

Atlanta - Buckhead - Tier Report - 2020 4Q

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Gross Rate	Net Absorption		
				Direct	Direct SF	Sublet		2018	2019	2020
TIER I										
Phipps Tower	475,091	2010	2.4x	0.0%	0	2.1%	\$44.50	842	0	(9,978)
3630 Peachtree	436,309	2010	2.6x	14.7%	64,104	6.6%	\$44.50	12,504	7,771	(13,485)
3344 Peachtree	484,527	2008	2.2x	6.1%	29,552	0.0%	\$47.00	6,300	(1,290)	20,628
One Alliance Center	556,495	2001	2.7x	15.3%	84,890	10.3%	\$41.50	(11,712)	45,720	2,095
Two Alliance Center	491,888	2009	2.5x	15.4%	75,834	0.0%	\$44.00	2,156	(24,108)	(22,752)
Three Alliance	506,647	2017	2.5x	4.7%	23,645	4.9%	\$46.77	232,987	84,783	5,765
Terminus 100	656,000	2007	2.2x	19.1%	125,168	3.6%	\$43.00	(45,733)	16,408	54,759
Terminus 200	565,000	2009	2.0x	14.0%	78,958	3.0%	\$43.00	12,192	(75,139)	8,403
The Pinnacle	468,500	1998	2.9x	24.3%	113,805	0.0%	\$44.50	(26,074)	(14,303)	(64,420)
309 Paces Ferry	129,855	2017	2.5x	0.0%	0	11.6%	\$44.00	37,916	3,952	0
One Buckhead Plaza	461,065	1987	2.8x	22.6%	104,353	2.9%	\$43.75	(15,558)	(58,605)	21,061
Two Buckhead Plaza	205,000	2006	2.7x	30.5%	62,569	0.0%	\$43.75	221	(12,500)	(13,911)
Prominence Tower	433,237	1999	3.1x	25.2%	109,065	5.5%	\$42.00	381	(6,256)	(55,995)
Monarch Tower	527,761	1997	2.7x	14.5%	76,266	2.3%	\$41.00	(11,715)	91,767	5,459
Monarch Plaza	368,688	1983	2.7x	25.7%	94,856	2.3%	\$39.00	1,463	5,051	(9,322)
Capital City Plaza - 3350	409,231	1989	2.5x	5.4%	21,958	0.0%	\$39.36	(34,918)	43,105	(1,281)
Salesforce Tower	631,637	1985	2.0x	18.9%	119,419	4.9%	\$39.68	(16,015)	40,138	(3,885)
Buckhead Atlanta	125,000	2014	3.0x	0.0%	0	0.0%	NM	2,882	27,957	0
Total / Weighted Average	7,931,931	2002	2.5x	14.9%	1,184,442	3.3%	\$42.96	148,119	174,451	(76,859)

TIER II										
Tower Place 200	258,000	1998	2.6x	10.8%	27,814	0.0%	\$37.50	2,502	(172)	6,774
Tower Place 100	613,821	1974	4.1x	14.1%	86,689	7.3%	\$38.00	59,016	6,083	(13,643)
Atlanta Financial Center (S)	335,364	1982	2.7x	21.9%	73,564	3.0%	\$36.50	(26,285)	1,012	10,384
Atlanta Financial Center (N)	241,648	1989	2.7x	19.4%	46,888	0.0%	\$37.00	17,176	(9,361)	(1,405)
Atlanta Financial Center (E)	388,983	1987	2.7x	14.5%	56,472	0.0%	\$36.16	(33,710)	(16,824)	2,777
Buckhead Tower	348,152	1987	2.2x	26.9%	93,623	4.7%	\$36.85	37,359	(24,616)	(48,893)
Resurgens Plaza	438,062	1988	2.4x	11.1%	48,674	1.2%	\$37.58	22,396	31,595	(3,337)
Live Oak Square	201,488	1982	3.1x	18.6%	37,502	19.9%	\$37.00	22,372	4,409	(43,181)
3445 Peachtree	287,000	1969	2.5x	21.3%	61,222	20.2%	\$34.50	(8,743)	(5,102)	(9,618)
One Ameris Center	281,000	1986	3.2x	12.3%	34,449	0.0%	\$33.00	3,644	1,913	(1,236)
Techrise	100,000	1985	3.0x	59.9%	59,898	0.0%	\$39.00	(37,600)	(11,698)	(10,600)
Piedmont Center 15	330,000	1998	2.0x	15.6%	51,439	22.6%	\$33.79	2,993	3,872	(26,897)
Piedmont Center 14	300,454	1988	2.5x	16.9%	50,739	0.0%	\$33.00	5,202	9,243	20,075
Total / Weighted Average	4,123,972	1986	2.7x	17.7%	728,973	6.0%	\$36.16	66,322	(9,646)	(118,800)

