.50% range. The respondents further indicated that the subject would be viewed generally unfavorably as compared to other available properties in the market due to the short remaining lease term and tertiary market.

Band of Investment

The band of the investment technique has been utilized as a crosscheck to the foregoing techniques. The analysis is shown in the following table.

BAND OF INVESTMENT			
Mortgage Interest Rate	6.50%		
Mortgage Term (Amortization Period)	25 Years		
Mortgage Ratio (Loan-to-Value)	75%		
Mortgage Constant	0.08102		
Equity Dividend Rate (EDR)	15%		
Mortgage Requirement	75%	x	0.08102 = 0.06077
Equity Requirement	25%	x	0.15000 = 0.03750
	100%		0.09827
Indicated OAR:			9.80%
Compiled by: CBRE			

Capitalization Rate Conclusion

The following table summarizes the OAR conclusions.

OVERALL CAPITALIZATION RATE - CONCLUSION	
Source	Indicated OAR
Comparable Sales	10.50%
National Investor Survey	10.00%
Market Participants	10.00%-10.50%
Band of Investment	9.80%
CBRE Estimate	10.50%
Compiled by: CBRE	

In concluding an overall capitalization rate for the subject, primary reliance has been placed upon interviews with active market participants. This data tends to provide the most accurate depiction of both buyer's and seller's expectations within the market and the ranges indicated are relatively tight. Further secondary support for our conclusion is noted via the improved sales, the CBRE National Investor Survey and the band of investment methodology. Considering the data presented, the concluded overall capitalization rate appears to be well supported in the local market.

Direct Capitalization Summary

A summary of the direct capitalization of the subject at stabilized occupancy is illustrated in the following table.

DIRECT CAPITALIZATION SUMMARY

Income		\$/SF/Yr	Total
Potential Rental Income		\$13.50	\$579,771
Vacancy	10.00%	(1.35)	(57,977)
Net Rental Income		\$12.15	\$521,794
Expense Reimbursements		5.30	227,607
Effective Gross Income		\$17.45	\$749,401
Expenses			
Real Estate Taxes		\$0.80	\$34,304
Property Insurance		0.25	10,737
Utilities		2.00	85,892
Janitorial		0.75	32,210
Repair & Maintenance		0.75	32,210
General Operating		0.75	32,210
Management Fee	5.00%	0.87	37,470
Operating Expenses		\$6.17	\$265,031
Operating Expense Ratio			35.37%
Net Operating Income		\$11.28	\$484,370
OAR			/ 10.50%
Indicated Stabilized Value			\$4,613,051
Deferred Maintenance			(95,058)
Lease-Up Discount			-
Value Indication			\$4,517,993
Rounded			\$4,500,000
Value Per SF			\$104.78
Matrix Analysis			
		Cap Rate	Value
		10.25%	\$4,630,500
		10.50%	\$4,518,000
		10.75%	\$4,410,700

Compiled by CBRE

DISCOUNTED CASH FLOW ANALYSIS

The DCF assumptions concluded for the subject are summarized as follows:

SUMMARY OF DISCOUNTED CASH FLOW ASSUMPTIONS	
General Assumptions	
Start Date	Aug-06
Terms of Analysis	10 Years
Software	ARGUS
Growth Rate Assumptions	
Income Growth	3.00%
Expense Growth	3.00%
Inflation (CPI)	3.00%
Real Estate Tax Growth	3.00%
Market Rates - Year 1	
Market Rent PSF - Call Center Space	\$13.50
Total Operating Expenses (\$/SF/Yr.)	\$6.17
Market Leasing Assumptions	
Category	Call Center Space
Percentage Rent	None
Concessions	None
Reimbursements	NNN
Annual Escalation	None
Tenant Improvements (New Tenants)	\$2.00/SF/Yr.
Tenant Improvements (Renewals)	None
Average Lease Term	5 Years
Renewal Probability	70%
Leasing Commissions (Cashed-Out)	
New Leases	4.0%
Renewal Leases	2.0%
Down Time Before New Tenant Leases	12 Months
Occupancy Assumptions	
Current Occupancy	100.00%
Stabilized Occupancy	90.00%
Credit Loss	0.00%
Stabilized Occupancy (w/Credit Loss)	90.00%
Estimated Lease-up Period	0 Months
Financial Assumptions	
Discount Rate	11.75%
Terminal Capitalization Rate	11.00%
Other Assumptions	
Cost of Sale	3.00%
Capital Expenses (Deferred Maintenance)	\$95,058
Compiled by CBRE	

General Assumptions

The DCF analysis utilizes a 10-year projection period with fiscal year inflation and discounting. This is consistent with current investor assumptions. The analysis is done with Argus software.

Growth Rate Assumptions

The inflation and growth rates for the DCF analysis have been estimated by analyzing the expectations typically used by buyers and sellers in the local marketplace. Published investor surveys, an analysis of the Consumer Price Index (CPI), as well as CBRE's survey of brokers and investors active in the local market form the foundation for the selection of the appropriate growth rates.

SUMMARY OF GROWTH RATES			
Investment Type	Rent	Expenses	Inflation
U.S. Bureau of Labor Statistics (CPI-U)			
10-Year Snapshot Average as of Aug-03			3.00%
<i>Suburban Office</i>			
Class A - Average	3.12%	2.94%	2.99%
Class B - Average	2.93%	2.90%	2.98%
Class C - Average	3.42%	2.86%	3.00%
Surveyed Market Participants	3.00%	3.00%	3.00%
CBRE Estimate	3.00%	3.00%	3.00%
Source: CBRE National Investor Survey & www.bls.gov			

Leasing Assumptions

The contract lease terms for the existing tenants are utilized within the DCF analysis, with market leasing assumptions applied for renewals and absorption tenants. The previously concluded pro forma income and expenses have been utilized as the basis for market leasing projected in Year 1 of the holding period. All subsequent years vary according to the growth rate assumptions applied to the Year 1 estimate.

Leasing Commissions

The following table presents the leasing commissions quoted for the subject property, those prevalent in the market as derived through the comparable properties and our pro forma estimate. In estimating the market rate for leasing commissions, primary emphasis has been placed on typical market practices.

LEASING COMMISSIONS	
Category	Call Center Space
Rent Comparable Data	
New Tenants	4% to 6%
Renewals	2% to 3%
CBRE Estimate	
New Tenants	4.0%
Renewals	2.0%
Compiled by CBRE	

Renewal Probability

The renewal probability incorporated within the market leasing assumptions has been estimated at 70%. This rate is considered reasonable based on the rent comparable data, a survey of market participants, and our analysis of actual leasing activity at the subject property.

Downtime Between Leases

The downtime estimate at lease rollover incorporated within the market leasing assumptions has been estimated at 12 months. This rate is considered reasonable based on the rent comparable data, a survey of market participants, and our analysis of actual leasing activity at the subject property.

Specific Tenant Assumptions

All expense structures for tenant renewals are based upon a triple net lease structure, which includes a full recovery for all operating expenses with the exception of management fees.

Occupancy Assumptions

The occupancy rate over the holding period is based on the subject's estimated stabilized occupancy rate and estimated lease-up period to achieve a stabilized occupancy position.

Vacancy, Credit Loss and Absorption

Please refer to the Market Analysis section of this report for a detailed discussion of these elements.

Financial Assumptions

Discount Rate Analysis

The results of the most recent National Investor Survey, published by CBRE, are summarized in the following table.

DISCOUNT RATES		
Investment Type	Rate Range	Average
<i>Suburban Office</i>		
Class A	7.75% - 11.00%	8.95%
Class B	8.50% - 11.00%	9.46%
Class C	9.00% - 12.50%	10.04%
CBRE Estimate		11.75%
Source: CBRE National Investor Survey		

The subject is considered to be a Class C property. Because of the subject's location in a tertiary market, coupled with the short remaining lease term to a single tenant, a discount rate near the upper end of the range indicated in the preceding table is considered appropriate.

Terminal Capitalization Rate

The reversionary value of the subject is based on an assumed sale at the end of the holding period based on capitalizing the Year 11 NOI at a terminal capitalization rate. Typically, for properties similar to the subject, terminal capitalization rates are 50 to 100 basis points higher than going-in capitalization rates (OARs). This is a result of the uncertainty of future economic conditions and the natural aging of the property.

TERMINAL CAPITALIZATION RATES		
Investment Type	Rate Range	Average
<i>Suburban Office</i>		
Class A	6.50% - 10.00%	8.17%
Class B	7.00% - 9.50%	8.48%
Class C	8.00% - 10.50%	9.07%
CBRE Estimate		11.00%
Source: CBRE National Investor Survey		

Discounted Cash Flow Conclusion

The DCF schedule(s) and value conclusions are depicted on the following page(s).

SCHEDULE OF PROSPECTIVE CASH FLOW
 In Inflated Dollars for the Fiscal Year Beginning 9/1/2006

For the Years Ending	Year 1 Aug-2007	Year 2 Aug-2008	Year 3 Aug-2009	Year 4 Aug-2010	Year 5 Aug-2011	Year 6 Aug-2012	Year 7 Aug-2013	Year 8 Aug-2014	Year 9 Aug-2015	Year 10 Aug-2016	Year 11 Aug-2017
POTENTIAL GROSS REVENUE											
Base Rental Revenue	\$579,771	\$579,771	\$600,368	\$615,079	\$615,079	\$615,079	\$615,079	\$647,734	\$713,045	\$713,045	\$713,045
Absorption & Turnover Vacancy			(153,770)					(178,261)			
Scheduled Base Rental Revenue	579,771	579,771	446,598	615,079	615,079	615,079	615,079	469,473	713,045	713,045	713,045
Expense Reimbursement Revenue											
Real Estate Taxes	34,311	35,340	27,211	37,492	38,617	39,775	40,969	31,545	43,464	44,768	46,111
Insurance	10,739	11,061	8,517	11,734	12,086	12,449	12,822	9,873	13,603	14,011	14,432
Utilities	85,909	88,486	68,132	93,875	96,691	99,592	102,579	78,984	108,827	112,091	115,454
Janitorial	32,216	33,182	25,550	35,203	36,259	37,347	38,467	29,619	40,810	42,034	43,295
Repairs & Maintenance	32,216	33,182	25,550	35,203	36,259	37,347	38,467	29,619	40,810	42,034	43,295
General Operating	32,216	33,182	25,550	35,203	36,259	37,347	38,467	29,619	40,810	42,034	43,295
Total Reimbursement Revenue	227,607	234,433	180,510	248,710	256,171	263,857	271,771	209,259	288,324	296,972	305,882
TOTAL POTENTIAL GROSS REVENUE	807,378	814,204	627,108	863,789	871,250	878,936	886,850	678,732	1,001,369	1,010,017	1,018,927
General Vacancy	(80,738)	(81,420)		(86,379)	(87,125)	(87,894)	(88,685)		(100,137)	(101,002)	(101,893)
EFFECTIVE GROSS REVENUE	726,640	732,784	627,108	777,410	784,125	791,042	798,165	678,732	901,232	909,015	917,034
OPERATING EXPENSES											
Real Estate Taxes	34,304	35,333	36,393	37,485	38,609	39,768	40,961	42,190	43,455	44,759	46,102
Insurance	10,736	11,059	11,390	11,732	12,084	12,447	12,820	13,205	13,601	14,009	14,429
Utilities	85,892	88,469	91,123	93,857	96,672	99,572	102,560	105,636	108,805	112,070	115,432
Janitorial	32,210	33,176	34,171	35,196	36,252	37,340	38,460	39,614	40,802	42,026	43,287
Repairs & Maintenance	32,210	33,176	34,171	35,196	36,252	37,340	38,460	39,614	40,802	42,026	43,287
General Operating	32,210	33,176	34,171	35,196	36,252	37,340	38,460	39,614	40,802	42,026	43,287
Management Fees	36,332	36,639	31,355	38,871	39,206	39,552	39,908	33,937	45,062	45,451	45,852
TOTAL OPERATING EXPENSES	263,894	271,028	272,774	287,533	295,327	303,359	311,629	313,810	333,329	342,367	351,676
NET OPERATING INCOME	462,746	461,756	354,334	489,877	488,798	487,683	486,536	364,922	567,903	566,648	565,358
LEASING & CAPITAL COSTS											
Tenant Improvements			113,904					132,045			
Leasing Commissions			76,885					89,131			
	95,058										
TOTAL LEASING & CAPITAL COSTS	95,058		190,789					221,176			
CASH FLOW BEFORE DEBT SERVICE & TAXES	\$367,688	\$461,756	\$163,545	\$489,877	\$488,798	\$487,683	\$486,536	\$143,746	\$567,903	\$566,648	\$565,358

