

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Gross Rate	Net Absorption		
				Direct	Direct SF	Sublet		2018	2019	2020 YTD
TIER I										
Two Silver Crescent	88,000	2019	4.0x	8.2%	7,174	0.0%	\$35.00	0	88,000	(7,174)
One Coliseum Centre	150,892	1995	4.6x	0.0%	0	0.0%	NM	0	0	0
Three Coliseum Centre	207,716	1996	3.7x	23.5%	48,780	1.5%	\$27.50	(56,322)	(7,123)	24,182
Five Coliseum Centre	155,844	1997	4.9x	21.9%	34,066	9.9%	\$27.50	71,877	34,542	11,901
Six Coliseum Centre	159,755	1998	3.8x	10.4%	16,649	0.0%	\$27.50	(499)	2,964	(923)
Whitehall Corporate Center I	114,268	2000	3.8x	25.3%	28,863	0.0%	\$25.50	10,341	5,075	(4,218)
Whitehall Corporate Center II	128,700	2003	4.1x	11.1%	14,276	0.0%	\$25.50	0	(8,188)	0
Whitehall Corporate Center III	178,803	2006	3.6x	1.7%	3,064	1.1%	\$26.00	26,465	3,906	7,919
Whitehall Corporate Center IV	210,986	2007	3.4x	5.7%	12,029	8.1%	\$25.50	(14,425)	14,425	(13,818)
Whitehall Corporate Center V	117,090	2008	3.9x	1.5%	1,772	0.0%	\$25.50	14,248	31,314	0
Whitehall Corporate Center VI	115,526	2008	3.9x	20.5%	23,654	4.1%	\$25.50	(16,966)	23,517	(20,487)
LakePointe Corporate Center One	182,047	1999	4.3x	0.0%	0	1.0%	NM	13,687	0	0
Lakepointe Corporate Center Two	150,509	2000	4.0x	0.0%	0	27.4%	NM	6,883	0	0
Lakepointe Corporate Center Three	113,106	2006	4.2x	28.0%	31,641	48.5%	\$28.50	0	59,853	(33,238)
Lakepointe Corporate Center Five	113,757	2001	4.8x	14.2%	16,181	0.0%	NM	(13,027)	13,027	(16,181)
Charleston Row	90,000	2008	3.3x	0.0%	0	0.0%	NM	5,502	0	0
Kings Parade One	56,000	2007	3.0x	6.2%	3,480	0.0%	\$27.00	(4,590)	5,189	3,957
Arcade Building	60,687	2004	3.0x	0.0%	0	0.0%	NM	(3,062)	(2,495)	5,557
Total / Weighted Average	2,393,686	2003	3.9x	10.1%	241,629	5.9%	\$26.96	40,112	264,006	(42,523)

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TIER II										
One Water Ridge Plaza	117,044	1995	4.0x	0.0%	0	0.0%	\$27.00	0	0	0
Two Water Ridge Plaza	154,435	1997	4.6x	0.0%	0	0.0%	\$27.00	5,602	15,428	0
Three Water Ridge	107,545	1993	5.0x	0.0%	0	0.0%	\$27.00	0	0	0
Four Water Ridge	56,007	1990	4.0x	0.0%	0	0.0%	\$27.00	0	0	0
Five Water Ridge	21,042	2000	3.4x	0.0%	0	0.0%	\$27.00	0	0	0
Six Water Ridge	41,151	1989	3.1x	43.1%	17,726	0.0%	\$27.00	0	2,984	(3,997)
Seven Water Ridge Plaza	120,090	1989	4.0x	35.6%	42,713	0.0%	\$27.00	301	6,916	(37,108)
Eight Water Ridge Plaza	108,830	1994	3.5x	5.8%	6,351	0.0%	\$27.00	0	5,609	(6,351)
Nine Water Ridge Plaza	103,499	1992	3.9x	1.0%	1,070	0.0%	\$27.00	3,945	6,558	0
Ten Water Ridge	72,174	2000	3.0x	100.0%	72,174	0.0%	\$27.00	(72,174)	0	0
Eleven Water Ridge	70,793	1991	3.2x	24.4%	17,277	0.0%	\$27.00	11,330	7,204	(1,901)
9300 Arrowpoint	325,000	1984	4.0x	0.0%	0	0.0%	NM	0	0	0
The Live Oak Building	81,586	1990	4.0x	16.8%	13,695	0.0%	\$24.50	(18,529)	8,397	(3,563)
Vanguard 5200 77 Center Dr	102,576	1986	4.0x	21.3%	21,811	0.0%	\$27.50	8,370	(17,790)	17,118
Vanguard 5250 77 Center Dr	82,980	1984	3.6x	87.6%	72,731	0.0%	\$27.50	(12,647)	(24,978)	0
Vanguard 5600 77 Center Dr	63,534	1980	4.0x	14.3%	9,054	0.0%	\$27.50	1,287	(1,979)	1,056
Vanguard 5550 77 Center Dr	54,580	1981	4.0x	11.9%	6,495	16.6%	\$27.50	(3,680)	(461)	(2,354)
4501 Charlotte Park Dr - Building I	59,266	1985	6.0x	36.4%	21,566	0.0%	\$24.50	0	6,806	0
4601 Charlotte Park Dr - Building II	58,689	1996	4.0x	10.9%	6,403	0.0%	\$24.50	0	0	0
4651 Charlotte Park Dr - Building III	70,190	1986	4.0x	5.9%	4,126	0.0%	\$24.50	0	(4,126)	0
Total / Weighted Average	1,871,011	1990	4.0x	16.7%	313,192	0.5%	\$26.66	(76,195)	10,568	(37,100)

