

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Gross Rate	Net Absorption		
				Direct	Direct SF	Sublet		2018	2019	2020
TIER I										
55 Allen Plaza	342,854	2007	1.0x	24.7%	84,524	0.0%	\$33.48	34,961	31,038	(70,322)
SunTrust Plaza Gardens	650,000	2000	1.5x	0.0%	0	0.0%	NM	(119,411)	61,812	57,599
SunTrust Plaza	1,249,022	1992	1.5x	4.8%	59,344	0.3%	NM	(47,592)	(11,982)	8,565
One Ninety One Peachtree	1,222,142	1991	1.0x	10.4%	126,925	1.6%	\$34.12	4,830	7,982	(26,210)
Georgia-Pacific Center	1,133,840	1982	1.9x	20.6%	233,576	0.0%	\$27.50	(19,401)	(168,132)	(7,862)
100 Peachtree	622,084	1969	1.5x	16.7%	103,883	6.4%	\$31.50	110,687	5,037	(23,178)
101 Marietta	664,477	1975	4.0x	11.5%	76,423	2.2%	\$29.27	47,989	108,351	7,582
Total / Weighted Average	5,884,419	1987	1.7x	11.6%	684,675	1.3%	\$30.96	12,063	34,106	(53,826)

TIER II										
ACS Building	998,770	1989	1.0x	35.5%	354,378	0.0%	\$24.50	5,129	30,530	(203,750)
Marquis One	471,500	1987	2.0x	26.4%	124,334	0.0%	\$27.24	(1,740)	(16,668)	6,616
Marquis Two	464,277	1987	2.0x	12.8%	59,348	0.0%	\$27.60	35,712	65,606	0
Peachtree Center - 229	426,178	1976	2.0x	14.7%	62,530	0.0%	\$24.05	(2,679)	2,185	1,155
Peachtree Center - 233	410,928	1976	2.0x	23.0%	94,648	0.0%	\$24.36	(14,152)	10,404	6,322
Peachtree Center - 225	349,488	1968	2.0x	31.5%	110,228	0.0%	\$24.07	(8,449)	4,724	(1,063)
Peachtree Center - 235	302,951	1967	2.0x	19.4%	58,636	6.5%	\$24.24	16,542	6,940	4,224
260 Peachtree	308,213	1972	2.1x	9.8%	30,175	2.9%	\$24.50	12,952	(9,492)	(6,112)
One Georgia Center	375,952	1968	3.0x	1.5%	5,783	0.0%	NM	13,488	10,896	796
230 Peachtree	290,000	1965	0.3x	24.1%	69,847	1.6%	\$21.77	25,127	(749)	(12,343)
270 Peachtree	326,023	1961	1.1x	17.1%	55,664	4.3%	\$21.92	(13,924)	(22,142)	8,250
100 Edgewood	323,599	1963	1.8x	100.0%	323,599	0.0%	\$34.00	0	0	0
The Hurt Building	436,032	1913	2.0x	15.2%	66,296	4.6%	\$23.94	37,864	(6,654)	10,180
Total / Weighted Average	5,483,911	1969	1.8x	25.8%	1,415,466	1.2%	\$25.18	105,870	75,580	(185,725)

TIER III										
State Bar of GA	331,249	1966	1.0x	12.3%	40,588	0.0%	\$20.00	223	0	0
34 Park Tower	299,494	1961	1.0x	59.4%	177,818	3.7%	\$25.00	0	(4,134)	0
The Grant Building	130,000	1898	NM	69.5%	90,364	0.0%	\$18.25	(23,983)	11,949	0
Total / Weighted Average	760,743	1952	0.8x	40.6%	308,770	1.5%	\$21.67	(23,760)	7,815	0

Total Competitive Set	12,129,073	1977	1.7x	19.9%	2,408,911	1.3%	\$27.25	94,173	117,501	(239,551)
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Property Name	Owner	Last Sale Detail						Seller	Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate				
TIER I										
55 Allen Plaza	Lone Star Funds	Mar-20	\$80	\$233	75.0%	7.5%	Illinois Teachers / LPC	Lincoln Property Company	Lincoln Property Company	
SunTrust Plaza Gardens	SunTrust Banks, Inc.									
SunTrust Plaza	SunTrust Banks, Inc.									
One Ninety One Peachtree	Oaktree Capital Management, L.P.	Oct-16	\$268	\$219	93.0%	6.8%	Cousins	Banyan Street Capital	Portman Holdings, LLC	
Georgia-Pacific Center	Georgia-Pacific									
100 Peachtree	Zeller	May-17	\$79	\$128	80.0%	5.6%	Five Mile Capital Partners	Five Mile Capital Partners	JLL	
101 Marietta	The Dilweg Companies	Aug-15	\$69	\$104	75.0%	7.5%	Jackson Corporate RE	The Dilweg Companies	CBRE	
TIER II										
ACS Building	CVMC REIT II	Jun-17	\$166	\$166	87.8%	NA	Cousins	Carter Validus	Cushman & Wakefield	
Marquis One	Banyan Street Capital									
Marquis Two	Banyan Street Capital									
Peachtree Center - 229	Banyan Street Capital								Colliers International	
Peachtree Center - 233	Banyan Street Capital									
Peachtree Center - 225	Banyan Street Capital									
Peachtree Center - 235	Banyan Street Capital							RB Management Services	Colliers International	
260 Peachtree	Richard Bowers & Co.									
One Georgia Center	The Georgia Department of Transportatior	Sep-11	\$49	\$129	96.7%	8.0%				Cousins
230 Peachtree	Portman Holdings, LLC								Colliers International	
270 Peachtree	Richard Bowers & Co.									
100 Edgewood	Parkway Properties	Sep-19	\$18	\$55		NA				United Way of Atlanta
The Hurt Building	Meltzer Group, LLC	Oct-16	\$34	\$77	NA	NA	Boxer Property	JLL	Cushman & Wakefield	
TIER III										
State Bar of GA	State Bar of Georgia						Four Mile Capital	Stream Realty Partners, LP	Vantage Realty Partners, LLC	
34 Park Tower	The Creations Group									
The Grant Building	Williams-Russell and Johnson Inc	Jul-19	\$14	\$105	29.5%	NA				