

EXHIBIT 3

RESULTS OF CAPITAL EVALUATION METHOD

Alternative	NPVRR (\$000s)	CAPEX Requirement (\$000s)	Incurred Costs (\$000s)
Eastpoint Administration Office Purchase and Renovation	\$73,791	\$36,495	\$55,736
LG&E Center Lease Proposal Flrs 5 -12 (114k sq ft)	\$83,181	\$16,156	\$198,270
LG&E Center Lease Proposal Flrs 5 -12 (114k sq ft) Rent Levelized	\$83,731	\$16,156	\$198,270
LG&E Center Condo Purchase Proposal (142k sq ft)	\$101,373	\$53,292	\$84,955
Downtown Bldg Purchase & Renovation (94k sq ft & garage)	\$94,559	\$48,127	\$68,495
Alternate Downtown Purchase (84k sq ft)	\$76,773	\$34,975	\$71,922
Suburban Lease (92k sq ft) Triton Blvd	\$85,910	\$25,216	\$147,906
Downtown Lease (103 sq ft) Meidinger Tower	\$90,255	\$26,725	\$157,573
Sensitivity: Suburban Bldg Purchase (76k sq ft) Class B Office space, existing tenants	\$67,530	\$33,475	\$45,319