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Gross Rate	Net Absorption		
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TIER III										
Peachtree Lenox Bldg	125,669	1964	2.8x	28.0%	35,249	0.0%	\$33.50	(12,101)	(8,569)	(11,992)
Piedmont Center (1-4)	519,000	1977	3.0x	32.6%	169,030	4.7%	\$31.00	(63,523)	12,832	(40,498)
Piedmont Center (5-8)	516,256	1983	4.5x	23.0%	118,675	2.2%	\$30.43	24,727	(54,523)	(38,079)
Piedmont Center (9-12)	544,173	1981	3.6x	23.3%	126,904	3.3%	\$31.00	27,279	(7,106)	(32,399)
Two Ameris Center	250,000	1982	3.3x	13.4%	33,589	0.0%	\$29.00	(21,407)	(38,589)	41,967
Lenox Towers South	192,180	1963	3.2x	47.8%	91,783	6.0%	\$25.00	12,598	1,719	(39,947)
Lenox Towers North	186,271	1963	3.2x	12.7%	23,665	0.0%	\$25.00	8,508	6,921	6,891
Lenox Plaza	102,689	1962	3.0x	10.7%	10,984	17.2%	\$27.75	941	11,370	(22,016)
Lenox Center	140,594	1969	4.0x	7.6%	10,674	0.0%	\$28.00	780	12,691	(923)
Buckhead Centre I	83,242	1964	3.5x	14.2%	11,845	0.0%	\$29.50	1,433	(102)	(8,160)
Buckhead Centre II	88,034	1964	3.5x	14.7%	12,910	2.4%	\$29.50	(8,372)	2,401	5,136
550 Pharr	108,333	1974	3.0x	33.1%	35,894	12.6%	\$27.67	(44)	(14,422)	(29,982)
Lakeside at Lenox Park	149,670	1998	3.3x	100.0%	149,670	0.0%	\$34.85	(149,670)	0	0
Parkside at Lenox Park	103,229	1992	3.3x	0.0%	0	0.0%	NM	0	0	0
1057 Lenox Park	102,532	1992	3.3x	0.0%	0	0.0%	NM	0	0	0
AT&T Bldg A at Lenox Park	350,460	2001	3.3x	0.0%	0	0.0%	NM	0	0	0
AT&T Bldg B at Lenox Park	331,013	2001	3.3x	0.0%	0	0.0%	NM	0	0	0
Piedmont Place	90,597	1983	3.8x	0.0%	0	0.0%	NM	(14,438)	10,609	6,078
Total / Weighted Average	3,983,942	1981	3.5x	20.9%	830,872	2.5%	\$29.82	(193,289)	(64,768)	(163,924)

Total Competitive Set	16,039,845	1992	2.8x	17.1%	2,744,287	3.8%	\$38.44	21,152	100,037	(359,583)
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UNDER CONSTRUCTION						
Property Name	RSF	Delivery Date	Asking Rent	OpEx	Preleased SF	Tenants
One Phipps Plaza	340,000	2021	NM	NM	0	NA
Uptown (Lindbergh)	932,251	2002	\$39.00	NM	0	AT&T vacated; Major redevelopment
Uptown (Lindbergh - Low Rise)	82,398	2007	\$39.00	NM	0	AT&T vacated; Currently partially leased by retail tenants; Major redevelopment
Total / Weighted Average	1,354,649	2007	\$29.21	NM	0	