PROSPECTIVE PRESENT VALUE
 Cash Flow Before Debt Service plus Property Resale
 Discounted Annually (Endpoint on Cash Flow & Resale) over a 10-Year Period

Analysis Period	For the Year Ending	Annual Cash Flow	P.V. of Cash Flow @ 11.25%	P.V. of Cash Flow @ 11.50%	P.V. of Cash Flow @ 11.75%	P.V. of Cash Flow @ 12.00%	P.V. of Cash Flow @ 12.25%
Year 1	Aug-2007	\$367,688	\$330,506	\$329,765	\$329,027	\$328,293	\$327,562
Year 2	Aug-2008	461,756	373,089	371,418	369,758	368,109	366,471
Year 3	Aug-2009	163,545	118,778	117,981	117,191	116,408	115,632
Year 4	Aug-2010	489,877	319,807	316,948	314,121	311,326	308,561
Year 5	Aug-2011	488,798	286,833	283,632	280,474	277,357	274,283
Year 6	Aug-2012	487,683	257,239	253,798	250,410	247,075	243,792
Year 7	Aug-2013	486,536	230,683	227,086	223,554	220,084	216,676
Year 8	Aug-2014	143,746	61,262	60,172	59,104	58,057	57,030
Year 9	Aug-2015	567,903	217,558	213,207	208,952	204,791	200,723
Year 10	Aug-2016	566,648	195,125	190,794	186,568	182,446	178,422
Total Cash Flow		4,224,180	2,390,880	2,364,801	2,339,159	2,313,946	2,289,152
Property Resale @ 11% Cap Rate		4,985,429	1,716,731	1,678,626	1,641,448	1,605,175	1,569,781
Total Property Present Value			\$4,107,611	\$4,043,427	\$3,980,607	\$3,919,121	\$3,858,933
			=====	=====	=====	=====	=====
Rounded to Thousands			\$4,108,000	\$4,043,000	\$3,981,000	\$3,919,000	\$3,859,000
			=====	=====	=====	=====	=====
Per SqFt			95.65	94.15	92.69	91.26	89.86

PERCENTAGE VALUE DISTRIBUTION

Assured Income	26.36%	26.67%	26.99%	27.31%	27.63%
Prospective Income	31.85%	31.82%	31.77%	31.73%	31.69%
Prospective Property Resale	41.79%	41.51%	41.24%	40.96%	40.68%
	=====	=====	=====	=====	=====
	100.00%	100.00%	100.00%	100.00%	100.00%

CONCLUSION OF INCOME CAPITALIZATION APPROACH

The conclusions via the valuation methods employed for this approach are as follows:

INCOME CAPITALIZATION APPROACH VALUES	
Direct Capitalization Method	\$4,500,000
Discounted Cash Flow Analysis	\$4,000,000
Reconciled Value	\$4,050,000
Compiled by CBRE	

Primary emphasis has been placed on the discounted cash flow analysis. This method is considered to best reflect the actions of buyers and sellers currently active in this market and best recognizes the short remaining lease term and rollover risk at the subject property.

RECONCILIATION OF VALUE

The value indications from the approaches to value are summarized as follows:

SUMMARY OF VALUE CONCLUSIONS	
Cost Approach	\$4,500,000
Sales Comparison Approach	\$4,000,000
Income Capitalization Approach	\$4,050,000
Reconciled Value	\$4,050,000
Compiled by CBRE	

The cost approach typically gives a reliable value indication when there is evidence for the replacement cost estimate and when there is minimal depreciation contributing to a loss in value which must be estimated. Considering the subjectivity involved in accurately estimating accrued depreciation from all forms, the the reliability of the cost approach is considered somewhat diminished. Therefore, the cost approach is considered less applicable to the subject and is used primarily as a test of reasonableness against the other valuation techniques.

In the sales comparison approach, the subject property is compared to similar properties that have been sold recently or for which listing prices or offers are known. The sales used in this analysis are considered somewhat comparable to the subject, yet the required adjustments were based on reasonable and well-supported rationale. In addition, market participants are currently analyzing purchase prices on investment properties as they relate to available substitutes in the market. Therefore, the sales comparison approach is considered to provide a reliable value indication, although has been given secondary emphasis in the final value reconciliation.

The income capitalization approach is applicable to the subject property since it is an income producing property leased in the open market. Market participants are primarily analyzing properties based on their income generating capability. Therefore, the income capitalization approach is considered a reasonable and substantiated value indicator and has been given greatest emphasis in the final value estimate.

Based on the foregoing, the market value of the subject has been concluded as follows:

MARKET VALUE CONCLUSION				
Appraisal Premise	Interest Appraised	Exposure	Date of Value	Value Conclusion
As Is	Leased Fee Estate	12 Months	August 25, 2006	\$4,050,000
Compiled by CBRE				

SPECIAL ASSUMPTIONS

None noted.

-

ASSUMPTIONS AND LIMITING CONDITIONS

1. Unless otherwise specifically noted in the body of the report, it is assumed that title to the property or properties appraised is clear and marketable and that there are no recorded or unrecorded matters or exceptions to title that would adversely affect marketability or value. CBRE is not aware of any title defects nor has it been advised of any unless such is specifically noted in the report. CBRE, however, has not examined title and makes no representations relative to the condition thereof. Documents dealing with liens, encumbrances, easements, deed restrictions, clouds and other conditions that may affect the quality of title have not been reviewed. Insurance against financial loss resulting in claims that may arise out of defects in the subject property's title should be sought from a qualified title company that issues or insures title to real property.
2. Unless otherwise specifically noted in the body of this report, it is assumed: that the existing improvements on the property or properties being appraised are structurally sound, seismically safe and code conforming; that all building systems (mechanical/electrical, HVAC, elevator, plumbing, etc.) are in good working order with no major deferred maintenance or repair required; that the roof and exterior are in good condition and free from intrusion by the elements; that the property or properties have been engineered in such a manner that the improvements, as currently constituted, conform to all applicable local, state, and federal building codes and ordinances. CBRE professionals are not engineers and are not competent to judge matters of an engineering nature. CBRE has not retained independent structural, mechanical, electrical, or civil engineers in connection with this appraisal and, therefore, makes no representations relative to the condition of improvements. Unless otherwise specifically noted in the body of the report: no problems were brought to the attention of CBRE by ownership or management; CBRE inspected less than 100% of the entire interior and exterior portions of the improvements; and CBRE was not furnished any engineering studies by the owners or by the party requesting this appraisal. If questions in these areas are critical to the decision process of the reader, the advice of competent engineering consultants should be obtained and relied upon. It is specifically assumed that any knowledgeable and prudent purchaser would, as a precondition to closing a sale, obtain a satisfactory engineering report relative to the structural integrity of the property and the integrity of building systems. Structural problems and/or building system problems may not be visually detectable. If engineering consultants retained should report negative factors of a material nature, or if such are later discovered, relative to the condition of improvements, such information could have a substantial negative impact on the conclusions reported in this appraisal. Accordingly, if negative findings are reported by engineering consultants, CBRE reserves the right to amend the appraisal conclusions reported herein.
3. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property was not observed by the appraisers. CBRE has no knowledge of the existence of such materials on or in the property. CBRE, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea formaldehyde foam insulation, contaminated groundwater or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

We have inspected, as thoroughly as possible by observation, the land; however, it was impossible to personally inspect conditions beneath the soil. Therefore, no representation is made as to these matters unless specifically considered in the appraisal.

4. All furnishings, equipment and business operations, except as specifically stated and typically considered as part of real property, have been disregarded with only real property being considered in the report unless otherwise stated. Any existing or proposed improvements, on or off-site, as well as any alterations or repairs considered, are assumed to be completed in a workmanlike manner according to standard practices based upon the information submitted to CBRE. This report may be subject to amendment upon re-inspection of the subject property subsequent to repairs, modifications, alterations and completed new construction. Any estimate of Market Value is as of the date indicated; based upon the information, conditions and projected levels of operation.
5. It is assumed that all factual data furnished by the client, property owner, owner's representative, or persons designated by the client or owner to supply said data are accurate and correct unless otherwise specifically noted in the appraisal report. Unless otherwise specifically noted in the appraisal report, CBRE has no reason to believe that any of the data furnished contain any material error. Information and data referred to in this paragraph include, without being limited to, numerical street addresses, lot and block numbers, Assessor's Parcel Numbers, land dimensions, square footage area of the land, dimensions of the improvements, gross building areas, net rentable areas, usable areas, unit count, room count, rent schedules, income data, historical operating expenses, budgets, and related data. Any material error in any of the above data could have a substantial impact on the conclusions reported. Thus, CBRE reserves the right to amend conclusions reported if made aware of any such error. Accordingly, the client-addressee should carefully review

all assumptions, data, relevant calculations, and conclusions within 30 days after the date of delivery of this report and should immediately notify CBRE of any questions or errors.

6. The date of value to which any of the conclusions and opinions expressed in this report apply, is set forth in the Letter of Transmittal. Further, that the dollar amount of any value opinion herein rendered is based upon the purchasing power of the American Dollar on that date. This appraisal is based on market conditions existing as of the date of this appraisal. Under the terms of the engagement, we will have no obligation to revise this report to reflect events or conditions which occur subsequent to the date of the appraisal. However, CBRE will be available to discuss the necessity for revision resulting from changes in economic or market factors affecting the subject.
7. CBRE assumes no private deed restrictions, limiting the use of the subject property in any way.
8. Unless otherwise noted in the body of the report, it is assumed that there are no mineral deposit or subsurface rights of value involved in this appraisal, whether they be gas, liquid, or solid. Nor are the rights associated with extraction or exploration of such elements considered unless otherwise stated in this appraisal report. Unless otherwise stated it is also assumed that there are no air or development rights of value that may be transferred.
9. CBRE is not aware of any contemplated public initiatives, governmental development controls, or rent controls that would significantly affect the value of the subject.
10. The estimate of Market Value, which may be defined within the body of this report, is subject to change with market fluctuations over time. Market value is highly related to exposure, time promotion effort, terms, motivation, and conclusions surrounding the offering. The value estimate(s) consider the productivity and relative attractiveness of the property, both physically and economically, on the open market.
11. Any cash flows included in the analysis are forecasts of estimated future operating characteristics are predicated on the information and assumptions contained within the report. Any projections of income, expenses and economic conditions utilized in this report are not predictions of the future. Rather, they are estimates of current market expectations of future income and expenses. The achievement of the financial projections will be affected by fluctuating economic conditions and is dependent upon other future occurrences that cannot be assured. Actual results may vary from the projections considered herein. CBRE does not warrant these forecasts will occur. Projections may be affected by circumstances beyond the current realm of knowledge or control of CBRE
12. Unless specifically set forth in the body of the report, nothing contained herein shall be construed to represent any direct or indirect recommendation of CBRE to buy, sell, or hold the properties at the value stated. Such decisions involve substantial investment strategy questions and must be specifically addressed in consultation form.
13. Also, unless otherwise noted in the body of this report, it is assumed that no changes in the present zoning ordinances or regulations governing use, density, or shape are being considered. The property is appraised assuming that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, nor national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report is based, unless otherwise stated.
14. This study may not be duplicated in whole or in part without the specific written consent of CBRE nor may this report or copies hereof be transmitted to third parties without said consent, which consent CBRE reserves the right to deny. Exempt from this restriction is duplication for the internal use of the client-addressee and/or transmission to attorneys, accountants, or advisors of the client-addressee. Also exempt from this restriction is transmission of the report to any court, governmental authority, or regulatory agency having jurisdiction over the party/parties for whom this appraisal was prepared, provided that this report and/or its contents shall not be published, in whole or in part, in any public document without the express written consent of CBRE which consent CBRE reserves the right to deny. Finally, this report shall not be advertised to the public or otherwise used to induce a third party to purchase the property or to make a "sale" or "offer for sale" of any "security", as such terms are defined and used in the Securities Act of 1933, as amended. Any third party, not covered by the exemptions herein, who may possess this report, is advised that they should rely on their own independently secured advice for any decision in connection with this property. CBRE shall have no accountability or responsibility to any such third party.
15. Any value estimate provided in the report applies to the entire property, and any pro ration or division of the title into fractional interests will invalidate the value estimate, unless such pro ration or division of interests has been set forth in the report.
16. The distribution of the total valuation in this report between land and improvements applies only under the existing program of utilization. Component values for land and/or buildings are not intended to be used in conjunction with any other property or appraisal and are invalid if so used.

