

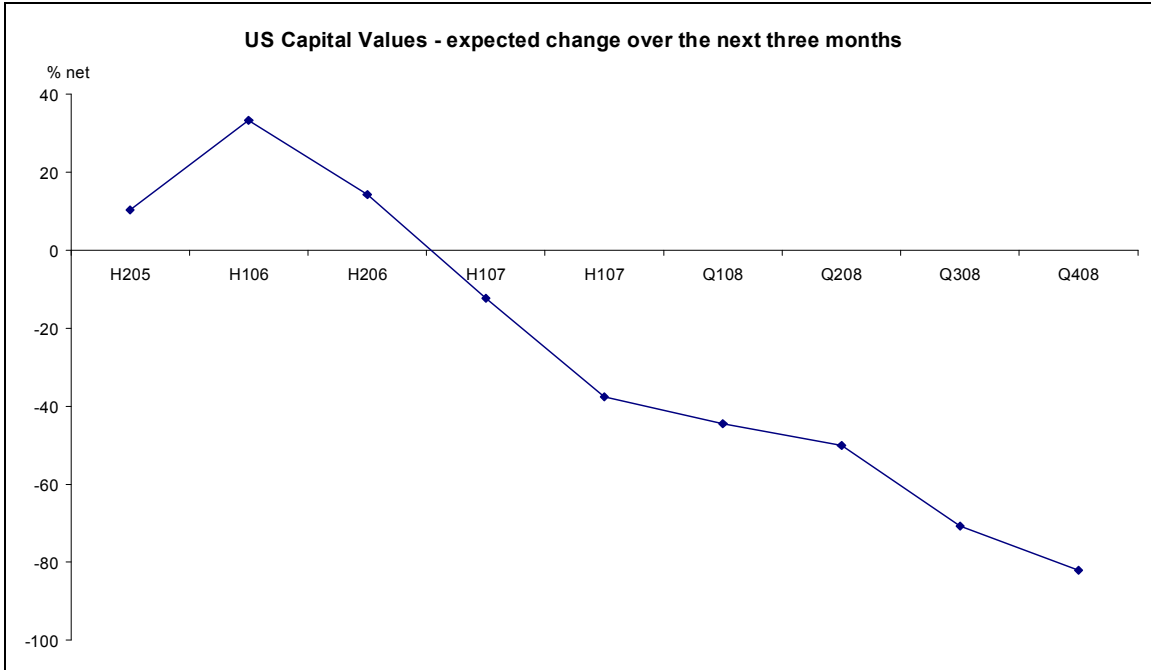


**RICS**

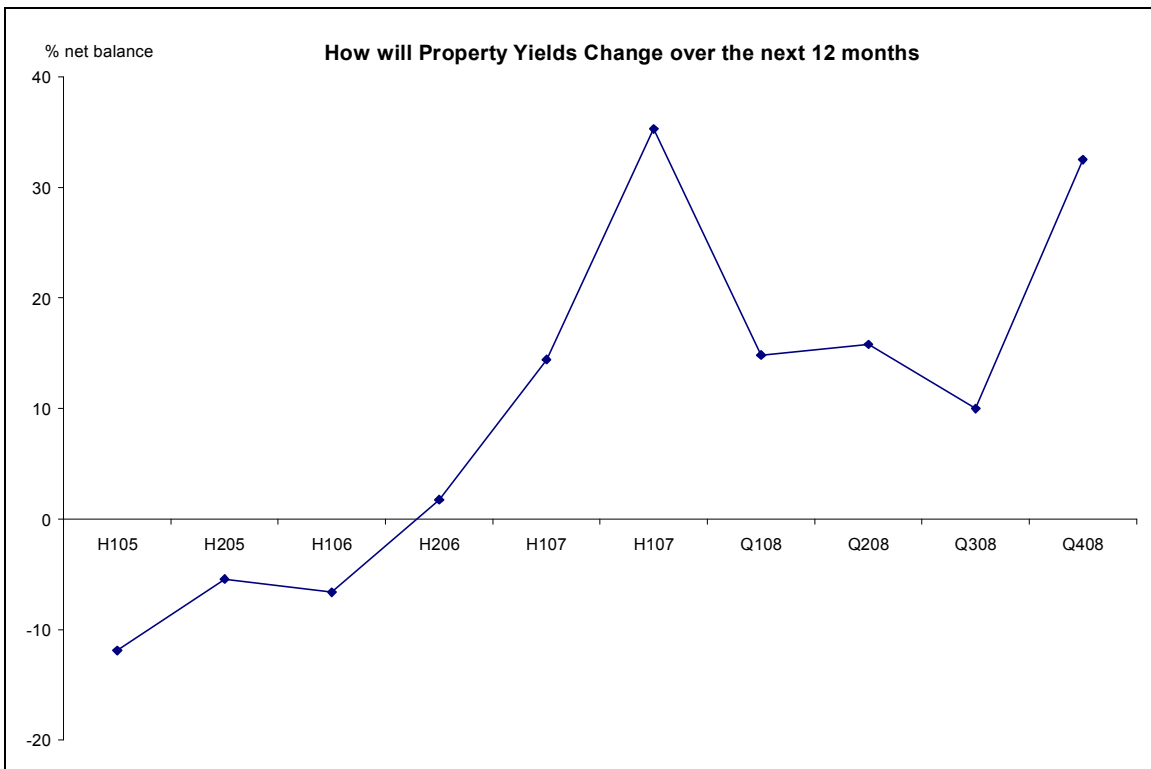
the mark of  
property  
professionalism  
worldwide

