LIGHTLE BECKNER ROBISON
INCORPORATED
COMMERCIAL REAL ESTATE SERVICES

BREVARD COUNTY
COMMERCIAL REAL ESTATE
MARKET OVERVIEW

3rd Quarter
July-September 2011

PREPARED BY

TUTTLE-ARMFIELD-WAGNER APPRAISALS & RESEARCH
AND
LIGHTLE BECKNER ROBISON, INC.
COMMERCIAL REAL ESTATE SERVICES

Dear Client

This is the 3rd Quarter 2011 overview of the Brevard County Commercial Real estate market. It is the fifteenth report that we have completed in what we hope is an informative tool to assist you in forecasting market trends.

The Brevard County commercial real estate market experienced significant declines in occupancy from 2006 through 2009. 2009 was the beginning of a stabilization trend that ran through the 1st Quarter of 2011. The 2nd Quarter of 2011 was the first sign of a strengthening market as a result of measurable increases in occupancy in most property classifications. The 3rd Quarter 2011 does not show any trend of increase or decrease in occupancy over the 2nd Quarter. It appears we are going back to a stabilization level however it is noted one quarter is not adequate time to measure market trends.

Leasing agents report it is still a renters market. Many tenants are renegotiating rental rates or moving to alternative space if landlords are not willing to renegotiate. Thus we are continuing to see setbacks in achievable income.

Sales activity is very limited. Most of the properties we see moving are single tenant design properties that are typically being purchased for owner occupancy. Due to economic conditions prices are favorable and offer business a chance to come into the market at favorable pricing.

The Brevard County market has been significantly impacted by the termination of the space shuttle program. The announcement of the Heavy Lift Rocket Program and the continuing efforts to privatize the space program will help to offset the effects of the Shuttle cancellation but there is a timing gap between the start up of new programs and the termination of old that negatively impact this market.

Another looming factor is proposed mandated federal budget cuts which include significant defense spending. The cuts in defense spending will likely have a negative impact on the Brevard County market, especially the southern portion of the county which has a strong presence of defense related contractors. The market has not been influenced by this factor as of this time but mandated budget cuts related to defense are a concern for the market.

On the positive side Brevard County is unique in that it has a high tech work force and has a presence of major companies such as Harris Corporation, Embraer, Boeing, DRS, and Rockwell Collins. The Melbourne International Airport and surrounding area is a hub of high tech companies that have created a synergy for future development.

Port Canaveral continues to be a major influence. The Port is an international shipping facility and has become the second busiest cruise port in the western hemisphere, behind Miami. Port Canaveral provides ship berths on the north and south sides, supported by three large turn basins. The port has nine cargo ship berths, two tanker berths, two roll on/roll off ramps, six small boat marinas and six cruise terminals with another under construction

By 2012, the overall economic impact of Port Canaveral is projected to reach 16,124 direct, induce and indirect jobs annually, an increase of nearly 3,300 total full-time equivalent jobs over the current economic impact.

The strength of the real estate market is directly tied to the economy on both a local and national level. On the local level we are experiencing the effects of the significant layoffs from the space center as well as the overall weak market conditions. This has been somewhat offset by significant employment growth at the Melbourne International Airport and the economic impact of Port Canaveral. On a national level there does not appear to be any signs of a stabilizing economy. It is our opinion the real estate market will continue at low but stabilized occupancy levels, Rental rates will remain subject to negotiation as a result of pressure from low occupancy levels and weak economic conditions. We do not believe there will be a significant change without some change in the national economy.

On the following page is a summary of the survey information beginning in 2008 through current for all property classifications. This summary provides a quarterly breakdown by property classification.