Property Name	Owner	Last Sale Detail						Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate	Seller		
TIER I									
Phipps Tower	Manulife	Jun-18	\$205	\$431	97.3%	5.6%	John Hancock RE		Manulife
3630 Peachtree	Heitman	Jun-14	\$170	\$390	87.0%	5.6%	Duke/Pope & Land	Transwestern Real Estate Services	Transwestern Real Estate Services
3344 Peachtree	Cousins Properties	Jan-10	\$167	\$345	95.0%	6.7%	Regent Partners/Farallon	Cousins Properties	Cousins Properties
One Alliance Center	Highwoods Properties, Inc.	Jun-13	\$140	\$252	67.0%	4.8%	Orix	Highwoods Properties, Inc.	Highwoods Properties, Inc.
Two Alliance Center	Highwoods Properties, Inc.	Sep-12	\$152	\$310	92.0%	6.9%	Tishman Speyer	Highwoods Properties, Inc.	Highwoods Properties, Inc.
Three Alliance	State of Florida / Stockbridge	Jan-18	\$268	\$528	90.0%	6.1%	Tishman Speyer	Transwestern Real Estate Services	Transwestern Real Estate Services
Terminus 100	Cousins Properties	Oct-19	\$270	\$412	67.6%	5.1%	Cousins	Cousins Properties	Cousins Properties
Terminus 200	Cousins Properties	Oct-19	\$233	\$412	83.6%	5.1%	Morgan Stanley / Cousins	Cousins Properties	Cousins Properties
The Pinnacle	The Brookdale Group	Jan-15	\$148	\$316	93.8%	6.6%	Nuveen	Transwestern Real Estate Services	Cushman & Wakefield
309 Paces Ferry	Loudermilk								Lincoln Property Company
One Buckhead Plaza	Cousins Properties	Jan-15	\$157	\$341	88.0%	5.5%	Metzler	Cousins Properties	Cousins Properties
Two Buckhead Plaza	Cousins Properties	Oct-15	\$80	\$390	89.0%	6.0%	Stafford Properties	Cousins Properties	Cousins Properties
Prominence Tower	New York Life Real Estate Investors	Dec-18	\$166	\$378	90.0%	5.3%	Crocker Partners	Crocker Partners, LLC	Cushman & Wakefield
Monarch Tower	Highwoods Properties, Inc.	Sep-15	\$185	\$351	87.0%	4.9%	NYS Common Retirement Fund	Highwoods Properties, Inc.	Highwoods Properties, Inc.
Monarch Plaza	Highwoods Properties, Inc.	Sep-15	\$125	\$338	87.5%	4.3%	NYS Common Retirement Fund	Highwoods Properties, Inc.	Highwoods Properties, Inc.
Capital City Plaza - 3350	Cousins Properties	Mar-04	\$77	\$189	92.0%	7.0%	Rubenstein Cos.	Cousins Properties	Cousins Properties
Salesforce Tower	KKR / Banyan Street Capital	Jul-19	\$205	\$324	85.0%	5.7%	Banyan/Oaktree	Banyan Street Capital	CBRE
Buckhead Atlanta	Jamestown, L.P.	Jul-19					Baupost Group		Jamestown, L.P.
TIER II									
Tower Place 200	Cousins Properties	Jan-13	\$56	\$217	83.0%	6.0%	CW Capital	Cousins Properties	Cousins Properties
Tower Place 100	Starwood Capital	Jul-15	\$169	\$275	92.0%	5.8%	RREEF		Cushman & Wakefield
Atlanta Financial Center (S)	Sumitomo Corporation of Americas	Dec-16	\$69	\$243	79.0%	6.3%	Hines	Transwestern Real Estate Services	Transwestern Real Estate Services
Atlanta Financial Center (N)	Sumitomo Corporation of Americas	Dec-16	\$59	\$243	80.0%	6.3%	Hines	Transwestern Real Estate Services	Transwestern Real Estate Services
Atlanta Financial Center (E)	Sumitomo Corporation of Americas	Dec-16	\$95	\$243	93.0%	6.3%	Hines	Transwestern Real Estate Services	Transwestern Real Estate Services
Buckhead Tower	TPA Group, LLC	Aug-18	\$97	\$277	88.0%	6.1%	Parmenter	Buckhead Tower at Lenox Square	Lincoln Property Company
Resurgens Plaza	Zeller	Nov-17	\$93	\$212	68.0%	5.0%	Lone Star	Zeller	Cushman & Wakefield
Live Oak Square	Sage Equities	Dec-17	\$50	\$249	72.0%	5.1%	HighBrook Investors	JLL	CBRE
3445 Peachtree	Barings	Dec-18	\$83	\$287	83.0%	5.4%	Brookdale	Transwestern Real Estate Services	Transwestern Real Estate Services
One Ameris Center	Atlanta Property Group	May-15	\$48	\$170	84.0%	5.4%	Starwood Capital Group	Atlanta Property Group	Atlanta Property Group
Techrise	TechRise Ventures	Dec-16	\$21	\$207	NA	NA	Colony Capital	TechRise Ventures	Stream Realty Partners, LP
Piedmont Center 15	The Ardent Companies	Aug-17	\$56	\$170	88.5%	6.0%	Northwestern Mutual	Cushman & Wakefield	
Piedmont Center 14	The Ardent Companies	Jan-19	\$58	\$193	79.0%	5.0%	Lone Star	PC Management Company	JLL

