



Airport Charlotte - Tier Report



		Year	Vacancy			Gross	Net Absorption			Parking			
Property Name	RSF	Built	Direct	Direct SF	Sublet	Rate	2017	2018	2019	Ratio	Owner	Property Manager	Leasing Agent
TIER I													
One Coliseum Centre	150,892	1995	0.0%	0	0.0%	NM	0	0		4.6x	The RMR Group	-	-
Three Coliseum Centre	200,794	1996	24.8%	49,806	3.5%	\$27.00	(56,322)	(7,123)		3.7x	America's Capital Partners	America's Capital Partners	CBRE
Five Coliseum Centre	155,844	1997	29.5%	45,967	0.0%	\$27.00	71,877	34,542		4.9x	America's Capital Partners	America's Capital Partners	CBRE
Six Coliseum Centre	159,755	1998	9.5%	15,132	1.5%	\$27.00	(499)	2,964		3.8x	America's Capital Partners	America's Capital Partners	CBRE
Whitehall Corporate Center I	114,268	2000	13.3%	15,211	11.0%	\$25.00	10,341	5,075		3.8x	American Asset Corporation	American Asset Corporation	American Asset Corporation
Whitehall Corporate Center II	128,700	2003	11.1%	14,276	0.0%	\$25.00	0	(8,188)		4.1x	American Asset Corporation	American Asset Corporation	American Asset Corporation
Whitehall Corporate Center III	178,803	2006	7.3%	12,968	0.0%	\$25.00	26,465	3,906		3.6x	American Asset Corporation	American Asset Corporation	American Asset Corporation
Whitehall Corporate Center IV	210,986	2007	5.7%	12,029	0.0%	\$25.00	(14,425)	14,425		3.4x	American Asset Corporation	American Asset Corporation	American Asset Corporation
Whitehall Corporate Center V	116,108	2008	0.0%	0	0.0%	\$24.00	14,248	31,314		3.9x	American Asset Corporation	American Asset Corporation	American Asset Corporation
Whitehall Corporate Center VI	115,526	2008	2.7%	3,167	4.1%	\$25.00	(16,966)	23,517		3.9x	American Asset Corporation	American Asset Corporation	American Asset Corporation
LakePointe Corporate Center One	182,047	1999	0.0%	0	0.0%	NM	13,687	0		4.3x	Truist Financial Corp.	Childress Klein	-
Lakepointe Corporate Center Two	150,509	2000	0.0%	0	12.0%	NM	6,883	0		4.0x	Truist Financial Corp.	Truist Financial Corp.	-
Lakepointe Corporate Center Three	113,765	2006	46.8%	53,228	0.0%	\$28.00	0	60,512		4.2x	Atlanta Property Group	Trinity Partners	Trinity Partners
One Water Ridge Plaza	117,044	1995	0.0%	0	0.0%	NM	0	0		4.0x	New York Life Real Estate Investor -	-	Foundry Commercial
Two Water Ridge Plaza	154,435	1997	0.0%	0	0.0%	\$25.00	13,302	15,428		4.6x	New York Life Real Estate Investor	Foundry Commercial	Foundry Commercial
Seven Water Ridge Plaza	120,090	1989	3.5%	4,191	0.0%	\$26.00	301	6,916		4.0x	New York Life Real Estate Investor -	-	Foundry Commercial
Eight Water Ridge Plaza	108,830	1994	0.0%	0	0.0%	\$26.00	0	5,609		3.5x	New York Life Real Estate Investor -	-	Foundry Commercial
Nine Water Ridge Plaza	103,499	1992	1.0%	1,070	0.0%	\$26.00	3,945	6,558		3.9x	New York Life Real Estate Investor -	-	Foundry Commercial
Ten Water Ridge	72,174	2000	100.0%	72,174	0.0%	\$26.00	(72,174)	0		3.0x	New York Life Real Estate Investor -	-	Foundry Commercial
Eleven Water Ridge	70,793	1991	21.7%	15,376	0.0%	\$26.00	11,330	7,204		3.2x	New York Life Real Estate Investor -	-	Foundry Commercial
Charleston Row	90,000	2008	0.0%	0	0.0%	\$27.00	5,502	0		3.3x	New Forum, Inc.	-	New Forum, Inc.
