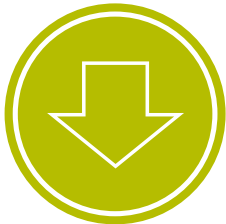


FIVE FAST FACTS



Unemployment **CONTINUES TO FALL** - from 4.8% in Q1 to 3.9% in Q2



Office market growth is robust - **370,690 SF UNDER CONSTRUCTION** with 87% preleased



Charlottesville has YOY **POSITIVE ABSORPTION ACROSS THE BOARD** for every property sector



The overall **VACANCY RATE OF RETAIL SPACE IS ONLY 3.6%** - 700 basis points below the national average



The effective rental rate in Charlottesville is \$1,496 - **THE HIGHEST IN THE STATE** outside of the NOVA market