



Ballantyne Charlotte - Tier Report - 2019 4Q



PARTNERS						PARTNERS							
Property Name	RSF	Year Built	Direct	Direct SF	Sublet	Gross Rate	Net Absorption			Parking Ratio	Owner	Property Manager	Leasing Agent
TIER I													
Toringdon 7	198,831	2019	48.9%	97,139	0.0%	\$38.50	0	0	76,277	4.0x	Trinity Capital Advisors LLC	Trinity Partners	Trinity Partners
The Hub at Waverly	154,001	2017	1.7%	2,682	49.4%	\$39.00	13,818	101,917	(40,461)	5.5x	Childress Klein	Childress Klein	Childress Klein
The Nexus at Waverly	154,000	2019	45.7%	70,341	0.0%	\$39.00				0.0x	Ascentris, LLC	Childress Klein	Childress Klein
Woodward Building	284,000	2012	10.8%	30,735	0.0%	\$34.75	(11,791)	35,484	0	3.8x	Northwood Investors LLC	Northwood Office	-
Harris Building	259,581	2008	69.0%	179,135	0.0%	\$34.75	0	(18,389)	(80,108)	3.6x	Northwood Investors LLC	Northwood Office	Northwood Office
Everett Building	155,028	2010	7.4%	11,544	0.0%	\$33.75	(11,445)	11,445	(11,544)	0.1x	Northwood Investors LLC	Northwood Office	-
Hayes Building	153,242	2008	0.0%	0	12.5%	\$33.75	0	0	(19,216)	4.0x	Northwood Investors LLC	Northwood Office	-
Irby Building	150,000	2008	12.6%	18,957	0.0%	\$33.75	80	3,441	(9,584)	3.6x	Northwood Investors LLC	Northwood Office	-
Calhoun Building	142,930	2011	0.0%	0	0.0%	NM	4,108	38,586	9,851	3.3x	Northwood Investors LLC	Northwood Office	-
Hixon Building	125,628	2004	0.0%	0	0.0%	NM	14,955	(16,137)	16,137	4.0x	Northwood Investors LLC	Northwood Office	Northwood Office
Chandler Building	125,470	2003	11.3%	14,164	0.0%	\$32.25	8,216	(14,350)	1,764	4.0x	Northwood Investors LLC	Northwood Office	-
Hall Building	76,151	2005	2.1%	1,579	0.0%	\$31.25	(389)	(6,153)	10,727	4.0x	Northwood Investors LLC	Northwood Office	-
Frenette Building	75,978	2004	14.4%	10,969	0.0%	\$31.25	0	(2,759)	(8,210)	0.0x	Northwood Investors LLC	Northwood Office	-
Gibson Building	76,104	2005	21.3%	16,208	0.0%	\$30.43	0	0	(16,208)	4.0x	Northwood Investors LLC	Northwood Office	MPV Properties
Wgt. Avg. / Total	1,932,113	2010	23.5%	453,453	4.9%	\$34.98	17,552	133,085	(70,575)	3.1x			
TIER II													
Toringdon 1	89,911	2001	0.0%	0	0.0%	\$32.50	1,962	2,721	2,515	4.0x	AIG Global Asset Management Holdings Corp.	Trinity Partners	Trinity Partners
Toringdon 2	75,000	2003	33.5%	25,158	0.0%	\$32.50	11,378	11,307	(25,158)	3.1x	AIG Global Asset Management Holdings Corp.	Trinity Partners	Trinity Partners
Toringdon 3	86,434	2003	9.0%	7,811	5.8%	\$32.50	(7,503)	(2,978)	5,955	4.0x	Trinity Capital Advisors LLC	Trinity Partners	Trinity Partners
Toringdon 4	96,472	2006	4.4%	4,243	0.0%	\$32.50	3,121	(2,763)	2,763	4.1x	AIG Global Asset Management Holdings Corp.	Trinity Partners	Trinity Partners
Toringdon 5	72,440	2005	13.8%	10,005	0.0%	\$32.50	(229)	4,461	(7,767)	4.0x	AIG Global Asset Management Holdings Corp.	Trinity Partners	Trinity Partners
Toringdon 6	99,345	2008	9.0%	8,913	0.0%	\$32.50	18,197	0	(8,913)	4.0x	AIG Global Asset Management Holdings Corp.	Trinity Partners	Trinity Partners
Brixham Green Three	108,472	2001	0.0%	0	0.0%	\$31.25	0	(31,696)	31,696	2.1x	Northwood Investors LLC	-	-
Cullman Park	108,328	1999	8.9%	9,679	0.0%	\$31.25	1,170	(6,071)	(3,608)	4.0x	Northwood Investors LLC	Northwood Office	-
Ballantyne Two	105,777	1997	0.0%	0	11.2%	\$31.25	0	0	0	2.2x	Northwood Investors LLC	Northwood Office	-
Ballantyne One	105,777	1997	15.3%	16,216	0.0%	\$31.25	0	0	0	5.0x	Northwood Investors LLC	Northwood Office	Northwood Office
Brixham Green One	101,254	1999	22.1%	22,423	0.0%	\$31.25	(2,910)	(4,513)	(15,000)	4.0x	Northwood Investors LLC	Northwood Office	-
Brixham Green Two	101,206	1999	33.1%	33,484	12.4%	\$31.25	11,250	1,324	(15,272)	4.0x	Northwood Investors LLC	Northwood Office	-
Richardson Building	90,932	2000	1.4%	1,250	0.0%	\$31.25	4,772	(1,335)	85	4.8x	Northwood Investors LLC	Northwood Office	-
Wgt. Avg. / Total	1,241,348	2001	11.2%	139,182	2.4%	\$31.77	41,208	(29,543)	(32,704)	3.8x			
TIER III													
Davie Building	121,581	1990	18.5%	22,480	0.0%	\$27.00	4,545	3,019	(26,166)	4.5x	Vision Properties, LLC	CBRE	JLL
Piedmont Building	70,637	1997	0.0%	0	0.0%	NM	9,901	(5,342)	5,342	4.5x	Vision Properties, LLC	CBRE	JLL
Tarleton Building	126,693	1998	2.0%	2,506	0.0%	\$27.00	18,370	(1,503)	1,503	4.5x	Vision Properties, LLC	CBRE	JLL
Carmel Park I	86,770	1982	9.1%	7,934	0.0%	\$27.00	(8,577)	(6,889)	17,189	4.0x	OA Development, Inc.	Spectrum Companies	Trinity Partners
Carmel Park II	86,298	1984	5.7%	4,904	0.0%	\$27.00	(7,085)	8,250	5,303	4.0x	OA Development, Inc.	0	\$0
Quail Plaza	94,715	1984	6.8%	6,396	3.5%	\$26.50	36,740	15,949	(609)	3.5x	Adler Kawa Real Estate Advisors	0	\$0
Quail Commons	82,020	1981	0.0%	0	0.0%	NM	82,020	0	0	3.3x	Publix	0	\$0
Woodfield II	66,636	1982	2.3%	1,528	0.0%	NM	2,712	6,365	(9,187)	3.6x	Wasa Properties	-	Cushman & Wakefield
Wgt. Avg. / Total	735,350	1987	6.2%	45,748	0.4%	\$26.91	138,626	19,849	(6,625)	4.0x			
Total Competitive Set*	3,908,811	2001	16.3%	638,383	3.3%	\$32.73	197,386	123,391	(109,904)	3.6x			

*excludes buildings for which data was not available.