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TIER III										
205 Regency Executive Park Dr	71,100	1987	3.8x	5.9%	4,163	0.0%	\$21.50	10,662	2,096	523
200 Regency Executive Park Dr	119,520	1999	7.3x	17.6%	21,058	0.0%	\$21.50	(34,029)	8,542	4,429
Two Yorkmont Plaza	90,155	1984	5.0x	24.3%	21,878	0.0%	\$22.00	55,441	0	12,836
Three Yorkmont Plaza	89,290	1985	4.0x	22.6%	20,187	0.0%	\$22.00	(6,988)	8,648	12,803
Water Oak	94,916	1985	3.5x	1.8%	1,740	0.0%	\$22.00	2,439	8,400	0
BECO Plaza	61,215	1985	3.5x	11.0%	6,749	0.0%	\$23.00	2,897	(19,192)	12,443
Union Point	89,666	1990	3.8x	51.6%	46,266	0.0%	\$23.00	(3,478)	2,579	21,049
Summit Point	81,566	1989	5.1x	46.7%	38,091	0.0%	\$21.50	10,800	5,842	(19,777)
9405 Arrowpoint	58,560	1989	4.0x	100.0%	58,560	0.0%	\$23.50	(58,560)	0	0
ArrowPoint One - MOB	66,864	1985	4.1x	0.0%	0	0.0%	NM	0	0	0
Airport Overlook	63,066	1982	4.3x	51.5%	32,455	0.0%	\$23.00	0	(22,114)	(2,931)
Tyvola Executive Park 4	68,900	1984	4.1x	93.6%	64,500	0.0%	NM	(64,500)	64,500	(64,500)
Forest Park I	13,483	1990	6.0x	100.0%	13,483	0.0%	NM	(13,483)	0	0
Forest Park II	43,938	1997	7.0x	46.5%	20,437	0.0%	\$19.00	0	8,583	0
Forest Park III	44,612	1997	5.8x	35.2%	15,688	0.0%	\$19.00	(15,688)	0	0
Forest Park IV	62,212	1999	5.7x	19.2%	11,945	0.0%	\$18.00	(61,683)	(529)	50,267
Forest Park V	61,500	1999	6.6x	0.0%	0	0.0%	NM	0	0	0
Forest Park VI	69,831	2000	10.0x	0.0%	0	0.0%	NM	69,831	0	0
Forest Park X	61,151	2003	8.2x	0.0%	0	0.0%	NM	30	61,121	0
Total / Weighted Average	1,311,545	1991	5.3x	28.8%	377,200		\$21.64	(106,309)	128,476	27,142
Total Competitive Set	5,576,242	1996	4.3x	16.7%	932,021	2.7%	\$25.61	(142,392)	403,050	(52,481)