**Americas**

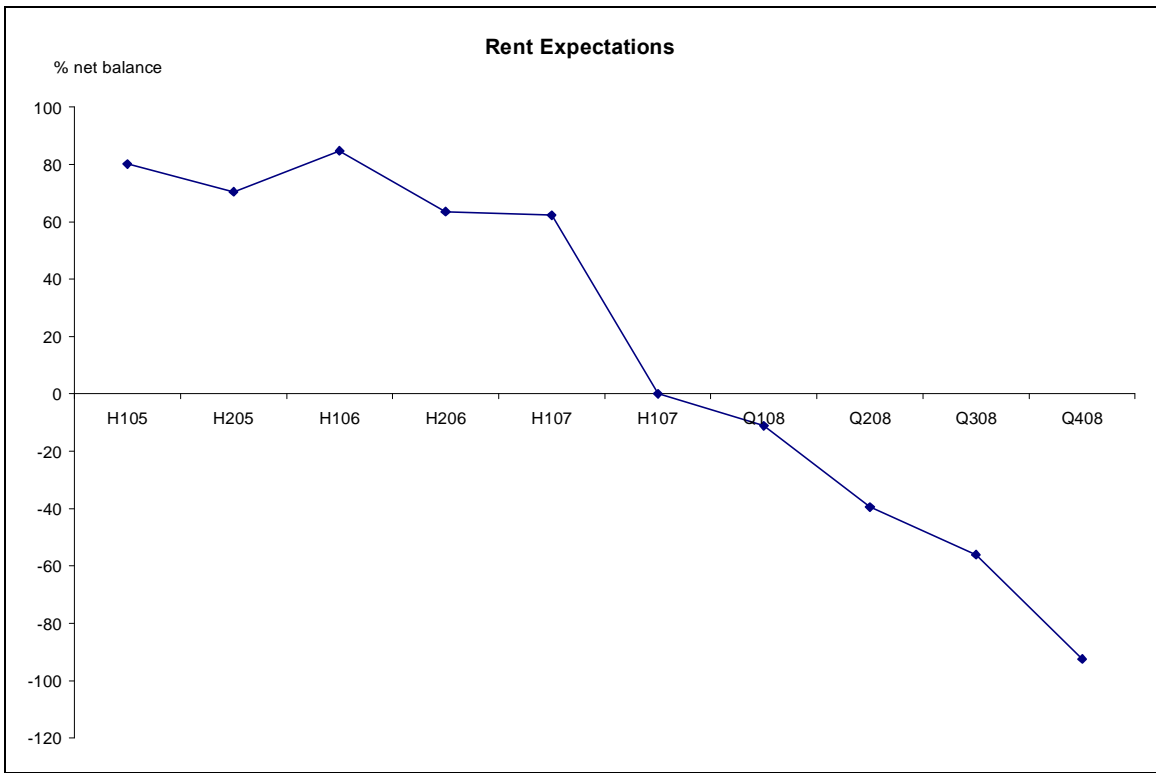
**RICS Americas Global Commercial Property Survey – Q4 2008**



