

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Gross Rate	Net Absorption		
				Direct	Direct SF	Sublet		2018	2019	2020 YTD
TIER I										
Toringdon 7	198,831	2019	4.0x	26.8%	53,386	1.9%	\$38.50	0	76,277	65,371
The Hub at Waverly	154,000	2017	5.5x	1.7%	2,682	22.3%	\$39.00	101,917	(40,461)	(5,398)
The Nexus at Waverly	154,000	2019	-	13.4%	20,662	0.0%	\$39.00	101,917	(40,461)	(5,398)
Woodward Building	284,000	2012	3.8x	0.0%	0	0.0%	NM	35,484	0	61,470
Harris Building	259,581	2008	3.6x	59.6%	154,722	0.0%	\$34.75	(18,389)	(80,108)	24,413
Everett Building	155,028	2010	0.1x	9.6%	14,837	0.0%	\$33.75	11,445	(11,544)	(3,293)
Hayes Building	153,242	2008	4.0x	0.0%	0	12.5%	NM	0	(19,216)	0
Irby Building	150,000	2008	3.6x	14.6%	21,924	0.0%	\$34.07	3,441	(9,584)	(2,967)
Calhoun Building	142,930	2011	3.3x	0.0%	0	0.0%	NM	38,586	9,851	6,418
Hixon Building	125,628	2004	4.0x	0.0%	0	0.0%	NM	(16,137)	16,137	0
Chandler Building	125,470	2003	4.0x	11.3%	14,164	13.1%	\$32.25	(14,350)	1,764	(12,818)
Hall Building	76,151	2005	4.0x	2.1%	1,579	0.0%	\$33.25	(6,153)	10,727	0
Frenette Building	75,978	2004	-	17.5%	13,315	0.0%	\$31.25	(2,759)	(8,210)	(2,346)
Gibson Building	76,104	2005	4.0x	35.0%	26,602	0.0%	\$27.35	0	(16,208)	(10,394)
Total / Weighted Average	2,130,943	2010	3.2x	15.2%	323,873	3.5%	\$35.13	235,002	(111,036)	115,058

TIER II										
Toringdon 1	89,911	2001	4.0x	0.0%	0	0.0%	NM	2,721	2,515	0
Toringdon 2	75,000	2003	3.1x	33.5%	25,158	0.0%	\$33.50	11,307	(25,158)	0
Toringdon 3	86,434	2003	4.0x	17.6%	15,226	5.8%	\$33.50	(2,978)	5,955	(7,415)
Toringdon 4	96,472	2006	4.1x	23.3%	22,496	0.0%	\$33.50	(2,763)	2,763	0
Toringdon 5	72,440	2005	4.0x	13.8%	10,005	0.0%	\$33.50	4,461	(7,767)	0
Toringdon 6	99,345	2008	4.0x	21.7%	21,548	50.4%	\$33.50	0	(8,913)	(50,029)
Brixham Green Three	108,472	2001	2.1x	1.0%	1,049	0.0%	\$31.25	(31,696)	31,696	(1,049)
Cullman Park	108,328	1999	4.0x	12.9%	14,012	0.0%	\$31.61	(6,071)	(3,608)	(4,333)
Ballantyne Two	101,986	1997	2.2x	6.1%	6,221	11.6%	\$31.25	0	0	(6,221)
Ballantyne One	105,777	1997	5.0x	7.8%	8,198	11.3%	\$31.55	4,115	(10,606)	(5,676)
Brixham Green One	101,254	1999	4.0x	15.0%	15,187	0.0%	\$31.25	(4,513)	(15,000)	17,109
Brixham Green Two	101,206	1999	4.0x	34.4%	34,819	0.0%	\$31.25	1,324	(15,272)	(19,547)
Richardson Building	90,932	2000	4.8x	4.3%	3,906	0.0%	\$31.25	(1,335)	85	0
Total / Weighted Average	1,237,557	2001	3.8x	14.4%	177,825	6.4%	\$32.15	(25,428)	(43,310)	(77,161)



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TIER III										
Davie Building	121,581	1990	4.5x	24.0%	29,205	0.0%	\$27.00	3,019	(26,166)	5,992
Piedmont Building	70,637	1997	5.6x	13.3%	9,399	19.5%	\$27.00	(5,342)	5,342	(10,982)
Tarleton Building	126,693	1998	4.5x	3.1%	3,876	0.0%	\$27.00	(1,503)	1,503	(808)
Carmel Park I	86,770	1982	4.0x	13.1%	11,391	0.0%	\$27.00	10,074	(2,315)	(3,457)
Carmel Park II	86,298	1984	4.0x	2.2%	1,879	0.0%	\$27.00	8,250	5,303	3,025
Quail Plaza	94,715	1984	3.5x	7.7%	7,287	0.0%	\$26.50	15,170	(609)	3,385
Total / Weighted Average	586,694	1990	4.3x	10.7%	63,037	2.4%	\$26.92	29,668	(16,942)	(2,845)

Total Competitive Set	3,955,194	2005	3.6x	14.3%	564,735	4.2%	\$32.52	239,242	(171,288)	35,052
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UNDER CONSTRUCTION										
Property Name	RSF	Delivery Date	Asking Rent	OpEx	Preleased SF	Tenants				
13146 Ballantyne Corporate Pl	328,000	2021	NM	NM	0	NA				

