

Atlanta - North Fulton - 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										
8000 Avalon	228,182	2017	4.0x	2.2%	4,918	1.5%	\$40.00	55,690	0	(8,442)
10000 Avalon	249,579	2020	4.0x	28.6%	71,411	0.0%	\$40.00	0	0	178,168
Avalon Bldg 5000	56,846	2014	4.0x	8.8%	4,991	0.0%	\$39.62	5,123	(2,421)	(6,032)
Avalon Bldg 6000	49,452	2014	4.0x	52.8%	26,089	27.3%	\$40.00	0	0	(26,089)
Avalon West	37,893	2017	3.9x	0.0%	0	0.0%	NM	13,628	0	0
1120 Sanctuary Park (Stonebridge II)	147,000	2006	5.0x	17.0%	24,930	0.0%	\$31.00	(23,877)	61,473	17,498
1110 Sanctuary Park (Stonebridge I)	146,821	2007	5.0x	12.8%	18,744	0.0%	\$31.00	0	104,012	24,065
1130 Sanctuary Park (Stonebridge III)	167,379	2008	4.0x	0.0%	0	0.0%	NM	0	0	0
1125 Sanctuary Park (The Falls)	231,294	2003	4.0x	24.6%	56,872	2.4%	\$31.00	(38,767)	67,593	(28,885)
1105 Sanctuary Park (Lake View I)	184,555	1996	4.0x	26.4%	48,730	0.0%	\$29.75	17,594	23,952	5
1145 Sancturary Park (Lake View II)	182,320	1997	4.0x	21.1%	38,425	0.0%	\$29.75	(14,094)	(12,861)	1,335
1165 Sanctuary Park (Oak View I)	182,952	2000	4.0x	12.4%	22,720	1.6%	\$30.50	10,173	0	(20,582)
1185 Sanctuary Park (Oak View II)	154,714	2001	4.3x	34.8%	53,910	0.0%	\$30.50	0	0	(53,910)
1150 Sanctuary Park (Hillside)	208,040	2008	4.0x	2.7%	5,598	15.2%	\$29.50	(49,224)	49,224	(34,151)
Northwinds I	150,436	1997	4.0x	17.5%	26,339	3.8%	\$29.50	(5,933)	(13,341)	(12,827)
Northwinds II	148,636	1997	4.0x	53.5%	79,577	9.1%	\$29.50	0	(64,031)	(12,070)
Northwinds III	147,951	1998	4.0x	21.6%	31,901	0.0%	\$29.23	(3,299)	6,167	(2,404)
Northwinds IV	148,800	1999	4.0x	11.0%	16,410	0.0%	\$29.50	2,237	0	(7,051)
Northwinds V	149,235	1999	4.0x	0.7%	1,011	0.0%	\$29.50	(36,663)	(356)	36,008
Northwinds VI	150,787	2000	4.0x	21.3%	32,174	0.0%	\$29.50	(27,406)	9,853	2,968
Northwinds VII	152,005	1999	4.5x	14.5%	21,980	0.0%	\$28.25	0	90,761	39,264
Georgia 400 Center I	145,949	2001	4.2x	11.4%	16,656	0.0%	\$29.25	15,201	(11,484)	19,955
Georgia 400 Center II	146,111	1998	4.2x	34.8%	50,833	0.0%	\$29.25	(2,032)	(42,595)	(6,206)
Georgia 400 Center III	125,668	1998	4.2x	6.3%	7,952	5.6%	\$29.00	(6,401)	3,092	(11,643)
Mansell Overlook 100	163,000	1996	4.9x	7.1%	11,541	0.0%	\$29.25	5,846	0	0
Mansell Overlook 200	175,624	1997	4.5x	28.7%	50,483	0.0%	\$29.25	0	5,376	(46,988)
Mansell Overlook 300	163,923	2000	4.5x	8.5%	14,000	0.0%	\$29.25	0	(28,399)	14,399
Mansell Overlook 500	170,012	2001	4.5x	8.2%	13,932	14.1%	\$29.25	(6,020)	(5,748)	(2,164)
3 Edison	107,990	2018	5.0x	0.0%	0	0.0%	\$34.00	0	0	107,990
