

Florida - Aventura - Tier Report - 2019 4Q

Property Name	RSF	Year Built	Vacancy			Gross Rate	Net Absorption			Parking Ratio
			Direct	Direct SF	Sublet		2017	2018	2019	
<u>TIER I</u>										
Canal Park Office	74,336	2018	0.0%	0	9.5%	\$53.00	0	69,036	3,351	4.0x
Harbour Centre at Aventura	217,056	2003	6.0%	12,921	1.8%	50.00	2,552	(3,067)	(9,708)	4.0x
One Turnberry Place	140,000	1987	14.2%	19,897	0.0%	50.00	(2,184)	4,222	(17,775)	2.9x
Aventura Corporate Center III	90,320	2007	5.4%	4,914	0.0%	50.00	2,280	(1,763)	5,442	3.7x
Country Club Center	68,825	2004	7.4%	5,065	0.0%	-	(7,606)	(7,854)	15,460	3.4x
Wgt. Avg. / Total	590,537	2004	7.2%	42,797	1.9%	\$50.43	(4,958)	60,574	(3,230)	3.6x
<u>TIER II</u>										
Aventura Corporate Center II	82,329	1989	13.0%	10,741	0.0%	\$42.59	(933)	(9,028)	7,891	3.7x
Aventura Corporate Center I	79,595	1986	8.5%	6,754	6.7%	42.00	(5,163)	(56)	565	3.7x
Aventura View	106,500	1988	7.8%	8,317	0.0%	34.88	(9,161)	(334)	3,152	3.0x
Turnberry Plaza	108,000	1985	5.1%	5,547	0.0%	-	1,774	(4,100)	2,780	2.2x
Wgt. Avg. / Total	376,424	1987	8.3%	31,359	1.4%	\$39.36	(13,483)	(13,518)	14,388	3.1x
<u>TIER III</u>										
2925 Aventura Blvd	32,832	1983	12.1%	3,959	0.0%	\$40.00	730	1,074	(7,265)	4.0x
Office 163	56,000	2005	0.0%	0	0.0%	-	(1,063)	(2,777)	5,068	2.0x
Aventura Medical Plaza	50,000	1996	0.0%	0	0.0%	-	0	0	0	2.6x
Medical Arts Center	53,480	1990	2.7%	1,460	0.0%	-	0	(1,460)	0	9.9x
Mount Sinai Medical Center	66,536	1985	0.0%	0	0.0%	-	0	0	0	1.9x
Wgt. Avg. / Total	258,848	1992	2.1%	5,419	0.0%	\$40.00	(333)	(3,163)	(2,197)	4.1x
Total Competitive Set*	1,225,809	1995	6.5%	79,575	1.3%	\$46.40	(18,774)	43,893	8,961	3.8x

*excludes buildings for which data was not available.

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Property Name	Owner	Date	Price	\$/RSF	Occ.	Cap Rate	Property Manager	Leasing Agent
<u>TIER I</u>								
Canal Park Office	Nannum Developers	-	-	-	-	-	-	Wolf Co.
Harbour Centre at Aventura	Sovereign Capital	Aug-14	\$61.0	\$281	85%	-	JLL	Colliers
One Turnberry Place	Triarch Capital	Jun-11	\$53.0	\$379	97%	6.8%	Triarch Capital	Colliers
Aventura Corporate Center III	Renaissance	May-16	\$37.7	\$417	100%	5.9%	Renaissance	Renaissance
Country Club Center	Cabi Developers	-	-	-	-	-	Fontainebleau	Wolf Co.
<u>TIER II</u>								
Aventura Corporate Center II	Renaissance	May-16	\$34.3	\$417	95%	5.9%	Renaissance	Renaissance
Aventura Corporate Center I	Renaissance	May-16	\$33.2	\$417	100%	5.9%	Renaissance	Renaissance
Aventura View	CoFe Properties	Dec-15	\$38.0	\$357	92%	-	-	JLL
Turnberry Plaza	Prime Int'l Realty	-	-	-	-	-	Turnberry Associates	Wolf Co.
<u>TIER III</u>								
2925 Aventura Blvd	Arnold Wax	Apr-14	-	-	100%	-	Tanglewood	Tanglewood
Office 163	-	Jan-17	-	-	-	-	HMS Property Mgmt	Keller Williams
Aventura Medical Plaza	HCA Mgmt	Jun-18	\$13.9	\$278	93%	6.2%	-	Greenfield Group
Medical Arts Center	-	Sep-16	-	-	-	-	-	Biscayne Medical
Mount Sinai Medical Center	Mt. Sinai	-	-	-	-	-	Mt. Sinai	-