

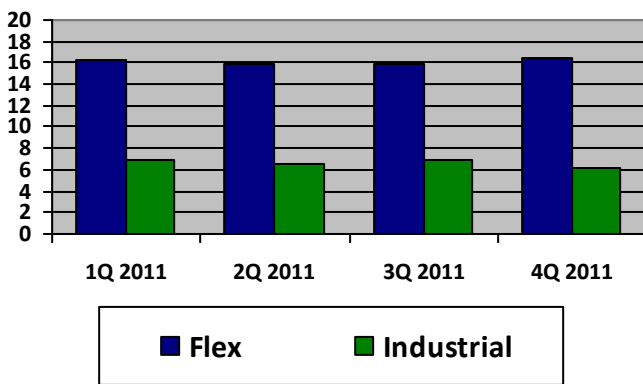


OMEGA
Commercial
Real Estate, Inc.



Norristown/VF 4th Quarter 2011 Real Estate Report

Flex/Industrial Vacancy %



Eastern Montgomery County

Average Flex/Industrial Rental Rates

Flex: \$8.73 nnn

Industrial: \$5.54 nnn

Average Flex/Industrial Vacancy Rates

Flex: 16.4%

Industrial: 6.1%

Norristown/Valley Forge Submarket

Average Office Rental Rates

Class A: \$19.50 + Electric

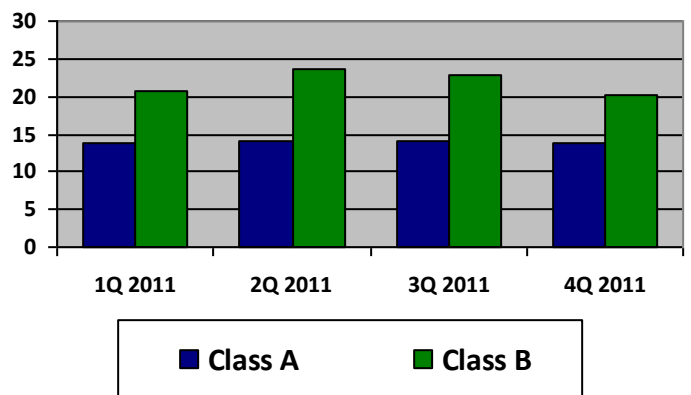
Class B: \$18.00 + Electric

Average Office Vacancy Rate

Class A: 13.9%

Class B: 20.1%

Office Vacancy %



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