Property Name	Owner	Last Sale Detail						Seller	Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate				
TIER I										
Toringdon 7	Trinity Capital Advisors LLC								Trinity Partners	Trinity Partners
The Hub at Waverly	Ascentris, LLC	Sep-19	\$62	\$406	98.3%	-	Childress Klein		Childress Klein	Childress Klein
The Nexus at Waverly	Ascentris, LLC	Sep-19	\$62	\$406	54.3%	-	Childress Klein		Childress Klein	Childress Klein
Woodward Building	Northwood Investors LLC	Mar-17	\$81	\$286	80.0%	-	Bissell Companies		Northwood Office	Northwood Office
Harris Building	Northwood Investors LLC	Mar-17	\$63	\$243	69.0%	-	Bissell Companies		Northwood Office	Northwood Office
Everett Building	Northwood Investors LLC	Mar-17	\$38	\$245	100.0%	-	Bissell Companies		Northwood Office	Northwood Office
Hayes Building	Northwood Investors LLC	Mar-17	\$39	\$254	100.0%	-	Bissell Companies		Northwood Office	Northwood Office
Irby Building	Northwood Investors LLC	Mar-17	\$40	\$267	95.1%	-	Bissell Companies		Northwood Office	Northwood Office
Calhoun Building	Northwood Investors LLC	Mar-17	\$38	\$266	44.9%	-	Bissell Companies		Northwood Office	Northwood Office
Hixon Building	Northwood Investors LLC	Mar-17	\$28	\$219	88.1%	-	Bissell Companies		Northwood Office	Northwood Office
Chandler Building	Northwood Investors LLC	Mar-17	\$30	\$240	93.5%	-	Bissell Companies		Northwood Office	Northwood Office
Hall Building	Northwood Investors LLC	Mar-17	\$17	\$217	92.4%	-	Bissell Companies		Northwood Office	Northwood Office
Frenette Building	Northwood Investors LLC	Mar-17	\$16	\$204	100.0%	-	Bissell Companies		Northwood Office	Northwood Office
Gibson Building	Northwood Investors LLC	Mar-17	\$10	\$131	100.0%	-	Bissell Companies		Northwood Office	Northwood Office
TIER II										
Toringdon 1	AIG / Trinity Capital Partners	Dec-15	\$20	\$220	95.3%	-	Stockbridge Capital		Trinity Partners	Trinity Partners
Toringdon 2	AIG / Trinity Capital Partners	Dec-15	\$17	\$220	100.0%	-	Stockbridge Capital		Trinity Partners	Trinity Partners
Toringdon 3	AIG / Trinity Capital Partners	Dec-15	\$19	\$220	78.5%	-	Stockbridge Capital		Trinity Partners	Trinity Partners
Toringdon 4	AIG / Trinity Capital Partners	Dec-15	\$21	\$220	93.1%	-	Stockbridge Capital		Trinity Partners	Trinity Partners
Toringdon 5	AIG / Trinity Capital Partners	Dec-15	\$16	\$220	76.5%	-	Stockbridge Capital		Trinity Partners	Trinity Partners
Toringdon 6	AIG / Trinity Capital Partners	Dec-15	\$22	\$220	91.9%	-	Stockbridge Capital		Trinity Partners	Trinity Partners
Brixham Green Three	Northwood Investors LLC	Mar-17	\$22	\$198	100.0%	-	Bissell Companies		Northwood Office	Northwood Office
Cullman Park	Northwood Investors LLC	Mar-17	\$22	\$203	98.9%	-	Bissell Companies		Northwood Office	Northwood Office
Ballantyne Two	Northwood Investors LLC	Mar-17	\$21	\$201	100.0%	-	Bissell Companies		Northwood Office	Northwood Office
Ballantyne One	Northwood Investors LLC	Mar-17	\$20	\$184	98.0%	-	Bissell Companies		Northwood Office	Northwood Office
Brixham Green One	Northwood Investors LLC	Mar-17	\$22	\$212	100.0%	-	Bissell Companies		Northwood Office	Northwood Office
Brixham Green Two	Northwood Investors LLC	Mar-17	\$21	\$207	87.6%	-	Bissell Companies		Northwood Office	Northwood Office
Richardson Building	Northwood Investors LLC	Mar-17	\$20	\$214	97.1%	-	Bissell Companies		Northwood Office	Northwood Office

Property Name	Owner	Last Sale Detail						Seller	Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate				
TIER III										
Davie Building	Vision Properties, LLC	Nov-13	\$117	\$117	83.4%	9.0%	Cousins		CBRE	JLL
Piedmont Building	Vision Properties, LLC	Nov-13	\$117	\$117	96.0%	9.0%	Cousins		CBRE	JLL
Tarleton Building	Vision Properties, LLC	Nov-13	\$117	\$117	98.9%	9.0%	Cousins		CBRE	JLL
Carmel Park I	OA Development, Inc.	Oct-19			-	-	CapRidge Partners		Spectrum Companies	Trinity Partners
Carmel Park II	OA Development, Inc.	Oct-19			-	-	CapRidge Partners		Spectrum Companies	Trinity Partners
Quail Plaza	Adler Kawa Real Estate Advisors	May-19	\$16	\$168	89.0%	-	TriGate Capital		Daniel Realty Services, L.L.C.	CBRE

UNDER CONSTRUCTION				
Property Name	Developer	Investor	Land Price	Dev. Cost
13146 Ballantyne Corporate Pl	Northwood Investors LLC		Unknown	Unknown