17. The maps, plats, sketches, graphs, photographs and exhibits included in this report are for illustration purposes only and are to be utilized only to assist in visualizing matters discussed within this report. Except as specifically stated, data relative to size or area of the subject and comparable properties has been obtained from sources deemed accurate and reliable. None of the exhibits are to be removed, reproduced, or used apart from this report.
18. No opinion is intended to be expressed on matters which may require legal expertise or specialized investigation or knowledge beyond that customarily employed by real estate appraisers. Values and opinions expressed presume that environmental and other governmental restrictions/conditions by applicable agencies have been met, including but not limited to seismic hazards, flight patterns, decibel levels/noise envelopes, fire hazards, hillside ordinances, density, allowable uses, building codes, permits, licenses, etc. No survey, engineering study or architectural analysis has been made known to CBRE unless otherwise stated within the body of this report. If the Consultant has not been supplied with a termite inspection, survey or occupancy permit, no responsibility or representation is assumed or made for any costs associated with obtaining same or for any deficiencies discovered before or after they are obtained. No representation or warranty is made concerning obtaining these items. CBRE assumes no responsibility for any costs or consequences arising due to the need, or the lack of need, for flood hazard insurance. An agent for the Federal Flood Insurance Program should be contacted to determine the actual need for Flood Hazard Insurance.
19. Acceptance and/or use of this report constitutes full acceptance of the Contingent and Limiting Conditions and special assumptions set forth in this report. It is the responsibility of the Client, or client's designees, to read in full, comprehend and thus become aware of the aforementioned contingencies and limiting conditions. Neither the Appraiser nor CBRE assumes responsibility for any situation arising out of the Client's failure to become familiar with and understand the same. The Client is advised to retain experts in areas that fall outside the scope of the real estate appraisal/consulting profession if so desired.
20. CBRE assumes that the subject property analyzed herein will be under prudent and competent management and ownership; neither inefficient or super-efficient.
21. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined and considered in the appraisal report.
22. No survey of the boundaries of the property was undertaken. All areas and dimensions furnished are presumed to be correct. It is further assumed that no encroachments to the realty exist.
23. The Americans with Disabilities Act (ADA) became effective January 26, 1992. Notwithstanding any discussion of possible readily achievable barrier removal construction items in this report, CBRE has not made a specific compliance survey and analysis of this property to determine whether it is in conformance with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the ADA. If so, this fact could have a negative effect on the value estimated herein. Since CBRE has no specific information relating to this issue, nor is CBRE qualified to make such an assessment, the effect of any possible non-compliance with the requirements of the ADA was not considered in estimating the value of the subject property.
24. Client shall not indemnify Appraiser or hold Appraiser harmless unless and only to the extent that the Client misrepresents, distorts, or provides incomplete or inaccurate appraisal results to others, which acts of the Client proximately result in damage to Appraiser. The Client shall indemnify and hold Appraiser harmless from any claims, expenses, judgments or other items or costs arising as a result of the Client's failure or the failure of any of the Client's agents to provide a complete copy of the appraisal report to any third party. In the event of any litigation between the parties, the prevailing party to such litigation shall be entitled to recover from the other reasonable attorney fees and costs.
25. The report is for the sole use of the client; however, client may provide only complete, final copies of the appraisal report in its entirety (but not component parts) to third parties who shall review such reports in connection with loan underwriting or securitization efforts. Appraiser is not required to explain or testify as to appraisal results other than to respond to the client for routine and customary questions. Please note that our consent to allow an appraisal report prepared by CBRE or portions of such report, to become part of or be referenced in any public offering, the granting of such consent will be at our sole discretion and, if given, will be on condition that we will be provided with an Indemnification Agreement and/or Non-Reliance letter, in a form and content satisfactory to us, by a party satisfactory to us. We do consent to your submission of the reports to rating agencies, loan participants or your auditors in its entirety (but not component parts) without the need to provide us with an Indemnification Agreement and/or Non-Reliance letter.
26. As part of the client's requested scope of work, an estimate of insurable value is provided herein. CBRE has followed traditional appraisal standards to develop a reasonable calculation based upon industry practices and industry accepted publications such as the Marshal Valuation Service handbook. The methodology employed is a derivation of the cost

approach which is primarily used as an academic exercise to help support the market value estimate and therefore is not reliable for Insurable Value estimates. Actual construction costs and related estimates can vary greatly from this estimate.

This analysis should not be relied upon to determine proper insurance coverage which can only be properly estimated by consultants considered experts in cost estimation and insurance underwriting. It is provided to aid the client/reader/user as part of their overall decision making process and no representations or warranties are made by CBRE regarding the accuracy of this estimate and it is strongly recommend that other sources be utilized to develop any estimate of insurable value.

ADDENDA

ADDENDUM A
GLOSSARY OF TERMS

assessed value Assessed value applies in ad valorem taxation and refers to the value of a property according to the tax rolls. Assessed value may not conform to market value, but it is usually calculated in relation to a market value base.[†]

cash equivalency The procedure in which the sale prices of comparable properties sold with atypical financing are adjusted to reflect typical market terms.

contract, coupon, face, or nominal rent The nominal rent payment specified in the lease contract. It does not reflect any offsets for free rent, unusual tenant improvement conditions, or other factors that may modify the effective rent payment.

coupon rent

See Contract, Coupon, Face, or Nominal Rent

effective rent 1) The rental rate net of financial concessions such as periods of no rent during a lease term; may be calculated on a discounted basis, reflecting the time value of money, or on a simple, straight-line basis.[‡] 2) The economic rent paid by the lessee when normalized to account for financial concessions, such as escalation clauses, and other factors. Contract, or normal, rents must be converted to effective rents to form a consistent basis of comparison between comparables.

excess land In regard to an improved site, the land not needed to serve or support the existing improvement. In regard to a vacant site or a site considered as though vacant, the land not needed to accommodate the site's primary highest and best use. Such land may be separated from the larger site and have its own highest and best use, or it may allow for future expansion of the existing or anticipated improvement. See also surplus land.[‡]

face rent

See Contract, Coupon, Face, or Nominal Rent

fee simple estate Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.[‡]

floor area ratio (FAR) The relationship between the above-ground floor area of a building, as described by the building code, and the area of the plot on which it stands; in planning and zoning, often expressed as a decimal, e.g., a ratio of 2.0 indicates that the permissible floor area of a building is twice the total land area; also called *building-to-land ratio*.[‡]

full service lease A lease in which rent covers all operating expenses. Typically, full service leases are

combined with an *expense stop*, the expense level covered by the contract lease payment. Increases in expenses above the expense stop level are passed through to the tenant and are known as *expense pass-throughs*.

going concern value Going concern value is the value of a proven property operation. It includes the incremental value associated with the business concern, which is distinct from the value of the real estate only. Going concern value includes an intangible enhancement of the value of an operating business enterprise which is produced by the assemblage of the land, building, labor, equipment, and marketing operation. This process creates an economically viable business that is expected to continue. Going concern value refers to the total value of a property, including both real property and intangible personal property attributed to the business value.[†]

gross building area (GBA) The sum of all areas at each floor as measured to the exterior walls.

insurable value Insurable Value is based on the replacement and/or reproduction cost of physical items that are subject to loss from hazards. Insurable value is that portion of the value of an asset or asset group that is acknowledged or recognized under the provisions of an applicable loss insurance policy. This value is often controlled by state law and varies from state to state.[†]

investment value Investment value is the value of an investment to a particular investor based on his or her investment requirements. In contrast to market value, investment value is value to an individual, not value in the marketplace. Investment value reflects the subjective relationship between a particular investor and a given investment. When measured in dollars, investment value is the price an investor would pay for an investment in light of its perceived capacity to satisfy his or her desires, needs, or investment goals. To estimate investment value, specific investment criteria must be known. Criteria to evaluate a real estate investment are not necessarily set down by the individual investor; they may be established by an expert on real estate and its value, that is, an appraiser.[†]

leased fee

See leased fee estate

leased fee estate An ownership interest held by a landlord with the right of use and occupancy conveyed by lease to others. The rights of the lessor (the leased fee owner) and the leased fee are specified by contract terms contained within the lease.[‡]

leasehold

See leasehold estate

leasehold estate The interest held by the lessee (the tenant or renter) through a lease conveying the rights of use and occupancy for a stated term under certain conditions.[‡]

load factor The amount added to usable area to calculate the rentable area. It is also referred to as a "rentable add-on factor" which, according to BOMA, "is computed by dividing the difference between the usable square footage and rentable square footage by the amount of the usable area. Convert the figure into a percentage by multiplying by 100.

market rent The most probable rent that a property should bring in a competitive and open market reflecting all conditions and restrictions of the specified lease agreement including term, rental adjustment and revaluation, permitted uses, use restrictions, and expense obligations.[‡]

market value Market value is one of the central concepts of the appraisal practice. Market value is differentiated from other types of value in that it is created by the collective patterns of the market. Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: 1) A reasonable time is allowed for exposure in the open market; 2) Both parties are well informed or well advised, and acting in what they consider their own best interests; 3) Buyer and seller are typically motivated; 4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and 5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.[§]

marketing period The time it takes an interest in real property to sell on the market subsequent to the date of an appraisal.[‡]

net lease Lease in which all or some of the operating expenses are paid directly by the tenant. The landlord never takes possession of the expense payment. In a *Triple Net Lease* all operating expenses are the responsibility of the tenant, including property taxes, insurance, interior maintenance, and other miscellaneous expenses. However, management fees and exterior maintenance are often the responsibility of

the lessor in a triple net lease. A *modified net lease* is one in which some expenses are paid separately by the tenant and some are included in the rent.

net rentable area (NRA) 1) The area on which rent is computed. 2) The Rentable Area of a floor shall be computed by measuring to the inside finished surface of the dominant portion of the permanent outer building walls, excluding any major vertical penetrations of the floor. No deductions shall be made for columns and projections necessary to the building. Include space such as mechanical room, janitorial room, restrooms, and lobby of the floor.*

nominal rent

See Contract, Coupon, Face, or Nominal Rent

occupancy rate The relationship or ratio between the income received from the rented units in a property and the income that would be received if all the units were occupied.[‡]

prospective future value "upon completion of construction" Prospective future value "upon completion of construction" is the prospective value of a property on the future date that construction is completed, based upon market conditions forecast to exist, as of that completion date. The value estimate at this stage is stated in current dollars unless otherwise indicated.

prospective future value "upon reaching stabilized occupancy" Prospective future value "upon reaching stabilized occupancy" is the prospective value of a property at a future point in time when all improvements have been physically constructed and the property has been leased to its optimum level of long-term occupancy. The value estimate at this stage is stated in current dollars unless otherwise indicated.

reasonable exposure time The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based upon an analysis of past events assuming a competitive and open market.^{††}

rent

See

full service lease

net lease

market rent

contract, coupon, face, or nominal rent

effective rent

shell space Space which has not had any interior finishing installed, including even basic improvements such as ceilings and interior walls, as well as partitions, floor coverings, wall coverings, etc..

surplus land Land not necessary to support the highest and best use of the existing improvement but, because of physical limitations, building placement, or neighborhood norms, cannot be sold off separately. Such land may or may not contribute positively to value and may or may not accommodate future expansion of an existing or anticipated improvement. See also excess land. ‡

usable area 1) The area actually used by individual tenants. 2) The Usable Area of an office building is computed by measuring to the finished surface of the office side of corridor and other permanent walls, to the center of partitions that separate the office from adjoining usable areas, and to the inside finished surface of the dominant portion of the permanent outer building walls. Excludes areas such as mechanical rooms, janitorial room, restrooms, lobby, and any major vertical penetrations of a multi-tenant floor.*

use value Use value is a concept based on the productivity of an economic good. Use value is the value a specific property has for a specific use. Use value focuses on the value the real estate contributes to the enterprise of which it is a part, without regard to the property's highest and best use or the monetary amount that might be realized upon its sale. †

value appraised During the real estate development process, a property typically progresses from a state of unimproved land to construction of improvements to stabilized occupancy. In general, the market value associated with the property increases during these stages of development. After reaching stabilized occupancy, ongoing forces affect the property during its life, including a physical wear and tear, changing market conditions, etc. These factors continually influence the property's market value at any given point in time.