1 Edison	107,991	2020	5.0x	6.6%	7,081	0.0%	\$34.00	0	0	100,910
Halcyon - Building 1200	90,000	2019	4.3x	2.6%	2,319	0.0%	NM	0	28,180	59,501
100 Milton Park	162,199	2001	3.7x	1.7%	2,725	4.1%	\$26.00	(12,838)	1,789	11,585
200 Milton Park	156,746	2006	3.7x	31.4%	49,219	0.0%	\$26.00	(4,443)	(6,261)	(6,088)
Parkway 400 - Bldg 2	144,404	2001	4.1x	15.0%	21,684	16.9%	\$36.00	16,622	0	(15,558)
Parkway 400 - Bldg 1	51,507	2000	4.1x	3.0%	1,533	14.9%	\$34.50	7,396	5,173	4,114
100 North Point Center East	128,509	1995	3.8x	14.9%	19,117	4.1%	\$28.50	30,339	0	(5,251)
200 North Point Center East	130,427	1996	5.0x	0.0%	0	82.8%	\$28.50	0	0	0
333 North Point Center East	130,000	1997	3.8x	7.8%	10,106	8.5%	\$28.50	4,342	(675)	14,597
555 North Point Center East	152,000	1999	3.8x	40.0%	60,752	8.1%	\$28.50	(22,422)	9,368	(44,844)
Total / Weighted Average	5,726,937	2003	4.2x	16.2%	926,663	4.9%	\$30.84	(69,228)	277,841	281,177

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Gross Rate	Net Absorption		
				Direct	Direct SF	Sublet		2018	2019	2020
TIER II										
1000 Windward Concourse	251,425	1997	4.2x	0.9%	2,248	0.0%	\$26.00	5,402	533	4,881
5405 Windward	244,609	1998	4.1x	6.9%	16,865	0.0%	\$28.00	16,865	0	(16,865)
5995 Windward	406,851	1999	4.5x	82.1%	333,916	0.0%	NM	0	(247,974)	0
Preston Ridge I	147,028	1997	4.0x	35.8%	52,638	0.0%	\$26.00	2,906	(11,302)	5,762
Preston Ridge II	150,000	1998	4.0x	14.8%	22,191	0.0%	\$27.00	21,770	(11,686)	(4,904)
Preston Ridge III	151,803	1999	4.0x	6.1%	9,224	0.0%	\$27.00	(8,614)	5,785	(4,840)
Preston Ridge IV	150,320	2000	4.5x	20.6%	30,985	0.0%	\$27.00	(13,769)	0	(7,720)
Brookside 100	129,421	2000	5.0x	68.8%	89,084	0.0%	NM	296	5,072	(70,221)
Brookside One	133,355	2000	4.2x	20.1%	26,775	2.7%	\$26.50	(25,870)	28,885	(2,385)
Brookside Two	133,442	2001	4.2x	49.8%	66,489	3.7%	\$26.50	1,817	(88,074)	16,621
Corporate Centre One	137,274	1998	4.5x	23.0%	31,613	0.0%	\$25.94	0	10,228	(245)
Corporate Centre Two	139,895	2000	4.5x	41.0%	57,314	0.0%	\$26.00	0	0	0
Deerfield Commons I	121,969	2000	4.0x	34.3%	41,792	0.0%	\$27.45	(880)	(33,381)	0
Deerfield Point 100	101,587	1999	4.0x	45.3%	45,971	3.7%	\$27.00	(6,461)	(7,139)	(1,518)
Deerfield Point 200	103,478	2001	4.0x	23.8%	24,589	0.0%	\$27.00	9,178	18,616	(12,062)
Windward Pointe 200	131,792	1997	5.0x	21.6%	28,458	1.2%	\$27.00	10,191	(955)	(9,788)
One Deerfield Center	550,076	1999	4.0x	10.1%	55,786	3.9%	\$26.39	(4,195)	3,096	(21,653)
Parkside Terrace E	126,481	2000	4.0x	6.1%	7,723	0.0%	\$28.50	(35,281)	27,558	0
Parkside Terrace W	126,480	2001	4.0x	11.9%	15,087	5.2%	\$28.50	(16,329)	6,866	0