Kings Parade One	56,000	2007	6.2%	3,480	7.1%	\$27.00	(4,590)	5,189		3.0x	New Forum, Inc.	New Forum, Inc.	New Forum, Inc.
Arcade Building	60,687	2004	9.2%	5,557	0.0%	\$27.00	(3,062)	(2,495)		3.0x	New Forum, Inc.	-	New Forum, Inc.
Wgt. Avg. / Total	2,780,657	2000	11.6%	323,632	1.8%	\$25.92	9,843	205,353	0	3.8x			
TIER II													
9300 Arrowpoint	325,000	1984	0.0%	0	0.0%	\$25.00	0	0		4.0x	Maersk, Inc.	Maersk, Inc.	-
Union Point	84,564	1990	79.6%	67,315	0.0%	\$23.00	(3,478)	2,579		5.0x	RealOp Investments, LLC	BRES	-
The Live Oak Building	81,586	1990	12.4%	10,132	0.0%	\$24.50	(18,529)	8,397		4.0x	Tempus Real Estate Investments	Cousins Properties	Colliers International
Water Oak	94,916	1985	1.8%	1,740	0.0%	\$22.00	2,439	8,400		3.5x	MHI	MPV Properties	MPV Properties
BECO Plaza	61,215	1985	31.4%	19,192	0.0%	\$26.00	2,897	(19,192)		3.5x	Griffin Partners, Inc.	BECO Management, Inc.	Cushman & Wakefield
Vanguard 5200 77 Center Dr	102,576	1986	33.5%	34,398	0.0%	\$27.00	8,370	(17,790)		4.0x	Alan Herosian	-	-
Vanguard 5250 77 Center Dr	82,980	1984	87.6%	72,731	0.0%	\$27.00	(12,647)	(24,978)		3.6x	The Dilweg Companies	-	CBRE
Vanguard 5600 77 Center Dr	60,204	1980	11.9%	7,161	0.0%	\$27.00	1,287	(1,979)		4.0x	The Dilweg Companies	-	-
Vanguard 5550 77 Center Dr	54,580	1981	7.6%	4,141	0.0%	\$27.00	(3,680)	(461)		4.0x	Alan Herosian	-	-
4501 Charlotte Park Dr - Building I	59,266	1985	36.4%	21,566	0.0%	\$22.00	0	6,806		6.0x	BECO Management, Inc.	-	JLL
4601 Charlotte Park Dr - Building II	58,689	1996	10.9%	6,403	0.0%	\$22.00	0	0		4.0x	BECO Management, Inc.	-	JLL
4651 Charlotte Park Dr - Building III	70,190	1986	5.9%	4,126	0.0%	\$22.00	0	(4,126)		4.0x	BECO Management, Inc.	-	JLL
Two Yorkmont Plaza	90,155	1984	24.8%	22,350	0.0%	\$22.00	55,441	0		5.0x	Hamilton Equity Partners	-	Trinity Partners
Three Yorkmont Plaza	89,290	1985	36.9%	32,990	0.0%	\$22.00	(6,988)	8,648		4.0x	Hamilton Equity Partners	GrayPointe Capital	Trinity Partners
Wgt. Avg. / Total	1,315,211	1986	23.1%	304,245	0.0%	\$24.29	25,112	(33,696)	0	4.2x			
TIER III													
205 Regency Executive Park Dr	71,100	1987	8.2%	5,832	0.0%	\$21.50	10,662	2,096		3.8x	CapRocq Core Real Estate Fund L	Pizzagalli Properties, LLC	Colliers International
200 Regency Executive Park Dr	119,520	1999	29.7%	35,486	0.0%	\$21.50	(34,029)	8,542		7.3x	CapRocq Core Real Estate Fund L	Pizzagalli Properties, LLC	Colliers International
Summit Point	81,566	1989	36.0%	29,356	0.0%	\$21.50	10,800	5,842		5.1x	RealOp Investments, LLC	BRES	-
9405 Arrowpoint	58,560	1989	100.0%	58,560	0.0%	\$23.50	(58,560)	0		4.0x	Cogency Global	Cogentrix	CBRE
ArrowPoint One	66,864	1985	0.0%	0	0.0%	NM	0	0		4.1x	Medistar Corporation	-	Colliers International
Airport Overlook	63,066	1982	46.8%	29,524	0.0%	\$23.00	0	(22,114)		4.2x	Griffin Partners, Inc.	-	Cushman & Wakefield
Tyvola Executive Park 4	64,500	1984	100.0%	64,500	0.0%	NM	(64,500)	0		4.0x	Gladstone Commercial Corporation	McMahan Carver Prop	JLL
Wgt. Avg. / Total	525,176	1988	42.5%	223,258	0.0%	\$22.04	#####	(5,634)	0	4.6x			
Total Competitive Set*	4,621,044	1994	18.4%	851,135	1.1%	\$25.01	#####	166,023	0	4.1x			

*excludes buildings for which data was not available.