See also

market value "as is" on the appraisal date

market value "as if complete" on the appraisal date

prospective future value "upon completion of construction"

prospective future value "upon reaching stabilized occupancy"

† *The Appraisal of Real Estate*, Twelfth Edition, Appraisal Institute, 2001.

‡ *The Dictionary of Real Estate Appraisal*, Fourth Edition, 2002.

§ The Office of the Comptroller of the Currency, 12 CFR Part 34, Subpart C, §34.42(f), August 24, 1990. This definition is compatible with the definition of market value contained in *The Dictionary of Real Estate Appraisal*, Third Edition, and the Uniform Standards of Professional Appraisal Practice adopted by the Appraisal Standards Board of The Appraisal Foundation, 1992 edition. This definition is also compatible with the OTS, RTC, FDIC, NCUA, and the Board of Governors of the Federal Reserve System definition of market value.

* 2000 BOMA Experience Exchange Report, Income/Expense Analysis for Office Buildings (Building Owners and Managers Association, 2000)

†† *Statement on Appraisal Standard No. 6*, Appraisal Standards Board of The Appraisal Foundation, September 19, 1992.

ADDENDUM B
ADDITIONAL PHOTOGRAPHS



VIEW OF THE PARKING AREA



VIEW OF OFFICE ENTRANCE



VIEW OF A TYPICAL OFFICE SPACE INTERIOR



VIEW OF A TYPICAL OFFICE SPACE INTERIOR



VIEW OF A COMMON SPACE INTERIOR



VIEW OF THE SYKES BLVD. ELEVATION & FRONTAGE

ADDENDUM C
COMPARABLE LAND SALES

RETAIL/COMMERCIAL LAND SALE No. 1

Burger King Site

Location Data

Location: **1167 Lee Street
Pikeville, KY**
County: **Pike**
Assessor's Parcel No: **49/64**
Atlas Ref: **N/A**

Physical Data

Type: **Retail/Commercial**
Land Area: **Gross Usable**
Acres: **0.8014 0.8014**
Square Feet: **34,907 34,907**
Topography: **Level, At Street Grade**
Shape: **Rectangular**
Utilities: **Public**
Zoning: **C-2, Highway Commercial Dist.**
Allowable Bldg Area: **N/A**
Floor Area Ratio: **N/A**
No. of units: **N/A**
Max FAR: **N/A**
Frontage: **Lee St.;**

Sale Data

Transaction Type: **Sale**
Date: **6/2005**
Marketing Time: **N/A**
Grantor: **Concept Lodging, Inc.**
Grantee: **Becker Management Group**
Document No.: **873/49**
Sale Price: **\$400,000**
Financing: **Cash to Seller**
Cash Eq. Price: **\$400,000**
Onsite/Offsite Costs: **\$0**
Adj. Sale Price: **\$400,000**
Verification: **Kevin Auton-Pikeville Chief Deputy**

Analysis

Use At Sale: **Vacant**
Proposed Use or Dev. **Burger King**
Price Per Acre: **\$499,126**
Price Per SF of Land: **\$11.46**
Price Per Unit: **N/A**
Price Per SF of Bldg: **N/A**

Comments

This property is currently improved with a Burger King. The 0.80-acre site represents an out parcel of the Big Sandy/Pikeville Partnership Development. This development is anchored by Wal-Mart, Food City, Goody's, Lowe's, and a Staples. The site sits in front of a Super 8 Motel. This sale occurred in June of 2005 for \$500,000, which equates to a price per square foot indication of \$11.46. The seller was Concept Lodging, Inc. and the buyer was Becker Management Group.

RETAIL/COMMERCIAL LAND SALE No. 2

Applebee's Site

Location Data

Location: **172 Cassidy Boulevard
Pikeville, KY**
County: **Pike**
Assessor's Parcel No: **49/62.14**
Atlas Ref: **N/A**

Physical Data

Type: **Retail/Commercial**
Land Area: **Gross Usable**
Acres: **1.5070 1.5070**
Square Feet: **65,645 65,645**
Topography: **Level, At Street Grade**
Shape: **Rectangular**
Utilities: **Public**
Zoning: **C-2, Highway Commercial Dist.**
Allowable Bldg Area: **N/A**
Floor Area Ratio: **N/A**
No. of units: **N/A**
Max FAR:
Frontage: **Caddidy Blvd.;**

Sale Data

Transaction Type: **Sale**
Date: **12/2003**
Marketing Time: **N/A**
Grantor: **Big Sandy/Pikeville LTD**
Grantee: **Neighborhood Restaurants, Inc.**
Document No.: **867/133**
Sale Price: **\$600,000**
Financing: **Cash to Seller**
Cash Eq. Price: **\$600,000**
Onsite/Offsite Costs: **\$0**
Adj. Sale Price: **\$600,000**
Verification: **Kevin Auton-Pikeville Chief Deputy**

Analysis

Use At Sale: **Vacant**
Proposed Use or Dev. **Applebee's Neighborhood Bar &**
Price Per Acre: **\$398,142**
Price Per SF of Land: **\$9.14**
Price Per Unit: **N/A**
Price Per SF of Bldg: **N/A**

Comments

This property is currently improved with an Applebee's Neighborhood Bar & Grill. The 1.507-acre site represents an out parcel of the Big Sandy/Pikeville Partnership Development. This development is anchored by Wal-Mart, Food City, Goody's, Lowe's, and a Staples. The site has excellent access and visibility at the main entrance to this retail development. The site was originally leased; however, the developer sold the land to the Grantee. This sale occurred in December of 2003 for \$600,000, which equates to a price per square foot indication of \$9.14. The seller was Big Sandy/Pikeville LTD and the buyer was Neighborhood Restaurants, Inc.

RETAIL/COMMERCIAL LAND SALE No. 3

Coal Run Medical Office Bldg Land

Location Data

Location: **255 Church Street
Pikeville, KY**
County: **Pike**
Assessor's Parcel No: **N/A**
Atlas Ref: **N/A**

Physical Data

Type: **Retail/Commercial**
Land Area: **Gross Usable**
Acres: **2.7200 2.7200**
Square Feet: **118,483 118,483**
Topography: **Level, At Street Grade**
Shape:
Utilities: **Public**
Zoning: **No zoning**
Allowable Bldg Area: **N/A**
Floor Area Ratio: **N/A**
No. of units: **N/A**
Max FAR:
Frontage: **Church St.;**

Sale Data

Transaction Type: **Sale**
Date: **4/2003**
Marketing Time: **N/A**
Grantor: **Boyce Dean Schofner**
Grantee: **Coal Run Medical Office Building**
Document No.: **N/A**
Sale Price: **\$450,000**
Financing: **Cash to Seller**
Cash Eq. Price: **\$450,000**
Onsite/Offsite Costs: **\$0**
Adj. Sale Price: **\$450,000**
Verification: **Kevin Auton-Pikeville Chief Deputy**

Analysis

Use At Sale: **Vacant**
Proposed Use or Dev. **Medical Office Bldg**
Price Per Acre: **\$165,441**
Price Per SF of Land: **\$3.80**
Price Per Unit: **N/A**
Price Per SF of Bldg: **N/A**

Comments

This property is currently improved with the 35,000 square foot Coal Run Medical Office Building. The 2.72-acre site is located northwest of Pikeville outside of the city limits near Mossy Bottom in an area referred to locally as Coal Run Village. This sale occurred in April of 2003 for \$450,000, which equates to a price per square foot indication of \$3.80. The seller was Boyce Dean Shofner and the buyer was Coal Run Medical Office Building LLC.

RETAIL/COMMERCIAL LAND SALE No. 4

Retail Shopping Center Site

Location Data

Location: **Cassidy Boulevard
Pikeville, KY**
County: **Pike**
Assessor's Parcel No: **49/61.06**
Atlas Ref: **N/A**

Physical Data

Type: **Retail/Commercial**
Land Area: **Gross Usable**
Acres: **2.1700 2.1700**
Square Feet: **94,525 94,525**
Topography: **Level, At Street Grade**
Shape: **Rectangular**
Utilities: **Public**
Zoning: **C-2, Highway Commercial Dist.**
Allowable Bldg Area: **N/A**
Floor Area Ratio: **N/A**
No. of units: **N/A**
Max FAR:
Frontage: **Caddidy Blvd.;**

Sale Data

Transaction Type: **Sale**
Date: **12/2000**
Marketing Time: **N/A**
Grantor: **Big Sandy/Pikeville LTD**
Grantee: **Pikeville Shopping Center**
Document No.: **797/251**
Sale Price: **\$605,000**
Financing: **Cash to Seller**
Cash Eq. Price: **\$605,000**
Onsite/Offsite Costs: **\$0**
Adj. Sale Price: **\$605,000**
Verification: **Kevin Auton-Pikeville Chief Deputy**

Analysis

Use At Sale: **Vacant**
Proposed Use or Dev. **Retail Shopping Center**
Price Per Acre: **\$278,801**
Price Per SF of Land: **\$6.40**
Price Per Unit: **N/A**
Price Per SF of Bldg: **N/A**

Comments

This property is currently improved with an small retail shopping center. The 2.170-acre site represents an out parcel of the Big Sandy/Pikeville Partnership Development. This development is anchored by Wal-Mart, Food City, Goody's, Lowe's, and a Staples. The site has average access and visibility next to Wal-Mart. This sale occurred in December of 2000 for \$605,000, which equates to a price per square foot indication of \$6.40. The seller was Big Sandy/Pikeville LTD and the buyer was Pikeville Shopping Center Associates, Inc.

ADDENDUM D
IMPROVED COMPARABLE SALES

Sykes Realty Call Center**Location Data**

Location: **55 Sykes Blvd.
Pikeville, KY**
 County: **Pike**
 Assessor's Parcel No: **031-00-00-068.00**
 Atlas Ref: **N/A**

Physical Data

Type: **Call Center**
 Land Area: **9.8300 Acres**
 Gross Building Area: **N/A**
 Net Rentable Area: **42,946 SF**
 Usable Bldg Area: **N/A**
 Year Built: **1999**
 No. of Stories: **1**
 Parking: **386 Surface**
 Condition: **Good**
 Exterior Walls: **Brick veneer**
 Class: **B**
 Amenities: **N/A**

Sale Data

Transaction Type: **Contract**
 Date: **9/2006**
 Marketing Time: **N/A**
 Grantor: **Sykes Realty Inc.**
 Grantee: **Confidential**
 Document No.: **N/A**
 Sale Price: **\$4,050,000**
 Financing: **Cash to Seller**
 Cash Eq. Price: **\$4,050,000**
 Req. Capital Cost: **\$0**
 Adj. Sale Price: **\$4,050,000**
 Verification: **Seller**

Comments

This 42,946 square foot property is located in far northwestern Pikeville near Mossy Bottom, Kentucky. The building formerly housed a Sykes Realty call center, but is now 100% occupied by ACS Commercial Solutions, Inc. who occupied the entire space in February 1, 2005 with the lease expiring in January 31, 2009. The building is still owned by Sykes. ACS signed at \$15.00 per square foot through 1/31/06 and then stepped down to \$13.50 per square foot for the remainder of the term. The property is under contract for \$4,050,000, which equates to a price per square foot indication of \$94.30. The property is at some risk with a short lease term and in a tertiary market. The overall cap rate based on the lease rate as the NOI is 14.32%.

