

CONSOLIDATED STATEMENTS OF INCOME
For the three months and years ended December 31, 2008 and 2007
(dollars in thousands, except per share amounts)

	<u>Three Months Ended 12/31/08</u>	<u>Three Months Ended 12/31/07</u>	<u>Year Ended 12/31/08</u>	<u>Year Ended 12/31/07</u>
REVENUE				
Rental	\$ 82,643	\$ 77,421	\$ 328,266	\$ 287,965
Other	<u>83</u>	<u>2,694</u>	<u>1,934</u>	<u>6,352</u>
	<u>82,726</u>	<u>80,115</u>	<u>330,200</u>	<u>294,317</u>
EXPENSES				
Interest	22,726	22,719	93,956	64,331
Depreciation and amortization	22,935	20,948	90,732	76,686
General and administrative	5,054	5,475	21,618	22,694
Property	1,710	855	5,818	3,471
Income taxes	<u>307</u>	<u>444</u>	<u>1,230</u>	<u>1,392</u>
	<u>52,732</u>	<u>50,441</u>	<u>213,354</u>	<u>168,574</u>
Income from continuing operations	<u>29,994</u>	<u>29,674</u>	<u>116,846</u>	<u>125,743</u>
Income from discontinued operations:				
Real estate acquired for resale by Crest	8	2,735	575	10,703
Real estate held for investment	<u>4,330</u>	<u>767</u>	<u>14,420</u>	<u>3,963</u>
	<u>4,338</u>	<u>3,502</u>	<u>14,995</u>	<u>14,666</u>
Net income	34,332	33,176	131,841	140,409
Preferred stock cash dividends	<u>(6,063)</u>	<u>(6,063)</u>	<u>(24,253)</u>	<u>(24,253)</u>
Net income available to common stockholders	<u>\$ 28,269</u>	<u>\$ 27,113</u>	<u>\$ 107,588</u>	<u>\$ 116,156</u>
Funds from operations available to common stockholders (FFO)	\$ 47,027	\$ 47,750	\$ 185,524	\$ 189,675
Per share information for common stockholders:				
Income from continuing operations:				
Basic	\$ 0.23	\$ 0.24	\$ 0.92	\$ 1.01
Diluted	\$ 0.23	\$ 0.24	\$ 0.91	\$ 1.01
Net income:				
Basic and diluted	\$ 0.27	\$ 0.27	\$ 1.06	\$ 1.16
FFO, basic ⁽¹⁾				
FFO before Crest contribution	\$ 0.46	\$ 0.45	\$ 1.82	\$ 1.79
Crest Net Lease	\$ 0.00	\$ 0.03	\$ 0.01	\$ 0.11
Total FFO	\$ 0.46	\$ 0.48	\$ 1.83	\$ 1.89
FFO, diluted ⁽¹⁾				
FFO before Crest contribution	\$ 0.46	\$ 0.45	\$ 1.82	\$ 1.78
Crest Net Lease	\$ 0.00	\$ 0.03	\$ 0.01	\$ 0.11
Total FFO	\$ 0.46	\$ 0.48	\$ 1.83	\$ 1.89
Cash dividends paid	\$ 0.423	\$ 0.408	\$ 1.662	\$ 1.560

⁽¹⁾ The above FFO per share amounts have been rounded to the nearest two decimals and, as such, the individual amounts may not add up to the "Total FFO" amount.