

2002 COMPARATIVE STATISTICS OF INDUSTRIAL & OFFICE REAL ESTATE MARKETS

EL PASO, TEXAS: OFFICE

THE SOCIETY OF INDUSTRIAL & OFFICE REALTORS - SIOR



KELLER-KOCH REALTORS LLC

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REPORTER(S):

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MARKET DATA

Inventory sf	Class A		Class B	
	CBD	Outside CBD	CBD	Outside CBD
Total	2,070,230	4,032,016	703,867	1,108,897
Vacant	607,189	582,300	341,706	243,957
Vacant Sublease	0	0	0	0
Under Construction	0	0	0	0
Substantial Rehab	0	0	0	0
Net Absorption	-307,133	-52,300	-4,966	-22,178
Vacancy Rate	29.33%	14.44%	48.55%	22.00%

Rental Rates \$/sf

Lowest	\$ 11.00	\$ 10.00	\$ 8.00	\$ 8.00
Highest	\$ 15.00	\$ 15.00	\$ 11.00	\$ 10.00
Weighted Average	\$ 14.00	\$ 13.50	\$ 10.00	\$ 9.00

Sales Prices \$/sf

Lowest	\$ 42.00	\$ 50.00	\$ 35.00	\$ 35.00
Highest	\$ 75.00	\$ 85.00	\$ 40.00	\$ 40.00
Weighted Average	\$ 50.00	\$ 77.00	\$ 35.00	\$ 35.00

Operating Expenses \$/sf

Lowest	\$ 5.00	\$ 4.50	\$ 4.00	\$ 4.00
Highest	\$ 7.50	\$ 6.50	\$ 5.00	\$ 5.00
Weighted Average	\$ 6.75	\$ 6.00	\$ 4.50	\$ 4.00

Tax Expenses \$/sf

Lowest	\$ 1.15	\$ 1.10	\$.75	\$.60
Highest	\$ 1.65	\$ 1.30	\$ 1.10	\$ 1.00
Weighted Average	\$ 1.40	\$ 1.20	\$ 1.00	\$.90

<p>Utility Rates: CBD \$2.75 per sf Outside CBD \$2.45 per sf</p>
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