**Financial Data**

Source:	Appraiser	
Occupancy at Sale:	100%	
Existing or ProForma Inc:	Existing	
	<u>Total</u>	<u>Per SF</u>
Potential Gross Income:	N/A	N/A
Vacancy and Credit Loss:	N/A	N/A
Effective Gross Income:	N/A	N/A
Expenses and Reserves:	N/A	N/A
Net Operating Income:	\$579,771	\$13.50

Analysis

Buyers Underwriting Criteria.:	Other
Overall Cap. Rate (OAR):	14.32 %
Projected IRR:	N/A %
Eff. Gross Multiplier (EGIM):	N/A
Oper. Expense Ratio (OER):	N/A %
Price Per Square Foot:	\$94.30

Flat Iron Building**Location Data**

Location: **685 Hambley Blvd
Pikeville, KY**

County: **Pike**

Assessor's Parcel No: **N/A**

Atlas Ref: **N/A**

Physical Data

Type: **Multi Tenant**

Land Area: **N/A**

Gross Building Area: **N/A**

Net Rentable Area: **12,400 SF**

Usable Bldg Area: **N/A**

Year Built: **1999** See comments

No. of Stories: **N/A**

Parking: **Adequate Surface**

Condition: **Average**

Exterior Walls: **Masonry**

Class: **N/A**

Amenities: **N/A**

Sale Data

Transaction Type: **Sale**

Date: **8/2006**

Marketing Time: **N/A**

Grantor: **Walters Properties**

Grantee: **Realm Three Properties, Inc.**

Document No.: **N/A**

Sale Price: **\$868,000**

Financing: **Cash to Seller**

Cash Eq. Price: **\$868,000**

Req. Capital Cost: **\$0**

Adj. Sale Price: **\$868,000**

Verification: **Marvin Hensley, Hensley Dev. Co,**

Comments

This is an office property located in downtown Pikeville, Kentucky near US-23/Bus 460. The property, referred to as the Flat Iron Building, contain 12,400 square feet and is 100% occupied. Mr. Hensley, a local agent and developer, was not aware of the original construction date, but said that the building was completely rehabilitated in 1999. Leases at the property are around \$8.90 PSF and typically escalate 5-7% annually. This property sold in August of 2006 for \$868,000, which equates to a price per square foot indication of \$70. The seller was Walters Properties and the buyer was Real Three Properties, Inc.

Financial Data

Source:	Buyer	
Occupancy at Sale:	100%	
Existing or ProForma Inc:	Existing	
	<u>Total</u>	<u>Per SF</u>
Potential Gross Income:	N/A	N/A
Vacancy and Credit Loss:	N/A	N/A
Effective Gross Income:	N/A	N/A
Expenses and Reserves:	N/A	N/A
Net Operating Income:	N/A	N/A

Analysis

Buyers Underwriting Criteria.:	Other
Overall Cap. Rate (OAR):	N/A
Projected IRR:	N/A %
Eff. Gross Multiplier (EGIM):	N/A
Oper. Expense Ratio (OER):	N/A %
Price Per Square Foot:	\$70.00

T-Mobile Chattanooga**Location Data**

Location: **SEQ Lee Highway & TN Hwy 153
Chattanooga, TN**
 County: **Hamilton**
 Assessor's Parcel No: **148N A 002**
 Atlas Ref: **N/A**

**Physical Data**

Type: **Call Center**
 Land Area: **11.9300 Acres**
 Gross Building Area: **78,421 SF**
 Net Rentable Area: **78,421 SF**
 Usable Bldg Area: **N/A**
 Year Built: **2006**
 No. of Stories: **1**
 Parking: **625+ Spaces**
 Condition: **Excellent**
 Exterior Walls: **Tilt Wall**
 Class: **A/B**
 Amenities: **Above Avg Parking, Back-up
systems, Phone Systems, etc**

Sale Data

Transaction Type: **Sale**
 Date: **3/2006**
 Marketing Time: **N/A**
 Grantor: **HP Chattanooga, LLC (Holder)**
 Grantee: **HEG Chattanooga, LLC (Highland)**
 Document No.: **N/A**
 Sale Price: **\$13,958,938**
 Financing: **Cash to Seller**
 Cash Eq.Price: **\$13,958,938**
 Req.Capital Cost: **\$0**
 Adj. Sale Price: **\$13,958,938**
 Verification: **Buyer**

Financial Data

Source: **N/A**
 Occupancy at Sale: **100%**
 Existing or ProForma Inc: **N/A**

	<u>Total</u>	<u>Per SF</u>
Potential Gross Income:	N/A	N/A
Vacancy and Credit Loss:	N/A	N/A
Effective Gross Income:	N/A	N/A
Expenses and Reserves:	N/A	N/A
Net Operating Income:	\$1,176,000	\$15.00

Analysis

Buyers Underwriting Criteria.: **Other**
 Overall Cap. Rate (OAR): **8.42 %**
 Projected IRR: **N/A %**
 Eff. Gross Multiplier (EGIM): **N/A**
 Oper. Expense Ratio (OER): **N/A %**
 Price Per Square Foot: **\$178.00**

Comments

This represents the sale for a T-Mobile call center in Chattanooga located in the SEQ of Lee Highway and TN Hwy 153. The property is planned to have 78,421 square feet. The sale price was reported at \$13,958,938, which equates to a price per square foot indication of \$178. The buyer purchased the property based upon the net rent to be derived from the \$15 per square foot rate with no deductions taken. The net lease is for 15 years with 2% escalations. The landlord is responsible for roof and structure. Based upon the rent (net income \$1,176,000) the overall rate on a presale basis is 8.4%. Presales typically have a slightly higher return requirement than completed properties. The seller is HP Chattanooga, LLC and the buyer is HEG Chattanooga, LLC.

Travelers Insurance Building**Location Data**

Location: **1001 Corridor Park Boulevard
Knoxville, TN 37932**

County: **Knox**

Assessor's Parcel No: **118-173.26**

Atlas Ref: **N/A**

**Physical Data**

Type: **Call Center**

Land Area: **5.8200 Acres**

Gross Building Area: **50,760 SF**

Net Rentable Area: **50,760 SF**

Usable Bldg Area: **50,760 SF**

Year Built: **2005**

No. of Stories: **1**

Parking: **330 Spaces**

Condition: **Excellent**

Exterior Walls: **Tilt-up**

Class: **A**

Amenities: **Above Average Parking**

Financial Data

Source:	Appraiser	
Occupancy at Sale:	100%	
Existing or ProForma Inc:	Pro Forma	
	<u>Total</u>	<u>Per SF</u>
Potential Gross Income:	\$865,000	\$17.04
Vacancy and Credit Loss:	N/A	N/A
Effective Gross Income:	\$865,000	\$17.04
Expenses and Reserves:	\$294,000	\$5.79
Net Operating Income:	\$571,000	\$11.25

Sale Data

Transaction Type: **Sale**

Date: **9/2005**

Marketing Time: **N/A**

Grantor: **H & W Limited Partnership**

Grantee: **Excel Realty Holding LLC**

Document No.: **200509160025093**

Sale Price: **\$6,921,000**

Financing: **Cash to Seller**

Cash Eq.Price: **\$6,921,000**

Req.Capital Cost: **\$0**

Adj. Sale Price: **\$6,921,000**

Verification: **Reliable Third Party**

Analysis

Buyers Underwriting Criteria.:	Other
Overall Cap. Rate (OAR):	8.25 %
Projected IRR:	N/A %
Eff. Gross Multiplier (EGIM):	8.00
Oper. Expense Ratio (OER):	33.99 %
Price Per Square Foot:	\$136.35

Comments

This represents the closing of a pre-sale of a 50,760 SF call center for Traveler's. This building is located in the Corridor Business and Technology Park in the NWQ of Pellissippi Parkway and Dutchtown Road in west Knoxville. The purchase is based upon the single tenant 10-year net lease to Travelers. The indicated overall rate is 8.25% based upon a full service lease at \$17.30/SF with an expense stop of \$5.73/SF. The rent has a \$1/SF increase in year six. The improvements are in excellent condition as of time of sale. The sale occurred in September of 2005 for \$6,921,000. The seller was H & W Limited Partnership and the buyer was Excel Realty Holding LLC.

Verizon**Location Data**

Location: **3601 Converse Road
Wilmington, NC**
 County: **New Hanover**
 Assessor's Parcel No: **RO6113-001-010-000**
 Atlas Ref: **N/A**

**Physical Data**

Type: **Call Center**
 Land Area: **19.3900 Acres**
 Gross Building Area: **160,500 SF**
 Net Rentable Area: **160,500 SF**
 Usable Bldg Area: **N/A**
 Year Built: **2004**
 No. of Stories: **3**
 Parking: **1085 Surface**
 Condition: **Excellent**
 Exterior Walls: **Brick**
 Class: **A**
 Amenities: **427-seat Cafeteria, Fitness Center,
Firestone membrane roof, 11 Carrier**

Sale Data

Transaction Type: **Sale**
 Date: **12/2004**
 Marketing Time: **N/A**
 Grantor: **Cellco Partnership dba Verizon**
 Grantee: **Acquiport Wilmington LP**
 Document No.: **4620/482**
 Sale Price: **\$20,000,000**
 Financing: **Cash to Seller**
 Cash Eq.Price: **\$20,000,000**
 Req.Capital Cost: **\$0**
 Adj. Sale Price: **\$20,000,000**
 Verification: **Buyer**

Financial Data

Source:	Buyer	
Occupancy at Sale:	100%	
Existing or ProForma Inc:	Existing	
	Total	Per SF
Potential Gross Income:	\$1,532,000	\$9.55
Vacancy and Credit Loss:	N/A	N/A
Effective Gross Income:	\$1,532,000	\$9.55
Expenses and Reserves:	N/A	N/A
Net Operating Income:	\$1,532,000	\$9.55

Analysis

Buyers Underwriting Criteria.:	Direct Cap
Overall Cap. Rate (OAR):	7.66 %
Projected IRR:	N/A %
Eff. Gross Multiplier (EGIM):	13.05
Oper. Expense Ratio (OER):	N/A %
Price Per Square Foot:	\$124.61

Comments

This is the purchase of a new Wilmington, NC office building. Verizon self developed this 160,500 SF building in 2004 and then offered it as a sale lease-back to the market at required minimum \$20 million price. The lease rate was a negotiated rate based upon the price leaving rate and term as the negotiated components. The result is reported to be a 12-year term at \$9.55 (for 6 years) increasing 12% in year 7. The lease began at closing and is modified triple net with the landlord being responsible for roof, structure, building exterior, and parking lot. This sale occurred in December of 2004 for \$20,000,000, which equates to a price per square foot indication of \$124.61. Despite having some maintenance responsibilities, the buyer's reported 7.66% overall rate is based on the gross rent and did not include a reserves allowance. The seller was Cellco Partnership d/b/a Verizon and the buyer was Acquiport Wilmington LP (Lexington Property Trust).

Nextel (Pinnacle 700)**Location Data**

Location: **5295 Brook Hollow Pkwy
Norcross, GA 30071**

County: **Gwinnett**

Assessor's Parcel No: **6-213-007**

Atlas Ref: **N/A**

Physical Data

Type: **Call Center**

Land Area: **7.0000 Acres**

Gross Building Area: **82,092 SF**

Net Rentable Area: **82,092 SF**

Usable Bldg Area: **N/A**

Year Built: **1996**

No. of Stories: **1**

Parking: **310 spaces**

Condition: **Average**

Exterior Walls: **Brick on Block**

Class: **B**

Amenities: **N/A**

Sale Data

Transaction Type: **Sale**

Date: **10/2004**

Marketing Time: **9 months**

Grantor: **Transwestern Pinnacle Center,**

Grantee: **MDRE - Norcross, LLC**

Document No.: **40320/0048**

Sale Price: **\$8,200,000**

Financing: **Cash to Seller**

Cash Eq. Price: **\$8,200,000**

Req. Capital Cost: **\$200,000**

Adj. Sale Price: **\$8,400,000**

Verification: **Buyer/Contract/Broker**

Comments

This is the purchase contract for Bldg 700 in Pinnacle Center, a business park in northeastern Atlanta near I-85 and Indian Trail Road. Originally built as a multi-tenant flex bldg, Nextel expanded into the whole facility, converting it to a data center / call center with approximately 45% raised floor area at time of contract, but with plans to build out the space to virtually 100% raised floor.