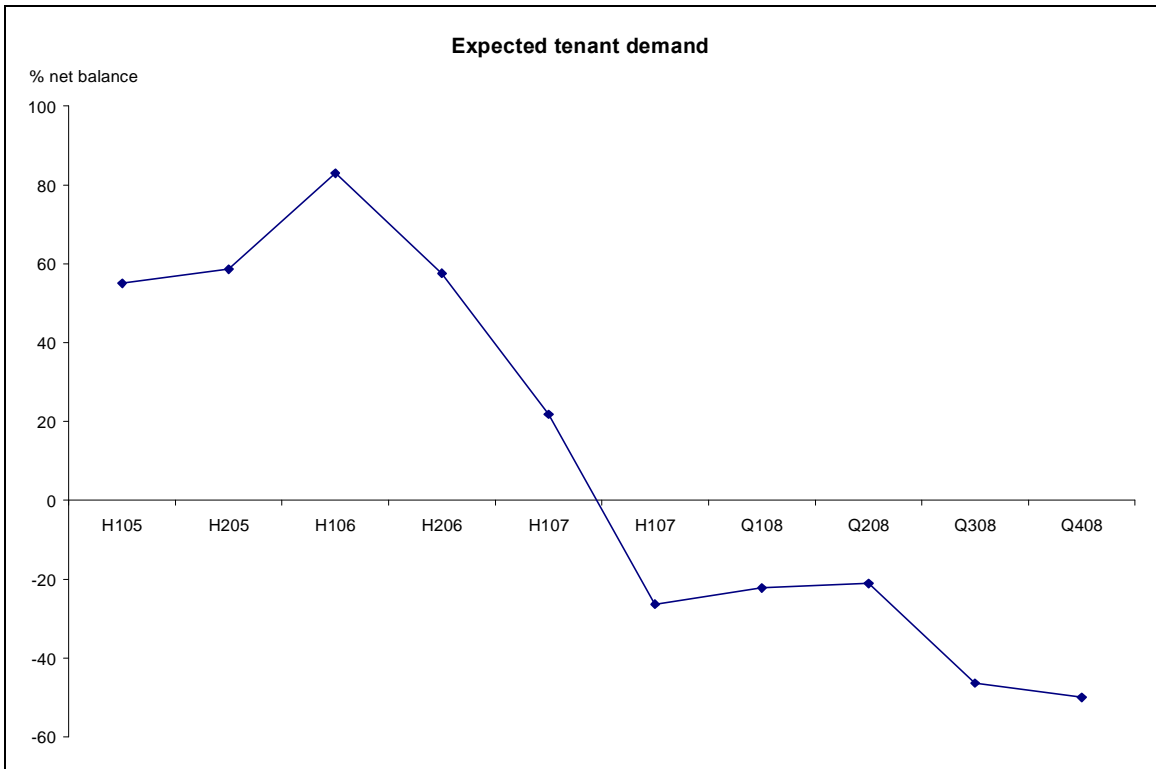
**Chart 1 - US Capital Values - expected change over the next three months**



