



2324 GATEWAY
Irving, Texas 75063

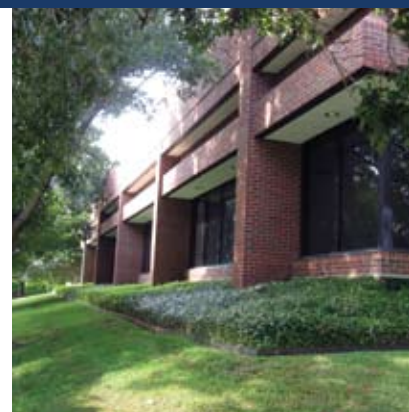
Presented By:

EMERSON PARTNERS
INCORPORATED



2324 GATEWAY

Irving, Texas 75063



DALLAS/FT. WORTH OFFICE MARKET

The Dallas/Ft. Worth Office market ended the fourth quarter 2007 with a vacancy rate of 16.9%. The vacancy rate was down over the previous quarter, with net absorption totaling positive 1,748,459 square feet in the fourth quarter. Vacant sublease space decreased in the quarter, ending the quarter at 2,760,064 square feet. Rental rates ended the fourth quarter at \$20.37, an increase over the previous quarter. A total of 32 buildings delivered to the market in the quarter totaling 1,308,364 square feet, with 6,832,610 square feet still under construction at the end of the quarter.

ABSORPTION

Net absorption for the overall Dallas/Ft. Worth office market was positive 1,748,459 square feet in the fourth quarter 2007. That compares to positive 925,422 square feet in the third quarter 2007, negative (410,547) square feet in the second quarter 2007, and positive 885,318 square feet in the first quarter 2007.

VACANCY

The office vacancy rate in the Dallas/Ft. Worth market area decreased to 16.9% at the end of the fourth quarter 2007. The vacancy rate was 17.1% at the end of the third quarter 2007, 17.3% at the end of the second quarter 2007, and 16.8% at the end of the first quarter 2007.

Class-A projects reported a vacancy rate of 16.1% at the end of the fourth quarter 2007, 16.3% at the end of the third quarter 2007, 15.8% at the end of the second quarter 2007, and 15.3% at the end of the first quarter 2007.

SALES ACTIVITY

Tallying office building sales of 15,000 square feet or larger, Dallas/Ft. Worth office sales figures fell during the third quarter 2007 in terms of dollar volume compared to the second quarter of 2007.

In the third quarter, 20 office transactions closed with a total volume of \$577,294,488. The 20 buildings totaled 4,980,060 square feet and the average price per square foot equated to \$115.92 per square foot. That compares to 20 transactions totaling \$592,973,362 in the second quarter 2007. The total square footage in the second quarter was 6,024,141 square feet for an average price per square foot of \$98.43.

OFFICE EMPLOYMENT GROWTH

Cumulative Growth in Office Jobs in the Past 5 Years

Market	Employment Growth	Inventory Growth	Difference
Atlanta	6.40%	5.70%	0.70%
Boston	2.70%	3.00%	-0.30%
Chicago	5.60%	4.50%	1.10%
Dallas/Ft. Worth	12.90%	5.70%	7.20%
Denver	5.50%	4.10%	1.40%
Los Angeles	5.40%	1.70%	3.70%
New York City	4.10%	1.90%	2.20%
Seattle/Puget Sound	11.50%	3.10%	8.40%
Tampa/St. Petersburg	22.00%	7.00%	15.00%
Washington	14.10%	8.40%	5.70%

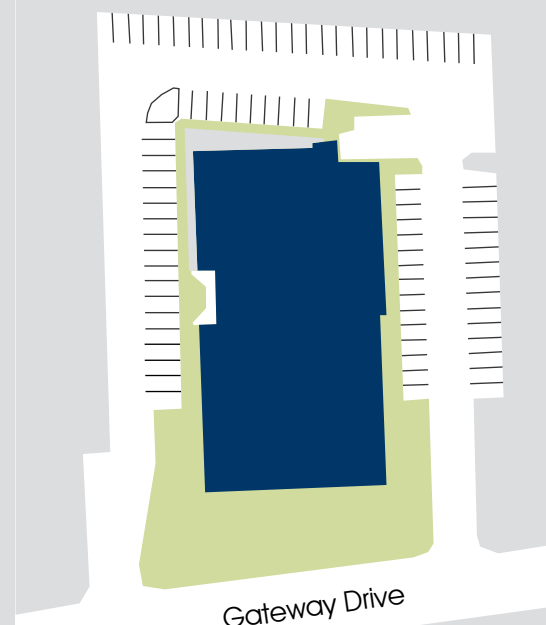
PROPERTY PROFILE

Address:	2324 Gateway Irving, Texas 75063
Building Type:	Commercial/Tech Office Space Single tenant facility
Building Area:	23,000 RSF
Office Area:	100% A/C Office Finish
Year Built:	1985
Parking:	1:300 parking ratio
Utilities:	Tenant control of HVAC and electrical systems

SITE PLAN



2324 GATEWAY



CURRENT TENANT SUMMARY

Tenant Name	The Stewart Organization
Suite type & Number	Office Suite 1
Lease Dates & Term	August 2007 to September 2012 62 months
Square Feet	23,000
Building Share	100%



Should you have any questions or would like to request a complete offering package, please contact:

STEVE RODGERS, CCIM
 srodgers@emersonpartners.com
 214.902.7103

EMERSON PARTNERS
 INCORPORATED

Emerson Partners, Inc.
 1215 Old Bethany Road
 Allen, TX 75013
 Telephone: 214.902.7103
 Fax: 214.904.9930
 emersonpartners.com