Property Name	Owner	Last Sale Detail						Seller	Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate				
TIER II										
One Water Ridge Plaza	NY Life Real Estate Investors	Dec-15	\$15	\$131	100.0%	5.5%	Goldman Sachs	Foundry Commercial	Foundry Commercial	
Two Water Ridge Plaza	NY Life Real Estate Investors	Dec-15	\$20	\$131	99.1%	5.5%	Goldman Sachs	Foundry Commercial	Foundry Commercial	
Three Water Ridge	NY Life Real Estate Investors	Jul-16	\$14	\$131	99.1%	5.5%	Goldman Sachs	Foundry Commercial	Foundry Commercial	
Four Water Ridge	NY Life Real Estate Investors	Dec-15	\$7	\$131	99.1%	5.5%	Goldman Sachs	Foundry Commercial	Foundry Commercial	
Five Water Ridge	NY Life Real Estate Investors	Dec-15	\$3	\$131	99.1%	5.5%	Goldman Sachs	Foundry Commercial	Foundry Commercial	
Six Water Ridge	NY Life Real Estate Investors	Dec-15	\$5	\$131	99.1%	5.5%	Goldman Sachs	Foundry Commercial	Foundry Commercial	
Seven Water Ridge Plaza	NY Life Real Estate Investors	Dec-15	\$16	\$131	80.3%	5.5%	Goldman Sachs	Foundry Commercial	Foundry Commercial	
Eight Water Ridge Plaza	NY Life Real Estate Investors	Dec-15	\$14	\$131	95.7%	5.5%	Goldman Sachs	Foundry Commercial	Foundry Commercial	
Nine Water Ridge Plaza	NY Life Real Estate Investors	Dec-15	\$14	\$131	90.9%	5.5%	Goldman Sachs	Foundry Commercial	Foundry Commercial	
Ten Water Ridge	NY Life Real Estate Investors	Dec-15	\$9	\$131	88.6%	5.5%	Goldman Sachs	Foundry Commercial	Foundry Commercial	
Eleven Water Ridge	NY Life Real Estate Investors	Dec-15	\$9	\$131	64.3%	5.5%	Goldman Sachs	Foundry Commercial	Foundry Commercial	
9300 Arrowpoint	Maersk, Inc.	May-06	\$31	\$95	100.0%	NA	Arrowpoint Capital	Maersk, Inc.	-	
The Live Oak Building	Tempus Real Estate Investments	Apr-17	\$8	\$96	83.2%		Adler Kawa RE Advisors	Colliers International	Colliers International	
Vanguard 5200 77 Center Dr	The Dilweg Companies	Jun-18	\$8	\$77	91.8%	5.8%	True North Mgmt Group	-	-	
Vanguard 5250 77 Center Dr	The Dilweg Companies	Jun-18	\$6	\$77	60.0%	5.8%	True North Mgmt Group	-	CBRE	
Vanguard 5600 77 Center Dr	The Dilweg Companies	Jun-18	\$5	\$77	90.5%	5.8%	True North Mgmt Group	-	-	
Vanguard 5550 77 Center Dr	The Dilweg Companies	Jun-18	\$4	\$77	96.0%	5.8%	True North Mgmt Group	-	-	
4501 Charlotte Park Dr - Building I	BECO Management, Inc.	Dec-11	\$2	\$37			LNR Partners	-	JLL	
4601 Charlotte Park Dr - Building II	BECO Management, Inc.	Dec-11	\$2	\$37	88.0%		LNR Partners	-	JLL	
4651 Charlotte Park Dr - Building III	BECO Management, Inc.	Dec-11	\$3	\$37	27.0%		LNR Partners	-	JLL	

Property Name	Owner	Last Sale Detail						Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate	Seller		
TIER III									
205 Regency Executive Park Dr	CapRocq Core Real Estate Fund L.P.	Oct-14	\$6	\$84	94.0%	7.5%	Pizzagalli Properties	Pizzagalli Properties, LLC	Colliers International
200 Regency Executive Park Dr	CapRocq Core Real Estate Fund L.P.	Oct-14	\$10	\$84	81.5%	7.5%	Pizzagalli Properties	Pizzagalli Properties, LLC	Colliers International
Two Yorkmont Plaza	Hamilton Equity Partners	Feb-19	\$8	\$88	61.5%		Parkway Property Investments	-	Trinity Partners
Three Yorkmont Plaza	Hamilton Equity Partners	Feb-19	\$5	\$53	49.5%		Parkway Property Investments	GrayPointe Capital	Trinity Partners
Water Oak	MHI	Jan-17	\$8	\$88	84.2%		Adler Kawa RE Advisors	MPV Properties	MPV Properties
BECO Plaza	Griffin Partners, Inc.	Jun-19	\$5	\$87	100.0%	7.3%	BECO Management	BECO Management, Inc.	Cushman & Wakefield
Union Point	RealOp Investments	Dec-18	\$5	\$61	70.2%		Accesso Partners	BRES	-
Summit Point	RealOp Investments	Dec-18	\$5	\$61	15.6%		Accesso Partners	BRES	-
9405 Arrowpoint	Cogency Global	Jun-18	\$3	\$55	100.0%		Cogentrix Energy	Cogentrix	CBRE
ArrowPoint One - MOB	Medistar Corporation	Apr-15	\$11	\$170	100.0%	6.6%	Mohr Capital	-	Colliers International
Airport Overlook	Griffin Partners, Inc.	Jun-19	\$6	\$87	80.0%	7.3%	BECO Management	Griffin Partners, Inc.	-
Tyvola Executive Park 4	Exeter Property Group	Feb-20	\$4	\$60		NA	Gladstone Commercial	McMahan Carver Properties	Exeter Property Group
Forest Park I	Viking Partners	Oct-18	\$1	\$61		NA	Faison & Associates	-	Cushman & Wakefield
Forest Park II	TerraCap Management, LLC	Dec-16	\$4	\$92	34.0%	7.9%	Richardson Properties	-	Foundry Commercial
Forest Park III	TerraCap Management, LLC	Dec-16	\$4	\$92	100.0%	7.9%	Richardson Properties	-	Foundry Commercial
Forest Park IV	Franklin Street Properties Corporation	Jul-99	\$6	\$100			Faison Arrowhead	-	CBRE
Forest Park V	Fairway Investments							-	Cardinal RE Partners
Forest Park VI	Highland Ventures Ltd	Apr-19	\$13	\$180	100.0%		Insite Properties	-	Insite Properties, LLC
Forest Park X	Fairway Investments	Jun-10					Fifth Thid Bank	-	Cardinal RE Partners