

**Calculation of Funds from Operations
and Funds Available for Distribution**
(in thousands, except per share amounts)

	<u>Three Months Ended December 31,</u>		<u>Twelve Months Ended December 31,</u>	
	2008	2007	2008	2007
<u>Calculation of Funds from Operations:</u>				
Net income (loss)	\$ (2,513)	\$ 481	\$ 23,501	\$ 38,675
Add:				
Depreciation and amortization expense	9,949	13,479	37,850	40,924
Minority interest in partnership:				
Continuing operations	(427)	87	3,930	7,270
Discontinued operations	-	11	(35)	40
Discontinued operations, loss on sale of property	-	-	463	-
Less:				
Loss (gain) on sale of depreciable real estate	481	(72)	(18,347)	(29,869)
Funds from operations	7,490	13,986	47,362	57,040
Less:				
Series B Preferred Stock dividends	-	(283)	-	(2,065)
Funds from operations available to common shareholders, assuming conversion of OP units	<u>\$ 7,490</u>	<u>\$ 13,703</u>	<u>\$ 47,362</u>	<u>\$ 54,975</u>
Weighted average equivalent shares outstanding, diluted	<u>21,390</u>	<u>21,408</u>	<u>21,397</u>	<u>21,449</u>
Funds from operations available to common shareholders, per diluted share	<u>\$ 0.35</u>	<u>\$ 0.64</u>	<u>\$ 2.21</u>	<u>\$ 2.56</u>
<u>Calculation of Funds Available for Distribution:</u>				
Funds from operations available to common shareholders	\$ 7,490	\$ 13,703	\$ 47,362	\$ 54,975
Add:				
Impairment charge	5,103	-	5,103	-
Write-off of development costs	501	-	501	-
Write-off of straight-line rent receivable	750	98	815	139
Less:				
Straight-line rent	(568)	(375)	(1,641)	(1,338)
Above/below market rents - acquisitions	(21)	(20)	(91)	(77)
FMV interest adjustment - acquired properties	(79)	12	(254)	46
Recurring capital expenditures (non-recoverable)	(438)	(408)	(1,552)	(1,962)
Funds Available for Distribution	<u>\$ 12,738</u>	<u>\$ 13,010</u>	<u>\$ 50,243</u>	<u>\$ 51,783</u>
FAD per share available to common shareholders	<u>\$ 0.60</u>	<u>\$ 0.61</u>	<u>\$ 2.35</u>	<u>\$ 2.41</u>
Dividend per Common Share	\$ 0.2313	\$ 0.4625	\$ 1.6200	\$ 1.8500
Payout Ratio - FFO	66.1%	72.3%	73.2%	72.2%
Payout Ratio - FAD	38.8%	76.1%	69.0%	76.6%