Parkview I at Opus Woods	164,717	2001	4.7x	11.9%	19,583	0.0%	\$25.50	14,692	(17,925)	0
Royal Centre One	143,962	1998	5.5x	46.8%	67,327	11.8%	\$26.00	11,740	13,092	(42,583)
Royal Centre Two	152,878	1998	5.3x	13.1%	19,954	2.4%	\$26.00	0	(6,744)	(3,722)
Royal Centre Three	165,527	1998	5.3x	34.8%	57,528	0.0%	\$27.75	6,464	(30,479)	262
Royal Centre Four	308,101	2000	5.3x	1.5%	4,476	7.9%	\$30.16	65,390	(28,019)	3,437
Royal Ridge	160,539	2001	4.0x	91.6%	146,995	3.1%	\$27.00	0	(5,010)	(116,042)
Two Point Royal	127,916	1997	5.0x	0.0%	0	1.9%	\$25.00	16,567	(1,598)	32,460
Windward Fairways I	137,971	1997	4.0x	17.1%	23,595	0.0%	\$26.50	(17,568)	(9,428)	(20,229)
Windward Fairways II	147,471	1997	4.0x	15.1%	22,245	0.0%	\$26.50	(11,500)	17,801	(11,214)
Total / Weighted Average	4,946,368	1999	4.4x	26.7%	1,320,451	1.9%	\$26.93	42,811	(362,182)	(282,568)

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Gross Rate	Net Absorption		
				Direct	Direct SF	Sublet		2018	2019	2020
TIER III										
4005 Windward Plaza	132,250	1998	5.0x	100.0%	132,250	0.0%	\$27.00	(132,250)	0	0
Royal 400	108,512	1998	7.0x	0.0%	0	0.0%	\$26.50	(108,512)	0	108,512
Park at Windward Concourse (1720)	100,364	1999	4.0x	11.9%	11,910	0.0%	\$25.82	(24,428)	10,938	1,580
Park at Windward Concourse (1725)	101,239	2001	4.0x	13.1%	13,300	9.8%	\$25.75	14,934	8,247	8,199
Mansell One	116,625	1997	4.5x	28.2%	32,864	0.0%	\$25.50	0	14,417	(10,075)
Mansell Two	126,140	1999	4.5x	32.1%	40,433	0.0%	\$25.50	(17,430)	17,778	(23,453)
Mansell Three	126,140	2001	4.3x	39.0%	49,138	0.0%	\$25.38	(17,430)	17,778	(23,453)
800 North Point Pkwy	171,176	1992	4.0x	5.2%	8,901	0.0%	\$25.50	0	0	0
900 North Point Pkwy	133,347	1992	5.0x	19.5%	25,983	0.0%	\$25.65	(20,640)	62,339	997
4800 North Point Pkwy	75,304	1995	4.3x	0.0%	0	0.0%	\$25.00	(28,725)	13,309	15,416
4300 North Point Pkwy	60,000	2001	4.1x	0.0%	0	0.0%	NM	0	8,000	12,000
Windward Concourse	102,569	1998	4.4x	15.1%	15,477	0.0%	\$25.50	11,221	2,535	(3,299)
Mansell Forest	52,676	1996	4.5x	16.6%	8,739	0.0%	\$23.86	(3,856)	(1,925)	(1,824)
Parkway Forest	55,626	2000	4.0x	0.0%	0	0.0%	NM	0	0	0
4501 Northpoint Pkwy	130,378	1997	4.3x	12.5%	16,239	20.0%	\$25.50	(12,752)	12,752	0
One Point Royal	151,051	1996	3.0x	7.9%	11,879	22.2%	\$22.00	7,896	4,717	2,997
Windward Oaks I	58,658	1989	4.0x	10.2%	5,992	0.0%	\$23.75	3,500	0	(5,992)
Windward Oaks II	76,555	1995	4.0x	0.0%	0	100.0%	\$23.75	0	0	0
Brookside 300	105,236	2001	5.2x	0.0%	0	0.0%	NM	10,755	0	0
Westside Center	60,000	1995	4.0x	38.6%	23,153	0.0%	\$20.75	0	8,000	12,000
