

# Exhibit 6

**Scott Bell**

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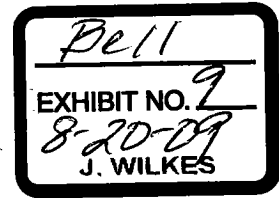
**From:** Scott Bell [scottbell@kleinandheuchan.com]  
**Sent:** Thursday, August 16, 2007 4:12 PM  
**To:** 'msk'  
**Subject:** Costar report  
**Attachments:** cbdofficemsk.xls

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Here it is.

C. Scott Bell

Klein and Heuchan Inc.  
Office 727-441-1951  
Fax 727-449-1724



Building Address	Building Name	Building Park	Property Type	Building Status	Building Class
100 S Ashley Dr	Wachovia Center		Office	Existing	A
400 N Ashley Dr	Rivergate Tower		Office	Existing	A
601 N Ashley Dr	M & I Bank Plaza		Office	Existing	B
1000 N Ashley St	The Times Building		Office	Existing	B
1101 Channelside Dr	Tampa Port Authority		Office	Existing	A
201 N Franklin St	Tampa City Center		Office	Existing	A
777 S Harbour Island Blvd	One Harbour Place		Office	Existing	A
401 E Jackson St	SunTrust Financial Centre		Office	Existing	A
101 E Kennedy Blvd	Bank of America Plaza		Office	Existing	A
501 E Kennedy Blvd	One Mack-Cali Center		Office	Existing	A
220 E Madison St			Office	Existing	B
412 E Madison St	Landmark Office Bldg		Office	Existing	B
100 N Tampa St	100 North Tampa		Office	Existing	A
102 W Whiting St	CapTrust		Office	Existing	B

Submarket Cluster	Submarket Name	City	State	Zip	County Name	Year Built	Number Of Stories
Central Tampa	Tampa CBD	Tampa	FL	'33602	Hillsborough	1985	22
Central Tampa	Tampa CBD	Tampa	FL	'33602	Hillsborough	1988	31
Central Tampa	Tampa CBD	Tampa	FL	'33602	Hillsborough	1929	12
Central Tampa	Tampa CBD	Tampa	FL	'33602	Hillsborough	1972	10
Central Tampa	Tampa CBD	Tampa	FL	'33602	Hillsborough	1999	4
Central Tampa	Tampa CBD	Tampa	FL	'33602	Hillsborough	1981	38
Central Tampa	Tampa CBD	Tampa	FL	'33602	Hillsborough	1985	9
Central Tampa	Tampa CBD	Tampa	FL	'33602	Hillsborough	1992	35
Central Tampa	Tampa CBD	Tampa	FL	'33602	Hillsborough	1986	40
Central Tampa	Tampa CBD	Tampa	FL	'33602	Hillsborough	1981	19
Central Tampa	Tampa CBD	Tampa	FL	'33602	Hillsborough	1962	9
Central Tampa	Tampa CBD	Tampa	FL	'33602	Hillsborough	1971	12
Central Tampa	Tampa CBD	Tampa	FL	'33602	Hillsborough	1992	42
Central Tampa	Tampa CBD	Tampa	FL	'33602	Hillsborough	1974	6

Year Renovated	Number Of Parking Spaces	Parking Ratio	Land Area (AC)	Rentable Building Area
	385	1.3	1.1946	388325
		1.15	3.9638	515965
1998		1		61260
1996	695	3.6	2.3215	178710
	262	3.48	8.82	82000
1993	1600	1	1.0124	735030
		2.5	2.31	208838
	1410	1	1.0124	527237
	1250	1.58	0.9539	789636
1997	368	1.2	1.0172	281695
1994			0.2587	78948
		3.5	0.4664	100000
		1	0.7486	552080
1996	138	2.5	0.2443	46182

Typical Floor Size	Max Building Contiguous Space	Max Floor Contiguous Space	Total Available Space (SF)
20195	23217	19778	90026
16644	124387	16972	175762
5105	5105	5105	15315
17871	17871	17871	52649
20500	5200	5200	5451
16062	54434	27217	167694
23500	10129	10129	28957
20000	19972	19972	35955
20155	20828	20828	111181
19878	23843	20943	74205
9300	6199	6199	43582
16666	5229	5229	23071
22000	16047	16047	33510
9185	4267	4267	12487

Direct Available Space	Direct Vacant Space	Sublet Available Space	Sublet Vacant Space	Percent Leased
90026	94946	0	0	76.82
175762	192125	0	2000	65.94
15315	15315	0	0	75
52649	18163	0	0	89.84
5200	5200	251	0	93.66
167694	167694	0	0	77.19
23816	17820	5141	5141	91.47
15983	15983	19972	19972	96.97
79723	94980	31458	14919	92.67
74205	74205	0	0	73.66
43582	43582	0	0	44.8
23071	23071	0	0	76.93
22125	43696	11385	17519	96.45
12487	12487	0	0	72.96