Year	2008				2009				2010				2011			
Quarter	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	
Class A Office																
South County	89	87	89	85	85	87	85	85	78	81	83	81	82	87	86	
Central County	75	80	80	79	79	78	79	79	78	86	86	86	79	85	82	
North County	94	94	92	92	90	95	97	97	95	97	97	94	96	96	99	
County Average	86	87	87	85	85	86	85	85	80	84	85	84	83	88	87	
General/Office Business Park																
South County	92	89	89	82	83	75	69	67	75	72	65	74	72	73	73	
Central County	71	62	73	75	73	71	77	78	71	78	73	80	79	81	81	
North County	89	80	80	77	77	74	78	78	74	75	77	73	73	80	77	
County Average	88	84	85	80	80	74	72	71	74	74	69	75	73	75	75	
Apartments																
South County	89	82	85	84	84	87	85	88	91	89	87	89	91	89	90	
Central County	89	89	84	89	92	93	92	90	91	90	84	88	92	89	88	
North County	93	90	81	85	86	86	82	86	88	90	88	86	89	85	88	
County Average	90	85	84	85	86	88	86	88	90	89	87	88	91	88	89	
Anchored Retail																
South County	98	95	91	92	90	90	88	88	87	87	91	89	91	85	87	
Central County	94	93	93	91	91	91	92	87	85	84	84	83	84	82	84	
North County	86	87	94	79	81	79	81	79	82	79	78	85	71	68	75	
County Average	94	93	92	89	88	88	87	86	86	85	87	87	86	81	84	
Unanchored Retail																
South County	96	90	91	74	76	75	72	72	76	80	81	81	78	77	76	
Central County	91	93	73	71	77	76	78	76	78	80	74	73	77	78	77	
North County	95	92	88	85	83	79	75	75	71	69	69	75	68	72	79	
County Average	95	91	85	75	78	76	75	74	75	77	76	77	75	76	77	
Warehouse/Manufacturing																
South County		71	80	80	80	68	75	75	80	80	80	71	71	71	71	
Central County		90	76	69	69	69	64	60	60	57	60	64	64	86	86	
North County		30	72	77	77	77	77	86	86	86	86	84	84	84	80	
County Average		70	77	75	75	70	71	72	74	73	74	71	71	79	78	
Service Bays- Small																
South County		76	73	75	71	74	68	62	66	70	70	74	75	76	80	
Central County		71	46	46	48	44	41	41	48	48	48	52	52	60	60	
North County		57	52	52	52	52	52	52	52	52	52	59	59	59	59	
County Average		73	64	65	63	63	59	55	60	62	62	66	67	70	72	
Service Bays- Large																
South County		77	68	71	68	72	70	70	75	74	74	79	78	74	74	
Central County		55	52	58	58	58	54	59	59	62	71	78	58	67	60	
North County																
County Average		70	64	68	65	68	66	67	71	71	74	79	73	72	71	

Within the following report we have provided a summary discussion of market occupancy, sampling of occupancy levels of office, retail, industrial and multi-family properties along with our comments related to these property classifications. We hope this information is beneficial to you. If you have questions or comments please feel free to contact me.

Sincerely,

Lightle Beckner Robison, Inc.
Commercial Real Estate Services

Brian L. Lightle, CCIM
President / Broker

Office Overview

To provide an indication of supply and demand factors currently influencing our office market we have surveyed 30 office properties throughout the Brevard county area. These properties are representative of the market and provide a reliable representation of current conditions.

The surveyed properties are classified by building type as Class A space and General /Office Business Park.

The Class A category includes those buildings that accommodate professional office tenants only. These buildings are generally located in high business traffic areas, are usually multi-story, and can be full service facilities. General Office/Business Park includes buildings of over 10,000 square feet which are multi or single tenant structures consisting of office space. These buildings are generally single story structures located in moderate to high traffic areas.