1805 Old Alabama Rd. - Bldg III	106,000	2001	4.0x	0.0%	0	14.8%	NM	19,851	(20,484)	26,482
Meadows Summit	86,000	1999	4.4x	1.7%	1,498	0.0%	\$19.50	(17,090)	21,525	(2,497)
Radiant I	106,631	1998	4.0x	20.5%	21,836	0.0%	\$22.75	(26,657)	(10,000)	14,821
Radiant II	80,314	2000	4.5x	100.0%	80,314	0.0%	NM	0	0	0
Total / Weighted Average	2,422,791	1997	4.4x	20.6%	499,906	6.7%	\$24.70	(341,613)	169,926	132,411

UNDER CONSTRUCTION						
Property Name	RSF	Delivery Date	Asking Rent	OpEx	Preleased SF	Tenants
Kimball Place	128,031	2021	\$40.00	NM	0	NA

Property Name	Owner	Last Sale Detail						Seller	Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate				
TIER I										
8000 Avalon	Hines								Cousins Properties	Cousins Properties
10000 Avalon	Hines								Cousins Properties Incorporated	Hines
Avalon Bldg 5000	PGIM	Jul-16	\$18	\$315	100.0%	6.0%	North American Properties	-		CBRE
Avalon Bldg 6000	PGIM	Jul-16	\$16	\$315	100.0%	6.0%	North American Properties	-		CBRE
Avalon West	Brookwood Properties, LLC								-	CBRE
1120 Sanctuary Park (Stonebridge II)	Rubenstein/AIG	Sep-16	\$25	\$171	97.9%	7.0%	JP Morgan		Rubenstein Partners	JLL
1110 Sanctuary Park (Stonebridge I)	Rubenstein/AIG	Sep-16	\$25	\$171	100.0%	7.0%	JP Morgan		Rubenstein Partners	JLL
1130 Sanctuary Park (Stonebridge III)	Rubenstein/AIG	Sep-16	\$29	\$171	100.0%	7.0%	JP Morgan		Rubenstein Partners	JLL
1125 Sanctuary Park (The Falls)	Rubenstein/AIG	Sep-16	\$40	\$171	97.3%	7.0%	JP Morgan		Rubenstein Partners	JLL
1105 Sanctuary Park (Lake View I)	Rubenstein/AIG	Sep-16	\$32	\$171	93.4%	7.0%	JP Morgan		Rubenstein Partners	JLL
1145 Sancturary Park (Lake View II)	Rubenstein/AIG	Sep-16	\$31	\$171	89.1%	7.0%	JP Morgan		Rubenstein Partners	JLL
1165 Sanctuary Park (Oak View I)	Rubenstein/AIG	Sep-16	\$31	\$171	84.0%	7.0%	JP Morgan		Rubenstein Partners	JLL
1185 Sanctuary Park (Oak View II)	Rubenstein/AIG	Sep-16	\$26	\$171	100.0%	7.0%	JP Morgan		Rubenstein Partners	JLL
1150 Sanctuary Park (Hillside)	Rubenstein/AIG	Sep-16	\$36	\$171	100.0%	7.0%	JP Morgan		Rubenstein Partners	JLL
Northwinds I	The Brookdale Group	Jul-16	\$27	\$179	100.0%	6.2%	Blackstone		Lincoln Property Company	Lincoln Property Company
Northwinds II	The Brookdale Group	Jul-16	\$27	\$179	98.9%	6.2%	Blackstone		Lincoln Property Company	Lincoln Property Company
Northwinds III	The Brookdale Group	Jul-16	\$26	\$179	88.0%	6.2%	Blackstone		Lincoln Property Company	Lincoln Property Company
Northwinds IV	The Brookdale Group	Jul-16	\$28	\$192	95.7%	6.2%	Blackstone		Lincoln Property Company	Lincoln Property Company