The facility has OC 48 capacity (35,000 phone lines), 3 2-megawatt generators, 6 UPS Modules (each w/340 batteries), 3 400-ton RTA Cooled chillers plus 36 rooftop package units, and an N+1 Redundancy rating.

This sale occurred in October of 2004 for \$8,400,000 after required capital costs of \$200,000. The new NNN lease began at closing. The owner had to install a new roof and some parking repairs. The owner was responsible for the roof, structure, and capital parking items. The sale equated to a price per square foot indication of \$102.32. The seller was Transwestern Pinnacle Center and the buyer was MDRE-Norcross, LLC.

**Financial Data**

Source:	Buyer	
Occupancy at Sale:	100%	
Existing or ProForma Inc:	Existing	
	<u>Total</u>	<u>Per SF</u>
Potential Gross Income:	\$882,489	\$10.75
Vacancy and Credit Loss:	N/A	N/A
Effective Gross Income:	\$882,489	\$10.75
Expenses and Reserves:	\$17,950	\$0.22
Net Operating Income:	\$864,539	\$10.53

Analysis

Buyers Underwriting Criteria.:	Other
Overall Cap. Rate (OAR):	10.29 %
Projected IRR:	N/A %
Eff. Gross Multiplier (EGIM):	9.52
Oper. Expense Ratio (OER):	2.03 %
Price Per Square Foot:	\$102.32

ADDENDUM E
RENT COMPARABLES

Adevco Contact Center

Location Data

Location: **2401 Cherahala Blvd
Knoxville, TN 37919**
 County: **Knox**
 Assessor's Parcel No: **103E-A-6**
 Atlas Ref: **N/A**



Physical Data

Type: **Call Center**
 Gross Building Area: **59,748 SF**
 Net Rentable Area: **59,748 SF**
 Usable Building: **N/A**
 Loss Factor: **N/A**
 Year Built: **2002**
 # of Stories: **1**
 Parking: **Adequate**
 Condition: **Good**
 Exterior Walls: **CMU**
 Class: **A**
 Amenities: **N/A**

Occupancy / Lease Data

Occupancy: **100%**
 Typical Size: **59,748 SF**
 Term: **10 Yrs**
 Base Rent PSF: **\$13.15 PSF**
 Rent Escalations: **\$2 Bump in Yr 2007**
 Basis: **Net**
 Expense Pass-Thru: **N/A**
 Free Rent (months): **N/A**
 Tenant Improvement: **N/A**
 Leasing Agent: **N/A**
 Phone No.: **N/A**
 Survey Date: **09/06**

Recent Leases

Date	Size (SF)	Tenant	Rent (PSF)	TI (PSF)	Free Rent (Months)	Escalations	Term (Yrs)
2002	59,748	Adevco	\$13.15			\$2 Bump in 2007	11.00

Comments

This is new call center located in the Pellissippi Corporate Center. The property was built in 2002 and contains 59,748 square feet. The property is net leased for an 11-year term ending 5/31/13. The rental rate is \$785,700 (\$13.15/sq. ft.) through 2007, increasing to \$899,800 (\$15.06/sq. ft.) through 2013. Expenses are estimated at 5% for management and \$0.10/sq. ft. for reserves.

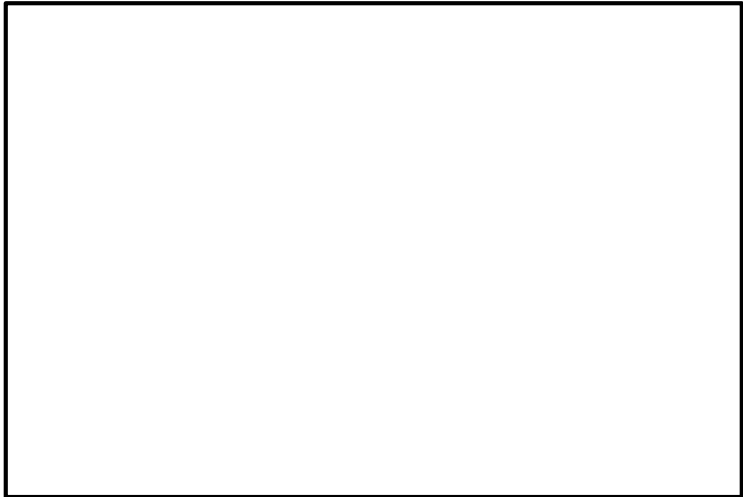
Anthony Building

Location Data

Location: **143 Main St.
Pikeville, KY**
 County: **Pike**
 Assessor's Parcel No: **N/A**
 Atlas Ref: **N/A**

Physical Data

Type: **Multi Tenant**
 Gross Building Area: **35,000 SF**
 Net Rentable Area: **35,000 SF**
 Usable Building: **N/A**
 Loss Factor: **N/A**
 Year Built: **2000** **See comments**
 # of Stories: **N/A**
 Parking: **Adequate**
 Condition: **Average**
 Exterior Walls: **Masonry**
 Class: **N/A**
 Amenities: **N/A**



Occupancy / Lease Data

Occupancy: **100%**
 Typical Size: **1,000 SF**
 Term: **5 Yrs**
 Base Rent PSF: **\$10.00 PSF**
 Rent Escalations: **5-7% annually**
 Basis: **Net**
 Expense Pass-Thru: **N/A**
 Free Rent (months): **None**
 Tenant Improvement: **None**
 Leasing Agent: **N/A**
 Phone No.: **N/A**
 Survey Date: **09/06**

Comments

This comparable represents the 35,000 square foot Anthony Building, a mixed use development, located in downtown Pikeville, Kentucky. The office portion of the property is around 8,000 SF. Rents at the property for the office portion average around \$10.00 per square foot and the property is currently 100% occupied. Mr. Hensley, a local agent and developer, was unaware of the buildings original construction date, but said that it was completely gutted in 2000. No incentives are offered, which is typical of the Pikeville market. Rents at the property escalate 5-7% annually. The property is sprinklered and has security.

Certegy Building

Location Data

Location: **3500 5th Street
Northport,AL 35476**
 County: **Tuscaloosa**
 Assessor's Parcel No: **31-05-16-3-001-011.000**
 Atlas Ref: **N/A**



Physical Data

Type: **Call Center**
 Gross Building Area: **47,000 SF**
 Net Rentable Area: **47,000 SF**
 Usable Building: **47,000 SF**
 Loss Factor: **N/A**
 Year Built: **2005**
 # of Stories: **1**
 Parking: **Adequate**
 Condition: **Good**
 Exterior Walls: **Masonry**
 Class: **C**
 Amenities: **None**

Occupancy / Lease Data

Occupancy: **100%**
 Typical Size: **47,000 SF**
 Term: **10 years**
 Base Rent PSF: **\$9.27**
 Rent Escalations: **Flat**
 Basis: **NNN**
 Expense Pass-Thru: **N/A**
 Free Rent (months): **None**
 Tenant Improvement: **N/A**
 Leasing Agent: **N/A**
 Phone No.: **N/A**
 Survey Date: **09/06**

Recent Leases

Date	Size (SF)	Tenant	Rent (PSF)	TI (PSF)	Free Rent (Months)	Escalations	Term (Yrs)
07/2005	47,000	Certegy Payment Services	\$9.27			Flat	10.00

Comments

This comparable represents a redevelopment of a former cotton mill manufacturing building into a 47,000 SF call center. The property completed construction with circa July 2005. Certegy Payment Recovery Services will occupy the building for a 10-year term at \$9.27 PSF, triple net commencing in July of 2005. The lease is flat throughout the term.

Flat Iron Building**Location Data**

Location: **685 Hambley Blvd
Pikeville, KY**
 County: **Pike**
 Assessor's Parcel No: **N/A**
 Atlas Ref: **N/A**

Physical Data

Type: **Multi Tenant**
 Gross Building Area: **12,400 SF**
 Net Rentable Area: **12,400 SF**
 Usable Building: **N/A**
 Loss Factor: **N/A**
 Year Built: **1999** **See comments**
 # of Stories: **N/A**
 Parking: **Adequate surface**
 Condition: **Average**
 Exterior Walls: **Masonry**
 Class: **N/A**
 Amenities: **N/A**

Occupancy / Lease Data

Occupancy: **100%**
 Typical Size: **1,500 SF**
 Term: **5 Yrs**
 Base Rent PSF: **\$8.90 PSF**
 Rent Escalations: **5-7% annually**
 Basis: **Net**
 Expense Pass-Thru: **N/A**
 Free Rent (months): **None**
 Tenant Improvement: **None**
 Leasing Agent: **N/A**
 Phone No.: **N/A**
 Survey Date: **09/06**

Comments

This comparable represents the 12,400 square foot Flat Iron Building, an office building located in downtown Pikeville, Kentucky. Mr. Hensley, a local agent and developer was not aware of the property's original construction date, but said that the property was completely rehabilitated in 1999. Rents at the property are around \$8.90 per square foot and the property is currently 100% occupied. No incentives are offered, which is typical of the Pikeville market. Rents escalate around 5-7% annually.

OFFICE COMPARABLE No. 5

T-Mobile

Location Data

Location: **SEQ Lee Hwy & TN Hwy 153
Chattanooga, TN**
 County: **Hamilton**
 Assessor's Parcel No: **148N A 002**
 Atlas Ref: **N/A**



Physical Data

Type: **Call Center**
 Gross Building Area: **78,421 SF**
 Net Rentable Area: **78,421 SF**
 Usable Building: **N/A**
 Loss Factor: **N/A**
 Year Built: **2006**
 # of Stories: **1**
 Parking: **625+**
 Condition: **Excellent**
 Exterior Walls: **Tilt Wall**
 Class: **A/B**
 Amenities: **Above avg parking**

Occupancy / Lease Data

Occupancy: **100%**
 Typical Size: **78,421 SF**
 Term: **15 Yrs**
 Base Rent PSF: **\$15.00**
 Rent Escalations: **2% annual**
 Basis: **Net**
 Expense Pass-Thru: **Net**
 Free Rent (months): **None**
 Tenant Improvement: **BTS**
 Leasing Agent: **N/A**
 Phone No.: **N/A**
 Survey Date: **09/06**

Recent Leases

Date	Size (SF)	Tenant	Rent (PSF)	TI (PSF)	Free Rent (Months)	Escalations	Term (Yrs)
2/06	78,421	T-Mobile	\$15.00		0	2% annual	15.00

Comments

This represents a new build to suit call center for T-Mobile located in the SEQ of Lee Highway and TN Hwy 153. It is expected to be complete in mid February. The rent rate is \$15/SF on a net basis. All expenses, e.g. taxes, insurance and CAM are additional and are paid directly by the tenant. The landlord is responsible for roof and structure. The term is for 15 years with annual escalations of 2%. The building only has exposure to Lee Highway, being behind a fronting parcel. As with most call centers, parking is above average.

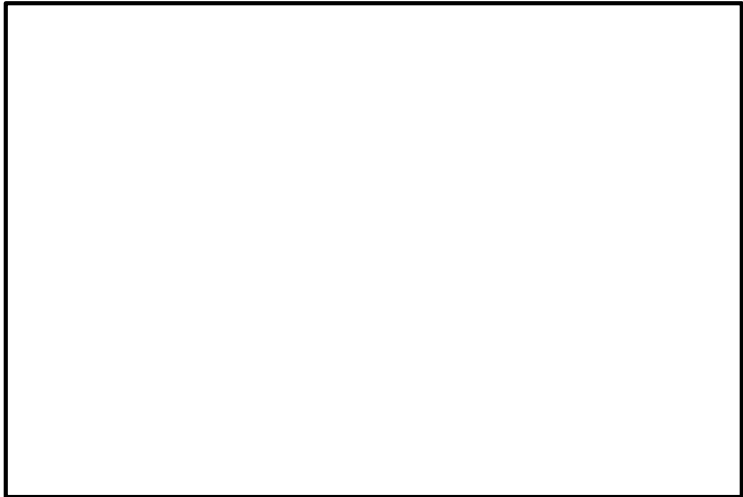
Unison Building

Location Data

Location: **Trivia Dr.
Pikeville, KY**
 County: **Pike**
 Assessor's Parcel No: **N/A**
 Atlas Ref: **N/A**

Physical Data

Type: **Multi Tenant**
 Gross Building Area: **24,000 SF**
 Net Rentable Area: **24,000 SF**
 Usable Building: **N/A**
 Loss Factor: **N/A**
 Year Built: **1990**
 # of Stories: **4**
 Parking: **Adequate**
 Condition: **Average**
 Exterior Walls: **Masonry**
 Class: **N/A**
 Amenities: **N/A**



Occupancy / Lease Data

Occupancy: **90%**
 Typical Size: **1,500 SF**
 Term: **5 Yrs**
 Base Rent PSF: **\$8.00-\$11.00PSF**
 Rent Escalations: **5-7% annually**
 Basis: **Net**
 Expense Pass-Thru: **N/A**
 Free Rent (months): **None**
 Tenant Improvement: **None**
 Leasing Agent: **N/A**
 Phone No.: **N/A**
 Survey Date: **09/06**

Comments

This comparable represents the 24,000 square foot Unison Building, a medical office building located on Trivia Drive in Pikeville, Kentucky. Rents at the property range from \$8.00 to \$11.00 per square foot and the property is currently 90% occupied. No incentives are offered, which is typical of the Pikeville market. Rents at the property escalate 5-7% annually.