CLASS A OFFICE					
SOUTH					
	CITY	TOTAL SF	SF OCCUPIED	SF VACANT	OCCUPANCY
Reflections on the River					
1499 S. Harbour City Blvd.	Melbourne	19,800	19,800	0	100%
Rialto Place					
100 Rialto Place	Melbourne	146,175	126,864	19,311	87%
One Harbor Place					
1901 S. Harbor City Blvd.	Melbourne	72,000	65,820	6,180	91%
Babcock Oaks					
2202 Babcock St.	Melbourne	20,969	17,287	3,682	82%
Corporate Park At Viera					
7334 Office Park Place	Melbourne	27,960	22,570	5,390	81%
Imperial Plaza					
6767 N. Wickham Rd	Melbourne	107,000	97,532	9,468	91%
Melbourne Financial Cen.					
1990 W. New Haven Ave.	Melbourne	44,388	29,270	15,118	66%
Spyglass Medical					
7000 Spyglass Ct.	Melbourne	31,552	29,839	1,713	95%
Indian River National Bank					
5240 Babcock St.	Palm Bay	39,975	30,978	8,997	77%
Totals		509,819	439,960	69,859	86%

CLASS A OFFICE CENTRAL	CITY	TOTAL SF	SF OCCUPIED	SF VACANT	OCCUPANCY
Maritime Center					
445 Challenger Road	Cape Canaveral	67,129	56,027	11,102	83%
AJT Building					
8900 Astronaut Blvd.	Cape Canaveral	43,958	33,725	10,233	77%
High Point					
400 High Point	Cocoa	12,000	12,000	0	100%
Merritt Financial Center					
775 Merritt Cswy	Merritt Island	35,700	28,620	7,080	80%
Totals		158,787	130,372	28,415	82%

CLASS A OFFICE NORTH	CITY	TOTAL SF	SF OCCUPIED	SF VACANT	OCCUPANCY
Boeing					
100 Boeing Way	Titusville	82,500	82,500	0	100%
City Square					
815 S. Washington Ave.	Titusville	17,400	15,910	1,490	91%
Totals		99,900	98,410	1,490	99%
Countywide Totals		768,506	668,742	99,764	87%

Class A Office

Class A Occupancy has experienced a 1% decline in average occupancy, many current class A users are shopping the market or renegotiating with current landlords for a rent discount. Quoting prices are being reduced instead of the typical "lets negotiate" idea for the class A market.

GENERAL/ OFFICE BUSINESS PARK SOUTH	CITY	TOTAL SF	SF OCCUPIED	SF VACAN	OCCUPANCY
Sarno Office Park					
1360 Sarno Road	Melbourne	19,470	16,170	3,300	83%
Gateway Business Center					
1333 Gateway Drive	Melbourne	117,050	95,646	21,404	82%
Rivercrest Professional					
3625 N. Harbor City Blvd.	Melbourne	37,000	19,000	18,000	51%
Sarno Business Complex					
2080 Sarno Road	Melbourne	142,314	98,697	43,617	69%
Wickham Commons					
8240 Devereux Dr.	Melbourne	34,536	29,961	4,575	87%
The Boulevard Professional Cen.					
1600 Eau Gallie Blvd.	Melbourne	21,000	11,000	10,000	52%
Eau Gallie Professional					
2351 W. Eau Gallie Blvd.	Melbourne	10,000	7,700	2,300	77%
Totals		381,370	278,174	103,196	73%

GENERAL/ OFFICE BUSINESS PARK CENTRAL	CITY	TOTAL SF	SF OCCUPIED	SF VACAN	OCCUPANCY
Portside Office Complex					
101 George King Blvd.	Cape Canaveral	19,000	19,000	0	100%
Cape Canaveral Professional					
7001 North Atlantic Ave	Cape Canaveral	23,100	16,099	7,001	70%
Perrone Plaza					
2460 N. Courtenay Blvd.	Merritt Island	15,000	13,695	1,305	91%
Town Square					
1355 N. Courtenay Blvd.	Merritt Island	15,800	11,600	4,200	73%
Orange Street Tower					
600 Florida Avenue	Cocoa	12,012	8,288	3,724	69%
Totals		84,912	68,682	16,230	81%