Northwinds V	The Brookdale Group	Jul-16	\$27	\$179	100.0%	6.2%	Blackstone		Lincoln Property Company	Lincoln Property Company
Northwinds VI	The Brookdale Group	Jul-16	\$27	\$179	92.9%	6.2%	Blackstone		Lincoln Property Company	Lincoln Property Company
Northwinds VII	The Brookdale Group	Jul-16	\$27	\$179		6.2%	Blackstone		Lincoln Property Company	Lincoln Property Company
Georgia 400 Center I	Pacific Oak Capital Advisors	May-19	\$32	\$218	78.6%	6.3%	TPA Group		Daniel Corporation	Transwestern
Georgia 400 Center II	Pacific Oak Capital Advisors	May-19	\$32	\$218	100.0%	6.3%	TPA Group		Daniel Corporation	Transwestern
Georgia 400 Center III	Pacific Oak Capital Advisors	May-19	\$27	\$218	93.7%	6.3%	TPA Group		Daniel Corporation	Transwestern
Mansell Overlook 100	The Brookdale Group	Aug-15	\$29	\$180	80.2%	6.4%	Metlife		-	Cushman & Wakefield
Mansell Overlook 200	The Brookdale Group	Aug-15	\$32	\$180	96.2%	6.4%	Metlife		Cushman & Wakefield	Cushman & Wakefield
Mansell Overlook 300	The Brookdale Group	Aug-15	\$30	\$180	90.3%	6.4%	Metlife		Cushman & Wakefield	Cushman & Wakefield
Mansell Overlook 500	The Brookdale Group	Aug-15	\$31	\$180	84.0%	6.4%	Metlife		Cushman & Wakefield	Cushman & Wakefield
3 Edison	Invesco Real Estate	Apr-20	\$37	\$344	100.0%	6.0%	TPA Group		CBRE	CBRE
1 Edison	Invesco Real Estate	Apr-20	\$37	\$344	100.0%	6.0%	TPA Group		CBRE	CBRE
Halcyon - Building 1200	RocaPoint Partners								-	JLL
100 Milton Park	Adventus Realty Services Inc.	Dec-16	\$29	\$180	100.0%	7.1%	Pope & Land		-	Avison Young
200 Milton Park	Adventus Realty Services Inc.	Dec-16	\$28	\$180	75.0%	7.1%	Pope & Land		-	Avison Young
Parkway 400 - Bldg 2	Velocis	Nov-17	\$30	\$205	82.0%	6.4%	LNR Partners		Colliers International	Colliers International
Parkway 400 - Bldg 1	Velocis	Nov-17	\$11	\$205	58.0%	6.4%	LNR Partners		Colliers International	Colliers International
100 North Point Center East	Accesso Partners	Dec-15	\$22	\$171	100.0%	7.2%	Cousins Properties		Colonial Properties	Cushman & Wakefield
200 North Point Center East	Accesso Partners	Dec-15	\$22	\$171	100.0%	7.2%	Cousins Properties		Colonial Properties	Cushman & Wakefield
333 North Point Center East	Accesso Partners	Dec-15	\$22	\$171	92.9%	7.2%	Cousins Properties		Colonial Properties	Cushman & Wakefield
555 North Point Center East	Accesso Partners	Dec-15	\$26	\$171	92.8%	7.2%	Cousins Properties		Colonial Properties	Cushman & Wakefield

Property Name	Owner	Last Sale Detail						Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate	Seller		