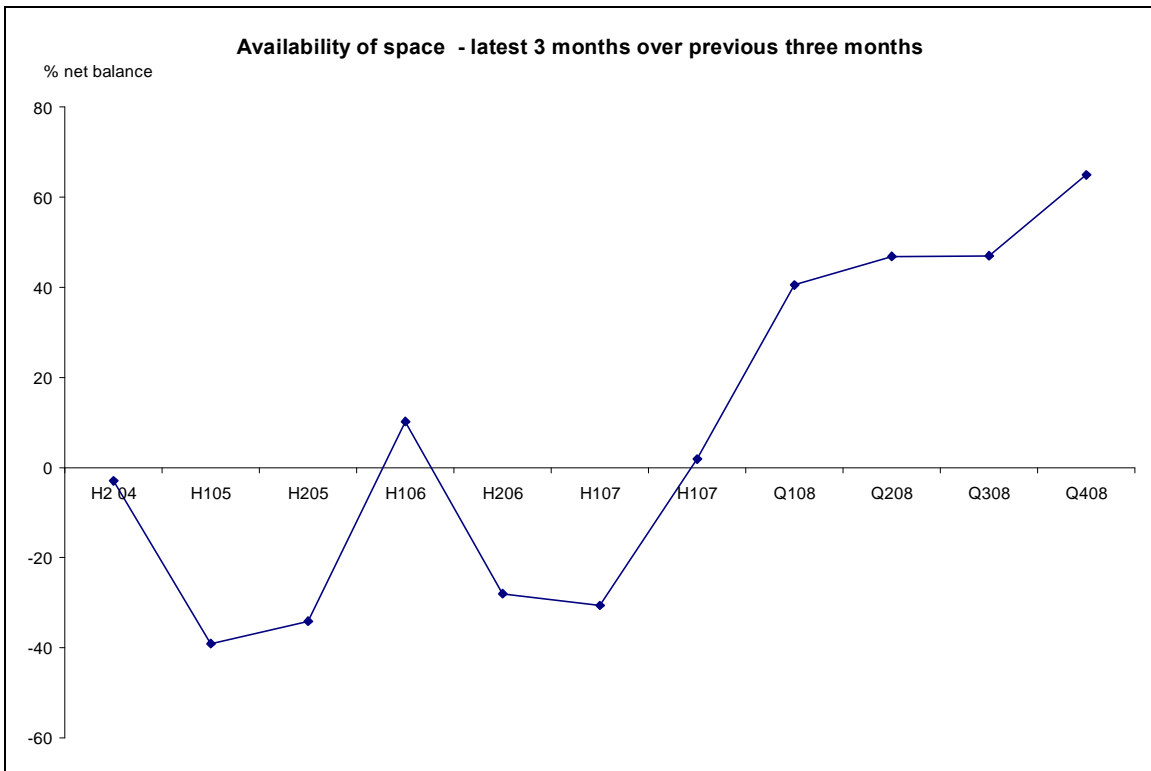
**Chart 2 - How will Property Yields Change over the next 12 months**