GENERAL/ OFFICE BUSINESS PARK					
NORTH					
	CITY	TOTAL SF	SF OCCUPIED	SF VACAN	OCCUPANCY
Buena Vista Professional					
3910 S. Washington Ave.	Titusville	36,800	32,265	4,535	88%
Sand Point Center					
350 N. Washington Ave.	Titusville	12,000	9,834	2,166	82%
Washington Plaza					
3880 S Washington Ave	Titusville	39,800	26,469	13,331	67%
Totals		88,600	68,568	20,032	77%
Countywide Totals		554,882	415,424	139,458	75%

General / Office Business Park

The occupancy is unchanged within this classification. The market is busy, mostly users that are relocating to save rent expense. Activity is a result of one company exchanging one vacancy for another. Few new businesses are available to absorb the large vacancy percentage.

APARTMENT OVERVIEW

The Apartment category is made up of complexes that consist of 50 or more units and are operated as rental projects. The following sampling provides a good indication of the occupancy levels for apartment complexes within the Brevard Market.

APARTMENTS SOUTH					
PROJECT/ADDRESS	CITY	TL UNITS	OCCUPIED	VACANT	OCC. RATE
Lake in the Woods					
4505 Lake Waterford Way	Melbourne	200	200	0	100%
Carribbean Isle					
2848 Carribbean Isle Blvd.	Melbourne	376	358	18	95%
Rivercrest					
3320 Rivercrest Dr.	Melbourne	180	175	5	97%
The Savannahs					
3051 Savannah Way	Melbourne	256	242	14	95%
Lighthouse Point					
3350 Wedgewood Dr.	Palm Bay	270	181	89	67%
Woodlake Village					
1000 Woodlake Dr. NE	Palm Bay	462	424	38	92%
The Vinings					
1000 Palm Place Dr.	Palm Bay	320	290	30	91%
Via Tuscany					
300 Tuscan Way	SunTree	280	232	48	83%
Cypress Cove					
7667 N. Wickham Rd.	Suntree	143	129	14	90%
Brittany Apartments					
1874 Brittany Dr.	Indialantic	210	202	8	96%
The Dunes					
201 Harbour City Pkwy	Indian Harbou	200	180	20	90%
Totals		2897	2613	284	90%

APARTMENTS					
CENTRAL					
PROJECT/ADDRESS	CITY	TL UNITS	OCCUPIED	VACANT	OCC. RATE
Candlewood					
811 Crestview Rd.	Cocoa	100	87	13	87%
Oak Meadow					
1605 Flower Mound Lane	Cocoa	120	114	6	95%
Woodhaven					
1903 Woodhaven Cir.	Rockledge	152	136	16	89%
Polo Glen					
3603 Middleburg Lane	Rockledge	252	220	32	87%
Rockledge Villas					
1525 S Fiske Blvd.	Rockledge	93	71	22	76%
Totals		717	628	89	88%

APARTMENTS					
NORTH					
PROJECT/ADDRESS	CITY	TL UNITS	OCCUPIED	VACANT	OCC. RATE
Windover Woods					
2605 Columbia Blvd.	Titusville	132	126	6	95%
Heritage					
1850 South Park Ave.	Titusville	56	37	19	66%
Summerhill Apartments					
5274 Summerhill Club Lane	Titusville	278	262	16	94%
Morningside					
1187 South Park Ave.	Titusville	185	148	37	80%
Sunrise					
3805 S. Hopkins Ave.	Titusville	97	83	14	86%
Totals		748	656	92	88%
Countywide Totals		4362	3897	465	89%

The 2011 3rd Quarter overall occupancy is at 89%. It was 88% at the end of the 2nd Quarter of 2011. We are still seeing signs of rental concessions and strong competition from the rental housing.

RETAIL OVERVIEW

Retail category is divided into two classifications, anchored and nonanchored. Anchored centers are generally larger centers of approximately 75,000 square feet or more, and typically have at least one anchor tenant.