TIER II									
1000 Windward Concourse	B Developments	Oct-18	\$44	\$174	98.0%	8.1%	UBS Realty Investors	JLL	JLL
5405 Windward	Highwoods Properties, Inc.							Highwoods Properties, Inc.	Highwoods Properties, Inc.
5995 Windward	Grubb Properties	Dec-19	\$32	\$77	100.0%	NA	McKesson Corporation	-	Colliers International
Preston Ridge I	The Simpson Organization	Feb-18	\$24	\$158	67.0%	5.0%	Barings	Transwestern	JLL
Preston Ridge II	Westdale	May-14	\$20	\$135	NA	NA	RREEF	Westdale	JLL
Preston Ridge III	Hobbs Brook Management LLC	Mar-13	\$15	\$99	NA	NA	Germania of America, Inc.	Colliers International	Colliers International
Preston Ridge IV	OA Development, Inc.	Nov-16	\$28	\$183	94.0%	8.1%	Cornerstone	Lincoln Property Company	JLL
Brookside 100	ESRI	Jun-08	\$18	\$140	NA	NA	The Alter Group	-	CBRE
Brookside One	Equus Capital Partners, Ltd.	Apr-16	\$21	\$160	98.0%	8.0%	Blackstone	BPG- North Meadow	Stream Realty Partners, LP
Brookside Two	Equus Capital Partners, Ltd.	Apr-16	\$21	\$160	97.9%	8.0%	Blackstone	BPG- North Meadow	Stream Realty Partners, LP
Corporate Centre One	B Developments	Dec-19	\$20	\$146	80.3%		Banyan Street Capital	Cushman & Wakefield	CBRE
Corporate Centre Two	B Developments	Dec-19	\$20	\$146	59.0%		Banyan Street Capital	Cushman & Wakefield	CBRE
Deerfield Commons I	Stockbridge Capital Group LLC	Dec-14	\$19	\$159	98.0%	7.1%	Chambers Street Properties	Transwestern	Transwestern
Deerfield Point 100	TerraCap Management, LLC	Jun-17	\$14	\$138	86.0%	5.1%	Crocker Partners	Crocker Partners, LLC	Transwestern Real Estate Services
Deerfield Point 200	TerraCap Management, LLC	Jun-17	\$14	\$138	60.8%	5.1%	Crocker Partners	Crocker Partners, LLC	Transwestern Real Estate Services
Windward Pointe 200	TerraCap Management, LLC	Jun-17	\$18	\$138	90.1%	5.1%	Crocker Partners	Crocker Partners, LLC	Transwestern Real Estate Services
One Deerfield Center	UBS Realty Investors LLC	Jan-06	\$62	\$112	54.5%	NA	ORIX Capital Markets	JLL	-
Parkside Terrace E	Ravinia Capital Group	Apr-19	\$24	\$190	88.3%	7.3%	Granite Properties	SK Commercial Realty LLC	Cushman & Wakefield
Parkside Terrace W	Ravinia Capital Group	Apr-19	\$24	\$190	91.8%	7.3%	Granite Properties	SK Commercial Realty LLC	Cushman & Wakefield
Parkview I at Opus Woods	Macfarlan Capital Partners, L.P.	Sep-15	\$29	\$173	100.0%	7.8%	Opus South	Cushman & Wakefield	Transwestern Real Estate Services
Royal Centre One	The Simpson Organization	Jul-18	\$23	\$156	75.0%	6.4%	Velocis	JLL	JLL
Royal Centre Two	The Simpson Organization	Mar-19	\$25	\$163	91.4%		Bridge Commercial RE	Stream Realty Partners, LP	JLL
Royal Centre Three	Bridge Commercial Real Estate	Mar-18	\$28	\$169	69.7%	6.5%	NY Life RE Investors	Stream Realty Partners, LP	Bridge Commercial RE
Royal Centre Four	Bridge Commercial Real Estate	Mar-18	\$52	\$169	69.7%	6.5%	NY Life RE Investors	Stream Realty Partners, LP	Bridge Commercial RE
Royal Ridge	Macfarlan Capital Partners, L.P.	Apr-15	\$28	\$175	95.0%	7.7%	KBS	KBS Realty Advisors	Stream Realty Partners, LP
Two Point Royal	Exeter Property Group	Dec-18	\$18	\$150	73.0%	5.7%	Highwoods	-	Colliers International
Windward Fairways I	Noro Management	Nov-19	\$24	\$175	80.4%	7.0%	America's Capital Partners	-	CBRE