Property Name	Owner	Last Sale Detail						Seller	Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate				
TIER III										
Peachtree Lenox Bldg	Nuveen	Dec-18	\$35	\$280				Madison Marquette	Madison Marquette	JLL
Piedmont Center (1-4)	The Ardent Companies	Aug-17	\$88	\$170	81.4%	6.0%		Northwestern Mutual	Cushman & Wakefield	Cushman & Wakefield
Piedmont Center (5-8)	Granite Properties, Inc.	Apr-13	\$67	\$131	91.0%	8.0%		IL Teachers / KBS	Granite Properties, Inc.	CBRE
Piedmont Center (9-12)	The Ardent Companies	Oct-16	\$77	\$141	76.5%			American Realty Advisors		JLL
Two Ameris Center	Atlanta Property Group	May-15	\$43	\$170	84.0%	5.4%		Starwood Capital Group	Atlanta Property Group	Atlanta Property Group
Lenox Towers South	Goddard Investment Group, LLC									
Lenox Towers North	Goddard Investment Group, LLC									
Lenox Plaza	J.M. Investments Company								Lincoln Property Company	
Lenox Center	Cumberland-Lenox, LLC								Lincoln Property Company	
Buckhead Centre I	The Simpson Organization	Jan-16	\$13	\$150	100.0%	8.5%		Sheffield Inc.	Wilson & Nolan	Wilson & Nolan
Buckhead Centre II	The Simpson Organization	Jan-16	\$13	\$150	98.0%	8.5%		Sheffield Inc.	Wilson & Nolan	Wilson & Nolan
550 Pharr	Sage Equities	Jul-17	\$20	\$185	95.0%	N/A		Insignia CRA / Metzler	JLL	CBRE
Lakeside at Lenox Park	Bridge Investment Group	Aug-18	\$37	\$243	100.0%	5.9%		Fortress IG		
Parkside at Lenox Park	Bridge Investment Group	Aug-18	\$25	\$243	100.0%	5.9%		Fortress IG		AT&T
1057 Lenox Park	Bridge Investment Group	Aug-18	\$25	\$243	100.0%	5.9%		Fortress IG		
AT&T Bldg A at Lenox Park	Bridge Investment Group	Aug-18	\$85	\$243	100.0%	5.9%		Fortress IG	Carter & Associates	
AT&T Bldg B at Lenox Park	Bridge Investment Group	Aug-18	\$80	\$243	100.0%	5.9%		Fortress IG	Carter & Associates	AT&T
Piedmont Place	Butters Realty & Management	Aug-07	\$16	\$173	100.0%	7.6%		Windsor Realty Fund	Foundry Commercial	Foundry Commercial

UNDER CONSTRUCTION				
Property Name	Developer	Investor		Dev. Cost
One Phipps Plaza	Simon Property Group	REIT Owned		Unknown
Uptown (Lindbergh)	Rubenstein	Monarch Alternative Capital		Acquired for ~\$173/SF
Uptown (Lindbergh - Low Rise)	Rubenstein	Monarch Alternative Capital		Acquired for ~\$173/SF