Nonanchored centers are typically smaller centers that have no large major tenants; they are generally below 30,000 square feet. Smaller strip stores have also been included in this classification. This classification also includes larger centers that had anchored tenants at one time but presently do not.

ANCHORED RETAIL					
SOUTH					
		TOTAL	SQ.FT.	SQ.FT.	%
RETAIL CENTER		SQ.FT.	OCC	VACANT	SQ.FT.
ADDRESS	CITY				OCC
Post Commons					
4100 N. Wickham Rd.	Melbourne	196,724	188,324	8,400	96%
Melbourne Shopping Center					
1390 S. Babcock St.	Melbourne	204,218	148,561	55,657	73%
Lake Washington Square					
2447 N. Wickham Rd.	Melbourne	111,811	41,273	70,538	37%
Lake Washington Crossing					
3200 Lake Washington Rd.	Melbourne	118,282	102,977	15,305	87%
Palm Crossings					
145 Palm Bay Rd.	West Melbourne	76,800	74,400	2,400	97%
Bayside Shopping Center					
3450 Bayside Lakes Blvd.	Palm Bay	70,070	66,995	3,075	96%
Shoppes at Palm Bay					
1150 Malabar Rd.	Palm Bay	72,716	64,581	8,135	89%
Palm Bay West					
160 Malabar Rd.	Palm Bay	263,121	251,061	12,060	95%
Palm Bay Center					
4711 Babcock St.	Palm Bay	135,049	128,549	6,500	95%
Indian Harbour Place					
Eau Gallie Blvd.	Indian Harbour	165,521	160,322	5,199	97%
Totals		1,414,312	1,227,043	187,269	87%

ANCHORED RETAIL CENTRAL					
		TOTAL	SQ.FT.	SQ.FT.	%
RETAIL CENTER		SQ.FT.	OCC	VACANT	SQ.FT.
ADDRESS	CITY				OCC
Rockledge Square					
1802 Rockledge Blvd.	Rockledge	87,865	62,262	25,603	71%
First Merritt Center					
125 E. Merritt Island Cswy.	Merritt Island	88,244	83,644	4,600	95%
Cornerstone Plaza					
5675 N. Atlantic Ave.	Cocoa Beach	68,577	52,977	15,600	77%
Banana River Square					
2039 N. Atlantic Ave.	Cocoa Beach	89,893	83,599	6,294	93%
Totals		334,579	282,482	52,097	84%

ANCHORED RETAIL NORTH					
		TOTAL	SQ.FT.	SQ.FT.	%
RETAIL CENTER		SQ.FT.	OCC	VACANT	SQ.FT.
ADDRESS	CITY				OCC
St. John's Plaza					
3235 Garden St.	Titusville	117,076	59,556	57,520	51%
Dairy Plaza					
1525 Singleton Ave.	Titusville	81,890	75,490	6,400	92%
Royal Oaks Plaza					
1881 Knox McRae Dr.	Titusville	73,406	69,131	4,275	94%
Village Square					
1528 Harrison St.	Titusville	77,356	62,200	15,156	80%
Indian River Plaza					
700 Cheney Hwy.	Titusville	75,594	52,394	23,200	69%
Totals		425,322	318,771	106,551	75%
Countywide Totals		2,174,213	1,828,296	345,917	84%

Anchored retail increased 3% in occupancy since the 2nd Quarter 2011 however it had declined 5% in the previous Quarter. Tenants are very focused and quite selective in space required. They continue to be the driver in negotiations particularly as landlords' struggle to stabilize their assets.