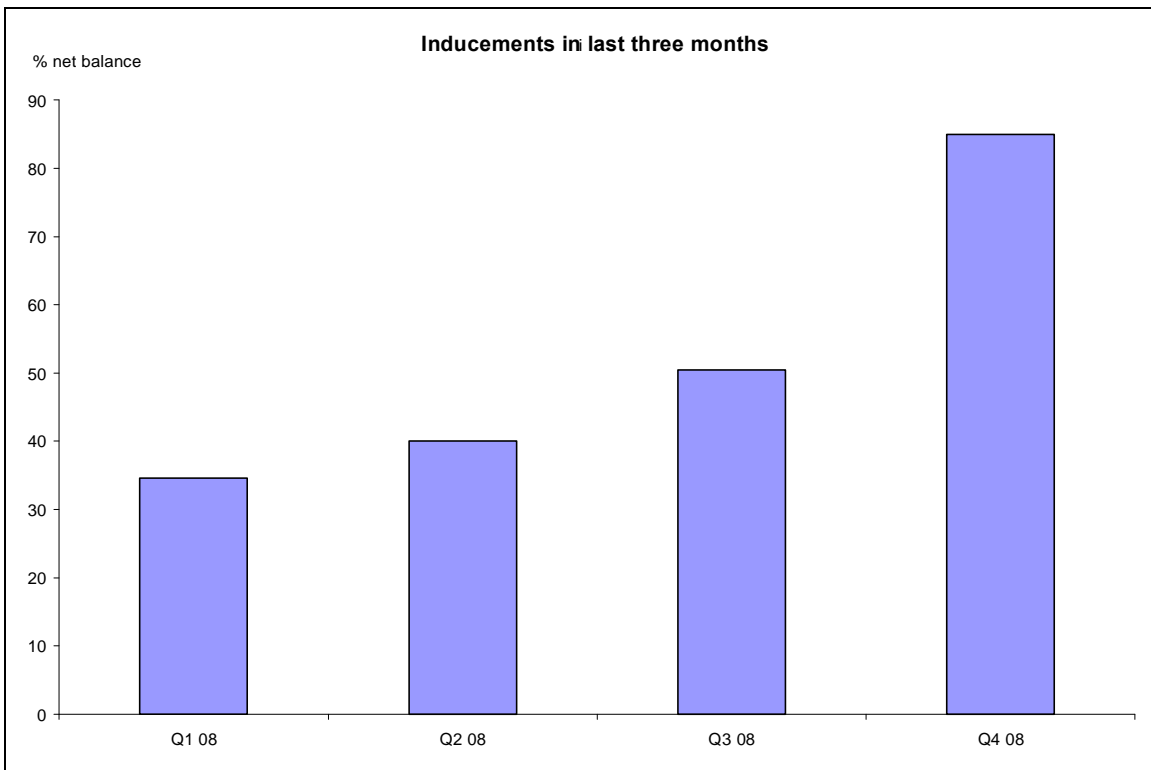
**Chart 3 - Rent Expectations**



**Chart 4 - Expected tenant demand**



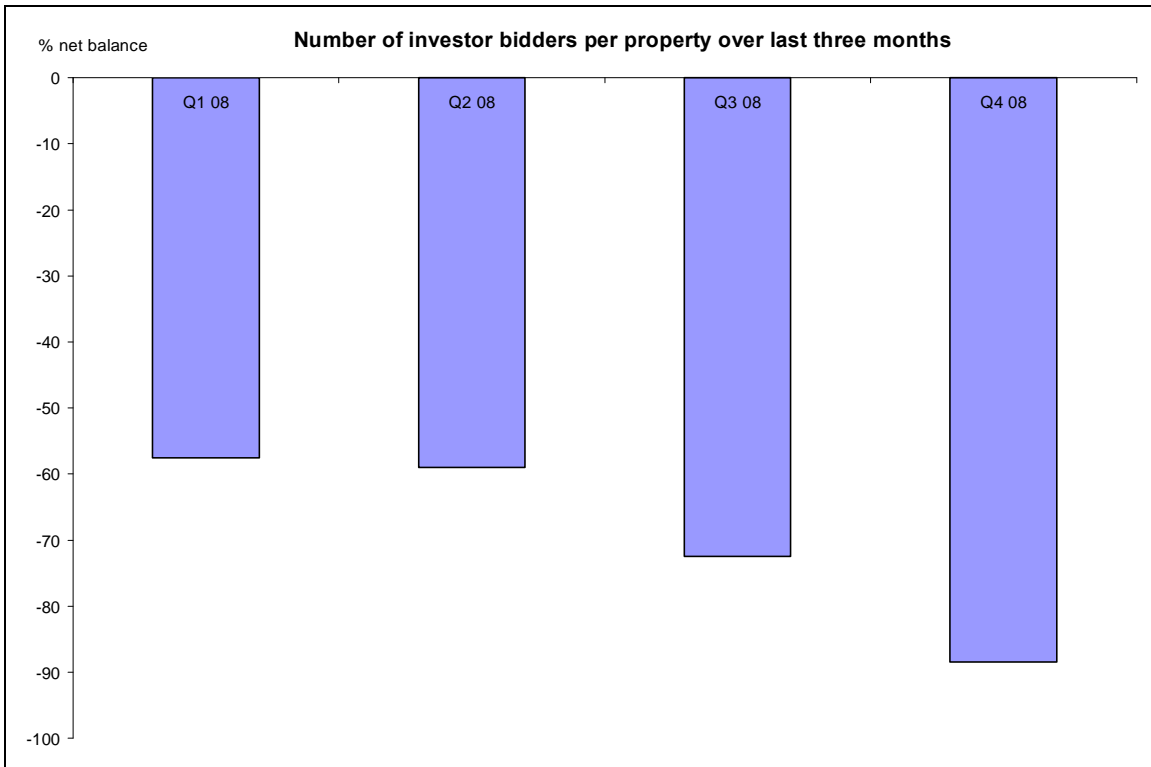
**Chart 5 - Availability of space - latest 3 months over previous three months**



**Chart 6 - Inducements in last three months**



**Chart 7 - Investor purchases over the last three months**



**Chart 8 - Number of investor bidders per property over last three months**