

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Gross Rate	Net Absorption		
				Direct	Direct SF	Sublet		2019	2020	2021 YTD
TIER I										
55 Allen Plaza	348,658	2007	1.0x	28.8%	100,333	11.6%	\$33.30	31,038	(70,322)	(16,731)
SunTrust Plaza Gardens	650,000	2000	1.5x	0.0%	0	0.0%	NM	61,812	57,599	0
SunTrust Plaza	1,249,022	1992	1.5x	3.7%	45,909	0.3%	NM	(11,982)	8,565	13,435
One Ninety One Peachtree	1,222,142	1991	1.0x	10.4%	126,925	3.6%	\$33.54	7,982	(26,210)	0
Georgia-Pacific Center	1,133,840	1982	1.9x	27.5%	311,539	0.0%	\$27.50	(168,132)	(7,862)	(77,963)
100 Peachtree	622,084	1969	1.5x	8.0%	49,588	6.4%	\$32.02	5,037	(23,178)	0
101 Marietta	664,477	1975	4.0x	29.1%	193,312	3.9%	\$29.47	108,351	7,582	(128,422)
Total / Weighted Average	5,890,223	1987	1.7x	14.1%	827,606	2.6%	\$30.89	34,106	(53,826)	(209,681)

TIER II										
ACS Building	998,770	1989	1.0x	35.5%	354,378	0.0%	\$24.50	30,530	(203,750)	0
Marquis One	471,500	1987	2.0x	26.4%	124,334	0.0%	\$27.31	(16,668)	6,616	0
Marquis Two	464,277	1987	2.0x	11.6%	53,798	0.0%	\$27.10	65,606	0	5,550
Peachtree Center - 229	426,178	1976	2.0x	9.4%	40,132	0.0%	\$23.92	2,185	1,155	22,398
Peachtree Center - 233	419,500	1976	2.0x	28.9%	121,148	0.0%	\$24.26	10,404	6,322	(26,500)
Peachtree Center - 225	349,488	1968	2.0x	31.5%	110,228	0.0%	\$24.07	4,724	(1,063)	0
Peachtree Center - 235	302,951	1967	2.0x	19.4%	58,636	6.5%	\$24.24	6,940	4,224	0
260 Peachtree	308,213	1972	2.1x	9.8%	30,175	2.1%	\$24.50	(9,492)	(6,112)	0
270 Peachtree	326,023	1961	1.1x	25.6%	83,530	4.3%	\$22.50	(22,142)	8,250	(13,942)
One Georgia Center	375,952	1968	3.0x	2.1%	8,052	0.0%	NM	10,896	796	(2,269)
230 Peachtree	290,000	1965	0.3x	25.5%	73,992	1.6%	\$22.18	(749)	(12,343)	(11,412)
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	23.8%	103,668	1.5%	\$23.64	(6,654)	10,180	(32,259)
Total / Weighted Average	5,492,483	1969	1.8x	27.0%	1,485,670	0.9%	\$25.15	75,580	(185,725)	(58,434)

TIER III										
State Bar of GA	331,249	1966	1.0x	12.3%	40,588	0.0%	\$20.00	0	0	0
34 Park Tower	299,494	1961	1.0x	59.7%	178,718	3.7%	\$25.00	(4,134)	0	(900)
The Grant Building	130,000	1898	NM	69.5%	90,364	1.2%	\$18.25	11,949	0	(1,500)
Total / Weighted Average	760,743	1952	0.8x	40.7%	309,670	1.6%	\$21.67	7,815	0	(2,400)

Total Competitive Set	12,143,449	1977	1.7x	21.6%	2,622,946	1.8%	\$27.20	117,501	(239,551)	(270,515)
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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	\$229	75.0%	7.5%	Illinois Teachers / LPC		Lincoln Property Company	Lincoln Property Company
SunTrust Plaza Gardens	SunTrust Banks, Inc.									Portman Holdings, LLC
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One Ninety One Peachtree	Oaktree Capital Management	Oct-16	\$268	\$219	93.0%	6.8%	Cousins		Banyan Street Capital	
Georgia-Pacific Center	Georgia-Pacific								Transwestern	Transwestern
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	Sila Realty Trust	Jun-17	\$166	\$166	87.8%	NA	Cousins		Sila Realty Trust	Cushman & Wakefield
Marquis One	Banyan Street Capital									Colliers International
Marquis Two	Banyan Street Capital									Colliers International
Peachtree Center - 229	Banyan Street Capital									Colliers International
Peachtree Center - 233	Banyan Street Capital									Colliers International
Peachtree Center - 225	Banyan Street Capital									Colliers International
Peachtree Center - 235	Banyan Street Capital									Colliers International
260 Peachtree	Richard Bowers & Co.								RB Management Services	Richard Bowers & Co.
270 Peachtree	Richard Bowers & Co.								RB Management Services	Richard Bowers & Co.
One Georgia Center	Government Properties Income Trust	Sep-11	\$49	\$129	96.7%	8.0%	Cousins		REIT Management & Research LLC	Colliers International
230 Peachtree	Portman Holdings, LLC									Stream Realty Partners, LP
100 Edgewood	Parkway Properties	Sep-19	\$18	\$55		NA	United Way of Atlanta		JLL	Cushman & Wakefield
The Hurt Building	Meltzer Group, LLC	Oct-16	\$34	\$77	NA	NA	Boxer Property		JLL	JLL
TIER III										
State Bar of GA	State Bar of Georgia								Cushman & Wakefield	
34 Park Tower	Billionaires Funding Group LLC	Dec-20	\$13	\$43	33.0%	NA	The Creations Group		Billionaires Funding Group LLC	Billionaires Funding Group LLC
The Grant Building	Williams-Russell and Johnson Inc	Jul-19	\$14	\$105	29.5%	NA	Four Mile Capital		Stream Realty Partners, LP	