UNANCHORED RETAIL SOUTH					
RETAIL CENTER ADDRESS	CITY	TOTAL SQ.FT.	SQ.FT. OCC	SQ.FT. VACANT	% SQ.FT. OCC
Eagle Harbor Downtown					
3760-3800 Eau Gallie Blvd.	Melbourne	28,620	24,620	4,000	86%
Harbor City Plaza					
404-426 N. Harbor City Blvd.	Melbourne	13,365	9,247	4,118	69%
La Galeria Arcade					
815 Strawbridge Ave.	Melbourne	22,573	21,273	1,300	94%
Apollo Center					
725-769 S. Apollo Blvd.	Melbourne	19,150	11,842	7,308	62%
401 Wickham Rd.	Melbourne	42,950	41,950	1,000	98%
Woodlake Village Plaza					
2155 Palm Bay Rd.	Palm Bay	10,358	10,358	0	100%
Shady Oaks Plaza					
6050 Babcock St.	Palm Bay	44,095	29,732	14,363	67%
Arlington Pines					
2000 Palm Bay Rd	Palm Bay	17,760	14,800	2,960	83%
1071 South Patrick Dr.	Satellite Beach	31,840	11,840	20,000	37%
Park Place (Retail)					
7640 N. Wickham Road	Suntree	35,957	28,525	7,432	79%
SunTree Station					
7025 Wickham Rd.	Suntree	17,847	11,141	6,706	62%
Totals		284,515	215,328	69,187	76%

UNANCHORED RETAIL CENTRAL					
RETAIL CENTER ADDRESS	CITY	TOTAL SQ.FT.	SQ.FT. OCC	SQ.FT. VACANT	% SQ.FT. OCC
Shoppes of Cocoa North					
2300 S.R. 524	Cocoa	13,300	4,200	9,100	32%
West Avenue Plaza					
702-732 West Ave.	Cocoa	15,300	12,500	2,800	82%
Westport Plaza					
2025 Murrell Rd.	Rockledge	11,600	9,300	2,300	80%
The Barton Shoppes					
500 Barton Blvd.	Rockledge	14,200	8,311	5,889	59%
Barton Square					
563 Barton Blvd.	Rockledge	17,207	14,832	2,375	86%
A1A Plaza					
585-685 Atlantic Ave.	Cocoa Beach	37,081	33,881	3,200	91%
Merritt Island Shopping Center					
325 Merritt Island Cswy	Merritt Island	23,930	17,845	6,085	75%
Perrone Square					
865-867 Courtenay Pkwy	Merritt Island	11,040	7,040	4,000	64%
230-234 Merritt Island Causeway	Merritt Island	16,200	15,200	1,000	94%
Totals		159,858	123,109	36,749	77%

UNANCHORED RETAIL					
NORTH					
		TOTAL	SQ.FT.	SQ.FT.	%
RETAIL CENTER		SQ.FT.	OCC	VACANT	SQ.FT.
ADDRESS	CITY				OCC
Garden Shoppes & Mall					
2825 Garden St.	Titusville	48,764	44,764	4,000	92%
Garden Street Property					
1015-1095 Garden St.	Titusville	7,092	5,592	1,500	79%
South Park Plaza					
600-680 S. Park Ave.	Titusville	13,330	6,730	6,600	50%
Hopkins Plaza					
3400-3448 Hopkins Ave.	Titusville	17,000	10,929	6,071	64%
Southway Plaza					
601 Cheney Hwy.	Titusville	53,576	43,576	10,000	81%
Plaza Royale					
2625 Barna Ave	Titusville	12,448	8,888	3,560	71%
Totals		152,210	120,479	31,731	79%
Countywide Totals		596,583	458,916	137,667	77%

County wide unanchored retail occupancy is at an average of 77% which is up slightly from 2nd Quarter 2011 which was at 76%.

As with many other property classifications retail rents have declined significantly as landlords struggle to maintain occupancy in a shrinking and competitive market.

New product will be limited to pocket markets due to current occupancy, obtainable rent levels and loan underwriting requirements.

INDUSTRIAL OVERVIEW

WAREHOUSE/MANUFACTURING SPACE

The Warehouse/Manufacturing Category is made up of those buildings whose primary purpose is that of manufacturing, distribution and/or storage. These buildings are generally made up of open, undivided space with little or no air-conditioned office space. These buildings are most typically owner-occupied or occupied by a single tenant. Construction is generally of concrete or metal and they generally include higher clear ceiling height and, in most cases, loading docks or truck wells.