Verizon Call Center

Location Data

Location: **2401 Mall Drive
North Charleston, SC**
 County: **Charleston**
 Assessor's Parcel No: **472-15-00-013**
 Atlas Ref: **N/A**



Physical Data

Type: **Call Center**
 Gross Building Area: **150,000 SF**
 Net Rentable Area: **150,000 SF**
 Usable Building: **150,000 SF**
 Loss Factor: **N/A**
 Year Built: **2004**
 # of Stories: **N/A**
 Parking: **Adequate**
 Condition: **Good**
 Exterior Walls: **Brick/Glass**
 Class: **A**
 Amenities: **None**

Occupancy / Lease Data

Occupancy: **100%**
 Typical Size: **150,000 SF**
 Term: **10 years**
 Base Rent PSF: **\$9.58/SF**
 Rent Escalations: **2% per year**
 Basis: **Triple Net**
 Expense Pass-Thru: **\$6.38/SF**
 Free Rent (months): **None**
 Tenant Improvement: **\$20/SF new - \$2/SF rene**
 Leasing Agent: **N/A**
 Phone No.: **N/A**
 Survey Date: **09/06**

Recent Leases

Date	Size (SF)	Tenant	Rent (PSF)	TI (PSF)	Free Rent (Months)	Escalations	Term (Yrs)
11/04	150,000	Verizon	\$9.58	\$20.00	0	2% per year	10.00

Comments

This comparable represents a 2-story suburban office building located on the site of the former Charles Towne Square Mall. The property contains 150,000 SF. This property was re-developed in 2004 as a built-to-suit office building. The building was originally a Service Merchandise, but was completely rebuilt in 2004. The lease is for a 10-year term beginning in November 2004 at \$9.58 per square foot with 2% annual escalations, triple net. The tenant improvement allowance was approximately \$20.00 per square foot. Concessions are not applicable.

ADDENDUM F
ARGUS SUPPORTING SCHEDULES

SUPPORTING SCHEDULE -- DETAILED LEASE EXPIRATION SCHEDULE (FIRST TERM ONLY)

<u>No.</u>	<u>Tenant</u>	<u>Suite</u>	<u>Market Leasing</u>	<u>Base Rent /SqFt/Yr</u>	<u>Expiration Date</u>	<u>Square Feet</u>	<u>Percent of Total</u>
1.	ACS Commercial Solutions		MLA 1	10.40	1/09	42,946	100.0
						=====	=====
Total for Year Ending Aug-						42,946	100.0%
Building Total						42,946	100.0%

SUPPORTING SCHEDULE -- SQUARE FEET EXPIRING -- (ALL TERMS)

For the Years Ending	Month One Occupied Are	Lease Start	First Expiration	Year 1 Aug-2007	Year 2 Aug-2008	Year 3 Aug-2009	Year 4 Aug-2010	Year 5 Aug-2011	Year 6 Aug-2012	Year 7 Aug-2013	Year 8 Aug-2014	Year 9 Aug-2015	Year 10 Aug-2016	Year 11 Aug-2017
TENANT	SUITE													
ACS Commercial Solution		2/06	1/09			42,946					42,946			
TOTAL SQFT EXPIRING						42,946					42,946			
PERCENT OF TOTAL EXPIRING				=====	=====	100.0%	=====	=====	=====	=====	100.0%	=====	=====	=====

SUPPORTING SCHEDULE -- AVERAGE SQUARE FEET OCCUPANCY

For the Years Ending	Month One Occupied Are	Lease Start	First Expiration	Year 1 <u>Aug-2007</u>	Year 2 <u>Aug-2008</u>	Year 3 <u>Aug-2009</u>	Year 4 <u>Aug-2010</u>	Year 5 <u>Aug-2011</u>	Year 6 <u>Aug-2012</u>	Year 7 <u>Aug-2013</u>	Year 8 <u>Aug-2014</u>	Year 9 <u>Aug-2015</u>	Year 10 <u>Aug-2016</u>	Year 11 <u>Aug-2017</u>
TENANT	SUITE													
ACS Commercial Solution		2/06	1/09	42,946	42,946	32,210	42,946	42,946	42,946	42,946	32,210	42,946	42,946	42,946
TOTAL AMOUNT PER YEAR				42,946	42,946	32,210	42,946	42,946	42,946	42,946	32,210			
AVERAGE PERCENT OCCUPANCY				100.00%	100.00%	75.00%	100.00%	100.00%	100.00%	100.00%	75.00%			

SUPPORTING SCHEDULE -- SCHEDULED BASE RENTAL REVENUE

For the Years Ending	Month One Occupied Are	Lease Start	First Expiration	Year 1 <u>Aug-2007</u>	Year 2 <u>Aug-2008</u>	Year 3 <u>Aug-2009</u>	Year 4 <u>Aug-2010</u>	Year 5 <u>Aug-2011</u>	Year 6 <u>Aug-2012</u>	Year 7 <u>Aug-2013</u>	Year 8 <u>Aug-2014</u>	Year 9 <u>Aug-2015</u>	Year 10 <u>Aug-2016</u>	Year 11 <u>Aug-2017</u>
TENANT	SUITE													
ACS Commercial Solution		2/06	1/09	579,771	579,771	446,598	615,079	615,079	615,079	615,079	469,473	713,045	713,045	713,045
TOTAL AMOUNT PER YEAR	42,946			579,771	579,771	446,598	615,079	615,079	615,079	615,079	469,473	713,045		
WEIGHTED AVERAGE PER SqFt				13.50	13.50	10.40	14.32	14.32	14.32	14.32	10.93	16.60		

SUPPORTING SCHEDULE -- ABSORPTION & TURNOVER VACANCY

For the Years Ending	Month One Occupied Are	Lease Start	First Expiration	Year 1 Aug-2007	Year 2 Aug-2008	Year 3 Aug-2009	Year 4 Aug-2010	Year 5 Aug-2011	Year 6 Aug-2012	Year 7 Aug-2013	Year 8 Aug-2014	Year 9 Aug-2015	Year 10 Aug-2016	Year 11 Aug-2017
TENANT	SUITE													
ACS Commercial Solution		2/06	1/09			153,770					178,261			
TOTAL AMOUNT PER YEAR	42,946					153,770					178,261			
WEIGHTED AVERAGE PER SqFt						3.58					4.15			

SUPPORTING SCHEDULE -- EXPENSE REIMBURSEMENT REVENUE

For the Years Ending	Month One Occupied Are	Lease Start	First Expiration	Year 1 Aug-2007	Year 2 Aug-2008	Year 3 Aug-2009	Year 4 Aug-2010	Year 5 Aug-2011	Year 6 Aug-2012	Year 7 Aug-2013	Year 8 Aug-2014	Year 9 Aug-2015	Year 10 Aug-2016	Year 11 Aug-2017
TENANT	SUITE													
ACS Commercial Solution		2/06	1/09	227,607	234,433	180,510	248,710	256,171	263,857	271,771	209,259	288,324	296,972	305,882
TOTAL AMOUNT PER YEAR	42,946			227,607	234,433	180,510	248,710	256,171	263,857	271,771	209,259	288,324		
WEIGHTED AVERAGE PER SqFt				5.30	5.46	4.20	5.79	5.96	6.14	6.33	4.87	6.71		

SUPPORTING SCHEDULE -- TENANT IMPROVEMENTS

For the Years Ending	Month One Occupied Are	Lease Start	First Expiration	Year 1 Aug-2007	Year 2 Aug-2008	Year 3 Aug-2009	Year 4 Aug-2010	Year 5 Aug-2011	Year 6 Aug-2012	Year 7 Aug-2013	Year 8 Aug-2014	Year 9 Aug-2015	Year 10 Aug-2016	Year 11 Aug-2017
TENANT	SUITE													
ACS Commercial Solution		2/06	1/09			113,904					132,045			
TOTAL AMOUNT PER YEAR	42,946					113,904					132,045			
WEIGHTED AVERAGE PER SqFt						2.65					3.07			

SUPPORTING SCHEDULE -- LEASING COMMISSIONS

For the Years Ending	Month One Occupied Are	Lease Start	First Expiration	Year 1 Aug-2007	Year 2 Aug-2008	Year 3 Aug-2009	Year 4 Aug-2010	Year 5 Aug-2011	Year 6 Aug-2012	Year 7 Aug-2013	Year 8 Aug-2014	Year 9 Aug-2015	Year 10 Aug-2016	Year 11 Aug-2017
TENANT	SUITE													
ACS Commercial Solution		2/06	1/09			76,885					89,131			
TOTAL AMOUNT PER YEAR	42,946					76,885					89,131			
WEIGHTED AVERAGE PER SqFt						1.79					2.08			

ADDENDUM G
ENGAGEMENT LETTER

CB Richard Ellis, Inc.
233 North Michigan Avenue
Suite 2350
T 312 233 8669
F 312 233 8660
thomas.mcdonnell@cbre.com

August 14, 2006

Rowan McFeely
ANGLO IRISH BOSTON CORPORATION
265 Franklin Street, 19th Floor
Boston, MA 02110
Phone: 617-720-2577 Ext. 160
Fax: 617-720-6099

Thomas B. McDonnell, MAI
Senior Managing Director

RE: Appraisal Agreement
See Property List
Various Locations

Dear Mr. McFeely:

We are pleased to submit this proposal and our Terms and Conditions for the appraisal of the referenced real estate.

PROPOSAL SPECIFICATIONS

Purpose:	To estimate the Market Value of the referenced real estate
Premise:	As Is
Rights Appraised:	Leased Fee
Intended Use:	Mortgage Underwriting purposes
Appraisal Process:	All applicable approaches
Report Type:	Self-Contained
Appraisal Standards:	Client Guidelines/USPAP/FIRREA
Fee:	\$26,000, total fee
Expenses:	Fee includes all associated expenses
Retainer:	A retainer is not required for this assignment
Payment Terms:	Final payment is due and payable upon delivery of the final report or within thirty (30) days of your receipt of our draft report, whichever is sooner. If a draft report is requested, the fee is considered earned upon delivery of our draft report.

We will invoice you for the assignment in its entirety at the completion of the assignment.

Report Copies:	One (1) PDF draft copy, Three (3) bound final copies
Delivery Date:	Delivery of the appraisal conclusions and/or report(s) will be completed according to the following Delivery Schedule.

Delivery Schedule:

Draft Report:	28 days, which is September 11, 2006
Final Report:	One week after authorization

Rowan McFeely
Appraisal Agreement
Page 2 of 6
August 14, 2006

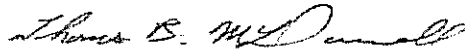
Start Date: The appraisal process will start upon receipt of your signed agreement and the property specific data.
Acceptance Date: Acceptance Required By August 17, 2006

The attached Terms and Conditions and Specific Property Data Request are deemed a part of this agreement as though set forth in full herein.

We appreciate this opportunity to be of service to you on this assignment. If you have additional questions, please contact us.