Windward Fairways II	Noro Management	Nov-19	\$26	\$175	92.4%	7.0%	America's Capital Partners	-	CBRE

Property Name	Owner	Last Sale Detail						Seller	Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate				
TIER III										
4005 Windward Plaza	Grupo Haddad US								Banyan Street Capital	CBRE
Royal 400	Pinnacle Companies	Nov-19	\$11	\$101		NA			Pinnacle Brokerage & Management Cor	NAI Brannen Goddard
Park at Windward Concourse (1720)	Bridge Investment Group	Oct-16	\$14	\$141	100.0%	5.8%	Barings		Bridge Commercial RE	Bridge Commercial RE
Park at Windward Concourse (1725)	Bridge Investment Group	Oct-16	\$14	\$141	48.9%	5.8%	Barings		Bridge Commercial RE	Bridge Commercial RE
Mansell One	The Simpson Organization	Jan-20	\$18	\$151	80.5%	7.2%	Sun Life Assurance of CA		-	-
Mansell Two	The Simpson Organization	Jan-20	\$19	\$151	76.8%	7.2%	Sun Life Assurance of CA		-	Bridge Commercial RE
Mansell Three	Ravinia Capital Group	Feb-17	\$16	\$129	74.0%	N/A	SK Commercial		SK Commercial Realty LLC	SK Commercial Realty LLC
800 North Point Pkwy	The Simpson Organization	Apr-19	\$23	\$136	94.8%		Blackstone		Lincoln Property Company	Lincoln Property Company
900 North Point Pkwy	The Simpson Organization	Apr-19	\$18	\$136	80.3%		Blackstone		Lincoln Property Company	Lincoln Property Company
4800 North Point Pkwy	Virtua Partners	Oct-19	\$13	\$173	78.0%	7.0%	Alvarez & Marsal		CBRE	JLL
4300 North Point Pkwy	LG Electronics U.S.A., Inc.	Apr-18	\$7	\$117	NA	NA	Hanjin Shipping Co.		Image Properties, LLC	Cushman & Wakefield
Windward Concourse	Brookfield Asset Management, Inc.	Mar-17	\$11	\$102	75.0%	8.9%	TA Realty		Taylor & Mathis, Inc.	JLL
Mansell Forest	Eugenia Investments, Inc.	Jul-19	\$10	\$188	90.5%	6.7%	Grubb Properties		Grubb Properties	NAI Brannen Goddard
Parkway Forest	Rogers Electric	Oct-05	\$9	\$156	98.1%	8.0%	Parkway Forest Partners		Office Suites PLUS	NAI Brannen Goddard
4501 Northpoint Pkwy	Brightman & Gil RE Investment Mgmt	Oct-18	\$20	\$151	88.0%	7.5%	US Realty Investments		Lincoln Property Company	Transwestern
One Point Royal	Atlanta Property Group	Mar-18	\$19	\$122	92.0%	8.4%	OA Development		-	Atlanta Property Group
Windward Oaks I	Omega Capital	Sep-19	\$10	\$174	88.0%		Stockbridge		Transwestern	Transwestern
Windward Oaks II	Omega Capital	Sep-19	\$13	\$174	100.0%		Stockbridge		Transwestern	Transwestern
Brookside 300	OA Development, Inc.	Aug-15	\$14	\$132	99.0%	8.5%	Piedmont REIT		Lincoln Property Company	JLL
Westside Center	Realco	Oct-14	\$7	\$123	88.0%	9.5%	Ackerman		-	Foundry Commercial
1805 Old Alabama Rd. - Bldg III	Asherian Properties	Jul-12	\$3	\$32	45.7%	NA	Hunt Companies		Cushman & Wakefield	Crossman And Company
Meadows Summit	Structural Consulting Group	Jun-02	\$7	\$84	NA	NA	Commons Development		-	Newburger-Andes & Co
Radiant I	AmTrust Financial	Feb-17	\$13	\$126	100.0%	N/A	Blackstone		Lincoln Property Company	CBRE
Radiant II	Atlanta Women’s Health Group, P.C.	Nov-20	\$11	\$136			Simpson Organization		Lincoln Property Company	Lincoln Property Company

UNDER CONSTRUCTION				
Property Name	Developer	Investor	Land Price	Dev. Cost
Kimball Place	Greenstone		Unknown	Unknown