WAREHOUSE/MANUFACTURING
SOUTH

	CITY	TOTAL SF	OCCUPIED	VACANT	% OCCUPIED
7852 Ellis Rd.	Melbourne	12,250	12,250	0	100%
7618 Ellis Rd.	Melbourne	54,605	54,605	0	100%
6934 Imogene Dr.	Melbourne	11,200	11,200	0	100%
1575 W. NASA Blvd.	Melbourne	10,800	10,800	0	100%
7003 Technology Dr.	Melbourne	17,300	17,300	0	100%
Palm Bay One 2280 NE Wilhelmina Ct.	Palm Bay	117,200	52,464	64,736	45%
Totals		223,355	158,619	64,736	71%

This sectors' occupancy in the South Brevard market has remained at 71% through the 3rd quarter of 2011. All other properties included are still at 100% occupancy with mainly long term tenants. 1575 W. NASA was recently sold and is owner occupied.

WAREHOUSE/MANUFACTURING
CENTRAL

	CITY	TOTAL SF	OCCUPIED	VACANT	% OCCUPIED
570 Haverty Ct.	Rockledge	32,964	32,964	0	100%
2971 Oxbow Cir.	Cocoa	25,000	25,000	0	100%
658-662 Industry Rd.	Cocoa	20,160	10,080	10,080	50%
600 Cox Rd.	Cocoa	27,000	7,500	19,500	28%
3400 Grissom Pkwy.	Cocoa	37,500	37,500	0	100%
Pt. Canaveral Commercial Ctr. 405 Atlantis Rd.	Cape Canaveral	63,000	63,000	0	100%
Totals		205,624	176,044	29,580	86%

In this Warehouse/Manufacturing Sector in the central part of the county, occupancy levels have remained the same as the 2nd quarter. The only weak spot remaining is a couple of older multi tenant buildings in Cocoa.

WAREHOUSE/MANUFACTURING
NORTH

	CITY	TOTAL SF	OCCUPIED	VACANT	% OCCUPIED
875 Buffalo Rd.	Titusville	20,000	12,350	7,650	62%
1400 White Dr.	Titusville	51,383	51,383	0	100%
Hells Bay Boatworks 1520 Chaffee Dr	Titusville	24,442	24,442	0	100%
225 Sunset Ave.	Titusville	15,000	0	15,000	0%
Totals		110,825	88,175	22,650	80%
Countywide Totals		539,804	422,838	116,966	78%

There is a limited supply of this type of product in the north end of the county and it does not appear that substantial demand is on the way. This area remains at a occupancy level at 80%.

SERVICE BAYS- SMALL

This property type is characterized by the many small bays or units that it offers. The buildings can be large or small but offer units ranging from +/-1,000 SF and up. This product type has typically been in high demand due to the many small businesses that can operate from such facilities. It was also the first and hardest to be hit when the homebuilding began to slow as many of the tenants were the roofers, cabinet makers, etc.

SERVICE BAYS- SMALL
SOUTH

	CITY	TOTAL SF	OCCUPIED	VACANT	% OCCUPIED
CIA 500 North Drive	Melbourne	25,000	21,250	3,750	85%
Runway Bays 700 Atlantis Rd.	Melbourne	12,000	8,400	3,600	70%
Dow-Rodes Industrial Center 4250 Dow Rd.	Melbourne	66,150	59,400	6,750	90%
360 Stan Drive	Melbourne	14,400	4,800	9,600	33%
Kirby Industrial Park 2510-2550 Kirby Rd.	Palm Bay	57,864	45,809	12,055	79%
Totals		175,414	139,659	35,755	80%

This sector of small service bays in the south county area has occupancy levels that have remained relatively the same with a 4% increase over the 2nd quarter of 2011. While the supply on the market is still significant there has been an uptick in activity, as the properties with the lower lease rates are getting the attention as local businesses move to improve location and or lease rates.