Sincerely,

CB RICHARD ELLIS, INC.
Valuation & Advisory Services


Thomas B. McDonnell, MAI
Senior Managing Director
Illinois State Certification No. 153.0001051

Phone: 312 233 8669
Fax: 312 233 8660
E-mail: thomas.mcdonnell@cbre.com

PROPERTY LIST

Property Name	Property Size	Report Type	Appraisal Fee
Palatka, FL	42,946 SF	Self-contained	\$6,500
Pikeville, KY	42,946 SF	Self-contained	\$6,500
Ada, OK	42,983 SF	Self-contained	\$6,500
Manhattan, KS	42,720 SF	Self-contained	\$6,500

AGREED AND ACCEPTED

FOR ANGLO IRISH BOSTON CORPORAION:

Rowan McFeely
Signature

August 15, 2006
Date

Rowan McFeely
Name

Analyst - Banking
Title

617-720-2577 Ext. 160
Phone Number

617-720-6099
Fax Number

rmcfeely@angloirishbank.com
E-Mail Address

TERMS AND CONDITIONS

1. These Terms and Conditions, between CB Richard Ellis, Inc.-Appraisal Services (Appraiser) and the Client for whom the referenced appraisal service will be performed, shall be deemed a part of such Agreement as though set forth in full therein. The Agreement shall be governed by the laws of the state of the CB Richard Ellis, Inc. office shown on the Agreement.
2. Client is defined as the party signing the Agreement and shall be responsible for payment of the fees stipulated in the Agreement. Payment of the appraisal fee is not contingent upon any predetermined value or on an action or event resulting from the analyses, opinions, conclusions, or use of the appraisal report.
3. Final payment is due and payable upon delivery of the final report or within thirty (30) days of your receipt of our draft report, whichever is sooner. If a draft report is requested, the fee is considered earned upon delivery of our draft report.
4. If we are requested to give court testimony, an additional fee will be charged on an hourly basis at our then-prevailing hourly rate. The hourly billings pertain to court preparation, waiting and travel time, document review and preparation (excludes appraisal report) and all meetings related to court testimony.
5. In the event Client requests additional services beyond the purpose stated in the Agreement, Client agrees to pay an additional charge for such services, plus reimbursement of expenses, whether or not the completed report has been delivered to Client at the time of the request.
6. It is understood that the Client has the right to cancel this assignment at any time prior to delivery of the completed report. In such event, the Client is obligated only for the pro rated share of the fee based upon the work completed and expenses incurred, with a minimum charge of Cancellation_Fee.
7. Additional copies of the appraisal reports are available at a cost of Color_Copy_Fee per original color copy and BW_Copy_Fee per photocopy (black and white), plus shipping costs.
8. In the event Client fails to make payments when due and payable, then from the date due and payable until paid the amount due and payable, shall bear interest at the maximum rate permitted in the state in which the office of Appraiser executing the Agreement is located. If Appraiser is required to institute legal action against Client relating to the Agreement, Appraiser shall be entitled to recover reasonable attorney's fees and costs from Client.
9. Appraiser assumes that there are no major or significant items that would require the expertise of a professional building contractor or engineer. If such items need to be considered in Appraiser's studies, such services are to be provided by others at a cost which is not a part of the fee proposal.
10. In the event of any dispute between Client and Appraiser relating to this Agreement, or Appraiser's or Client's performance hereunder, Appraiser and Client agree that such dispute shall be resolved by means of binding arbitration in accordance with the commercial arbitration rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court of competent jurisdiction. Depositions may be taken and other discovery obtained during such arbitration proceedings to the same extent as authorized in civil judicial proceedings in the state where the office of Appraiser executing this Agreement is located. The arbitrator(s) shall be limited to awarding compensatory damages and shall have no authority to award punitive, exemplary or similar type damages. The prevailing party in the arbitration proceeding shall be entitled to recover from the losing party its expenses, including the costs of arbitration proceeding, and reasonable attorney's fees.
11. Client acknowledges that Appraiser is being retained hereunder as an independent contractor to perform the services described herein and nothing in this Agreement shall be deemed to create any other relationship between Client and Appraiser. This assignment shall be deemed concluded and the services hereunder completed upon delivery to Client of the appraisal report discussed herein.
12. All statements of fact in the report which are used as the basis of the Appraiser's analyses, opinions, and conclusions will be true and correct to the best of the Appraiser's knowledge and belief. The Appraiser may rely upon the accuracy of information and material furnished to Appraiser by Client.
13. Appraiser shall have no responsibility for legal matters, questions of survey or title, soil or subsoil conditions, engineering, or other similar technical matters. The report will not constitute a survey of the property analyzed.
14. Client shall provide Appraiser with such materials with respect to the Assignment as are requested by Appraiser and in the possession or under the control of Client. Client shall provide Appraiser with sufficient access to the real property to be analyzed and hereby grants permission for entry, unless discussed in advance to the contrary.
15. The data gathered in the course of the Assignment (except data furnished by Client) and the report prepared pursuant to the Agreement are, and will remain, the property of Appraiser. With respect to data provided by Client, Appraiser shall

not violate the confidential nature of the appraiser-client relationship by improperly disclosing any confidential information furnished to Appraiser. Notwithstanding the foregoing, Appraiser is authorized by Client to disclose all or any portion of the report and the related data to appropriate representatives of the Appraisal Institute if such disclosure is required to enable Appraiser to comply with the Bylaws and Regulations of such Institute as now or hereafter in effect.

16. Unless specifically noted in the appraisal, we will not be taking into consideration the possibility of the existence of asbestos, PCB transformers, or other toxic, hazardous, or contaminated substances and/or underground storage tanks (hazardous material), or the cost of encapsulation or removal thereof. Further, Appraiser understands that there is no major or significant deferred maintenance in the property which would require the expertise of a professional cost estimator or contractor. If such repairs are needed, the estimates are to be prepared by others, and are not a part of this fee proposal.
17. Client shall not indemnify Appraiser or hold Appraiser harmless unless and only to the extent that the Client misrepresents, distorts, or provides incomplete or inaccurate appraisal results to others, which acts of the Client approximately result in damage to Appraiser. Client shall indemnify and hold Appraiser harmless from any claims, expenses, judgments or other items or costs arising as a result of the Client's failure or the failure of any of the Client's agents to provide a complete copy of the appraisal report to any third party. In the event of any litigation between the parties, the prevailing party to such litigation shall be entitled to recover, from the other, reasonable attorney fees and costs.
18. Client and its affiliates, rating agencies and a limited number of investors involved in the securitization, may use and rely upon Appraiser's report in connection with a planned loan securitization involving the subject property including, without limitation, utilizing selected information in the appraisal report in the offering documents relating to the securitization and Appraiser agrees to cooperate in answering reasonable questions by any of the above parties in connection with the securitization.

Client agrees that it will not file, use, or permit or cause to be used in any offering documents or any other document any portion or extract of the appraisal report, or any reference to the appraisal report, without first (i) having provided the portion or portions of an offering document or other document to Appraiser for review and (ii) having obtained the prior written consent of Appraiser to any such filing, use, amendment or modification, which consent shall not be unreasonably withheld. Appraiser shall have the right to require Client to include in any offering document or other document disclosure concerning the conditions, qualifications and assumptions of the appraisal and such other disclosure concerning the appraisal as Appraiser shall reasonably require.

Client can use the appraised value without attribution to the appraisal report, and selected information in the appraisal report, provided Client agrees that it has complied and at all times will comply, and will use Client's best efforts to cause any underwriters to comply, with all applicable Federal and state securities laws in connection with any offering, and offering document and any use of the appraisal report. Client further agrees that neither any offering document nor any other document used in connection with any offering will contain an untrue statement of a material fact or omit to state a material fact necessary to make the statements contained therein not misleading regarding the appraisal report, or any portion or extract thereof, or any reference to the appraisal report. Appraiser represents that the information contained in the appraisal report does not contain an untrue statement of material fact or omit to state a material fact necessary to make the statement contained therein not misleading.

SPECIFIC PROPERTY DATA REQUEST

In order to complete this assignment in the timely manner requested, CB Richard Ellis, Inc., Valuation & Advisory Services, will require the following specific information for the property:

1. Current title report or title holder name
2. Legal description
3. Survey and/or plat map
4. Site plan for the existing development
5. Building plans and specifications, including square footage for all buildings
6. Details regarding existing percentage of office build-out and climate controlled area
7. Current county property tax assessment or tax bill
8. Details on any sale, contract, or listing of the property within the past three years
9. Engineering studies, soil tests or environmental assessments
10. Ground lease, if applicable
11. Details regarding the development costs, including land cost, if developed within the past three years
12. Three-year and YTD property income and expenses
13. Current year property income and expense budget
14. Lease agreement
15. Details regarding any pending changes or pertinent information regarding the current/future status of the tenant
16. Tenant's most recent Annual Report and 10K Report
17. Details regarding any tenant improvement allowances and free rent provided
18. Details regarding capital expenditures made within the last 12 months, or scheduled for the next 12 months
19. Any previous market/demand studies or appraisals
20. Name and telephone number of property contact for physical inspection and additional information needed during the appraisal process
21. Any other information that might be helpful in valuing this property

If any of the requested data and information is not available, CB Richard Ellis, Inc., reserves the right to extend the delivery date by the amount of time it takes to receive the requested information or make other arrangements. Please have the requested information delivered to the following:

Thomas McDonnell, MAI
Senior Managing Director
CB RICHARD ELLIS, INC.
Valuation & Advisory Services
233 North Michigan Ave., Ste 2350
Chicago, IL 60601

ADDENDUM H
QUALIFICATIONS

QUALIFICATIONS OF

SCOTT A. WATTS **Vice President**

CB Richard Ellis, Inc. – Valuation & Advisory Services
150 4th Avenue, Suite 2110
Nashville, Tennessee 37219
(615) 248-1132
Email: Scott.watts@cbre.com

EDUCATIONAL

B.A., University of Georgia, Athens, Georgia

LICENSE(S)/CERTIFICATION(S)

Tennessee Real Estate Commission – Certified General Real Estate Appraiser- 00002864
Alabama Real Estate Appraisal Board – Certified General Real Property Appraiser- G00694
Kentucky Real Estate Appraisal Board – Certified General Real Property Appraiser- 003489

PROFESSIONAL

Appraisal Institute

Associate Member - Appraisal Institute

EMPLOYMENT EXPERIENCE

1993-1997	L.B. Wright & Son Real Estate Analyst	Decatur, Alabama
1997-2001	Cushman & Wakefield of Georgia, Inc. Senior Real Estate Analyst	Atlanta, Georgia
2001-2004	CB Richard Ellis, Inc. Senior Real Estate Analyst	Atlanta, Georgia
2004-Present	CB Richard Ellis, Inc. Vice President	Nashville, Tennessee

QUALIFICATIONS OF

Max Donald Poore, MAI Managing Director

CB Richard Ellis, Inc. – Appraisal Services
3225 Cumberland Blvd, Suite 450
Atlanta, Georgia 30339
(770) 984-5008
donpoore@cbre.com

EDUCATIONAL

B.A. Wake Forest University, Winston Salem, North Carolina
M.S. in Real Estate, Georgia State University, Atlanta, Georgia

CERTIFICATION

Certified Real Estate Appraiser: State of Georgia - Certificate Number CG001683
Certified Real Estate Appraiser: State of Florida - Certificate Number RZ0001466
Certified Real Estate Appraiser: State of Tennessee - Certificate Number 00001348
Certified Real Estate Appraiser: State of South Carolina - Certificate Number 4993
Certified Real Estate Appraiser: State of North Carolina - Certificate Number A1084
Certified Real Estate Appraiser: State of Kentucky - Certificate Number 003429
Certified Real Estate Appraiser: State of Alabama - Certificate Number G00693
Real Estate Broker State of North Carolina – 59070
Real Estate Broker State of Georgia – 250193

PROFESSIONAL

Appraisal Institute

Designated Member - Appraisal Institute (MAI), Certificate No. 7969

EMPLOYMENT EXPERIENCE

1984-1989	Shiplett - Wilkins & Associates Appraiser	Charlotte, North Carolina
1989-1999	Arthur Andersen, LLP. Senior Real Estate Manager	Atlanta, Georgia
1999-2004	Andrews Street Realty Real Estate Consultant	Atlanta, Georgia
2004-Present	CB Richard Ellis, Inc. Senior Real Estate Analyst	Atlanta, Georgia