Average Weighted Rent	Building Tax Expenses	Building Operating Expenses	Sublet Services
20.93	2005 Combined Tax/Ops @ \$9.28/sf	2005 Combined Tax/Ops @ \$9.28/sf	
20	2005 Tax @ \$1.65/sf	2005 Tax @ \$1.65/sf	
15			
21.05	2005 Combined Tax/Ops @ \$8.52/sf; 200	2005 Combined Tax/Ops @ \$8.52/sf; 2006 Est Ops @ \$7.59/sf	
20	2003 Combined Tax/Ops @ \$5.24/sf	2003 Combined Tax/Ops @ \$5.24/sf	
20.98	2004 Combined Tax/Ops @ \$8.45/sf	2004 Combined Tax/Ops @ \$8.45/sf	
0			
25.5			
24.5	2002 Ops @ \$9.50/sf, 2003 Est Ops @ \$9	2002 Ops @ \$9.50/sf, 2003 Est Ops @ \$9	Full Service Gross
22.5	2003 Combined Tax/Ops @ \$8.20/sf	2003 Combined Tax/Ops @ \$8.20/sf	
15			
14.15			
26.78	2002 Ops @ \$9.03/sf, 2003 Est Ops @ \$9	2002 Ops @ \$9.03/sf, 2003 Est Ops @ \$9	Full Service Gross
19	1999 Tax @ \$1.02/sf	1999 Tax @ \$1.02/sf	



<b>Direct Services</b>	<b>Property Manager Name</b>	<b>Developer Name</b>
Full Service Gross	USAA Real Estate Company	Trammell Crow Company
Full Service Gross	America's Capital Partners	Faison
Plus Electric	Urban Renewal, LLC	
Full Service Gross	Denholtz Associates	
Full Service Gross		R.R. Simmons Construction Corp.
Full Service Gross	Jones Lang LaSalle Americas, Inc.	
	Highwoods Properties	Lincoln Harris LLC
Full Service Gross	Wind Realty Partners	The Landmarks Group
Full Service Gross	CB Richard Ellis	Paragon Group
Full Service Gross	Decade Properties, Inc.	
Full Service Gross	The Krauss Organization	
Full Service Gross	Grandoff Investment, Inc.	
Full Service Gross	CLW Real Estate Services Group	
Full Service Gross	Colliers Arnold	

Leasing Company Name	Leasing Company Address	Leasing Company City State Zip
Bishop & Associates, Inc.	1111 W Cass St	Tampa, FL 33606
Cushman & Wakefield of Florida Inc.	201 N Franklin St Suite # 3600	Tampa, FL 33602
CLW Real Estate Services Group	100 N Tampa St Suite # 2135	Tampa, FL 33602
Taylor & Mathis, Inc.	4010 W Boy Scout Blvd Suite # 160	Tampa, FL 33607
World Trade Center Tampa Bay Executive	1101 Channelside Dr Suite # 244	Tampa, FL 33602
Jones Lang LaSalle Americas, Inc.	4830 W Kennedy Blvd Suite # 100	Tampa, FL 33609
Highwoods Properties	3111 W Dr Martin Luther King Blvd Suite # 300	Tampa, FL 33607
Colliers Arnold	4350 W Cypress St Suite # 300	Tampa, FL 33607
CB Richard Ellis	101 E Kennedy Blvd Suite # 3140	Tampa, FL 33602
CB Richard Ellis	201 E Kennedy Blvd Suite # 1500	Tampa, FL 33602
The Krauss Organization	711 N Sherrill St	Tampa, FL 33609
Grandoff Investment, Inc.	412 E Madison St Suite # 816	Tampa, FL 33602
CLW Real Estate Services Group	100 N Tampa St Suite # 2135	Tampa, FL 33602
Colliers Arnold	4350 W Cypress St Suite # 300	Tampa, FL 33607

Leasing Company Phone	Leasing Company Fax	Leasing Company Contact	Owner Name
8132501820	8132500508	Robin Bishop	Tampa Equities REIT I
8132236300	8132219166	John Fish	ACP/Pinnacle, LLC
8132217188	8132228327	Phil Dinkins	Urban Renewal, LLC
8138757950	8138720501	Angela Odell	Denholtz Associates
8138643000	8138643100	Heather Doyle	Tampa Port Authority
8132864333	8132864334	Doug Bartley	One Tampa City Center, LLC
8138767000	8138795644	Laurie Alden	Highwoods Properties
8132212290	8132249403	Claire Calzon	CMD ST Financial Centre, LLC
8132217474	8132249563	Michael Hoffman	MetLife Real Estate Investments
8132293111	8132237144	Anne-Marie Ayers	501 Kennedy Associates, LLC
8138855656	8132812356	Leanne Hamilton-Smith	Westwind Development V, LLC
8132290874	8132296154	Debbie Devoe	Grandoff Investment, Inc.
8132217188	8132228327	Phil Dinkins	PRISA 100 North Tampa LLC
8132212290	8132249403	David Box	W & A, LLC

Architect Name	Amenities	Serial
Smallwood, Reynolds, Stewart & Stewart	Balconies, Banking, Concierge, Conferen	CHA0C3
Henry Wolfe	Convenience Store, Fitness Center, On S	CHA1C0
	Banking, On Site Management, Property	CHA1E1
	Fitness Center, Food Service, Property M	CHA1BB
	Balconies, Corner Lot, Courtyard, Propert	CHA059
Welton Beckett & Associates	Banking, Concierge, Dry Cleaner, Fitness	CHA212
	Balconies, Banking, Hotel, On Site Manag	CHA0C1
Cooper Carry Associates, Inc.	Banking, Concierge, Conferencing Facility	CHA0C9
HKS Architects, Inc.	Balconies, Banking, Concierge, Conferen	CHA0C2
	Conferencing Facility, Corner Lot, Propert	CHA200
		CHA1F6
	Property Manager on Site	CHA1F5
	Banking, Concierge, Conferencing Facility	CHA0C7
	Banking, Corner Lot, Property Manager o	CHA0BD