SERVICE BAYS- SMALL
CENTRAL

	CITY	TOTAL SF	OCCUPIED	VACANT	% OCCUPIED
245 Gus Hipp Blvd.	Rockledge	15,000	15,000	0	100%
Huntington Business Center 1739 Huntington Lane	Rockledge	30,000	15,000	15,000	50%
1950 Murrell Rd.	Rockledge	25,000	11,667	13,333	47%
4110 Pine Tree Place	Cocoa	5,000	5,000	0	100%
3015 Grissom Parkway	Cocoa	12,825	6,325	6,500	49%
Totals		87,825	52,992	34,833	60%

The central area occupancy levels have suffered the most since the beginning of the market decline being as low as 41% for two continuous quarters in 2010. The activity level has also increased in this area. The occupancy level has remained the same. There is still a large amount of space available in this area and competition is heavy to attract new tenants.

SERVICE BAYS- SMALL
NORTH

	CITY	TOTAL SF	OCCUPIED	VACANT	% OCCUPIED
3650 Bobbie Lane	Titusville	14,400	10,800	3,600	75%
1006 Tropic St.	Titusville	4,000	0	4,000	0%
Totals		18,400	10,800	7,600	59%
Countywide Totals		281,639	203,451	78,188	72%

Very little of this product type exists in North County and has varied occupancy levels as reflected.

SERVICE BAYS- LARGE

These properties are also larger in total size but are designed to accommodate multiple tenants in a minimum of 5,000 SF increments or bay sizes.

SERVICE BAYS- LARGE
SOUTH

	CITY	TOTAL SF	OCCUPIED	VACANT	% OCCUPIED
4301 Fortune Place	West Melbourne	30,000	9,046	20,954	30%
Wickham Business Park 2200 Wickham Rd.	Melbourne	71,000	51,100	19,900	72%
Trio Industrial Center 285,295,305 North Dr.	Melbourne	100,000	96,050	3,950	96%
490 Distribution Dr.	Melbourne	10,000	10,000	0	100%
7100-7500 Technology Dr.	Melbourne	139,000	94,000	45,000	68%
Totals		350,000	260,196	89,804	74%

These properties are faring better with their large overall size due to the fact that they can provide smaller unit sizes than most single tenant facilities. Several of the buildings have had very solid occupancy for many years and should continue to maintain strong occupancies. The southern area remains relatively stable this quarter with occupancy levels stabilized at 74%.

SERVICE BAYS- LARGE
CENTRAL

	CITY	TOTAL SF	OCCUPIED	VACANT	% OCCUPIED
501 Haverty Ct.	Rockledge	50,250	20,148	30,102	40%
Rockledge Business Park 571 Haverty Ct.	Rockledge	45,880	31,249	14,631	68%
3370 Grissom Parkway	Cocoa	15,000	15,000	0	100%
Totals		111,130	66,397	44,733	60%
Countywide Totals		461,130	326,593	134,537	71%

The occupancy levels in this sector have once again dropped by 7% from the 2nd quarter. The two buildings in Rockledge Business Park have averaged high occupancy, but have recently lost tenants creating a significant vacancy.

COMPANY PROFILES

Lightle Beckner Robison, Inc. Commercial Real Estate Services is a full service commercial real estate firm specializing in office, retail and industrial commercial real estate throughout Brevard County and the entire State of Florida. Brian Lightle, CCIM has been practicing commercial real estate for over 20 years and is joined by partners Robert Beckner and Jeffery Robison. Presently over 1,000,000 SF of commercial property is professionally managed in the State of Florida. Please visit our website at www.lbrcres.com to see the full spectrum of our services.

Tuttle-Armfield-Wagner Appraisals & Research has been in the appraisal and consulting business within Brevard County for 25 years. The firm provides commercial and residential appraisal services for a wide array of clients. We can also be reached through our website www.t-a-w.com.