

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Rent		Net Absorption		
				Direct	Direct SF	Sublet	NNN	OpEx	2018	2019	2020 YTD
TIER I											
Mizner Park Office Tower	167,440	1999	4.0x	20.3%	34,018	1.8%	\$35.00	\$15.40	(5,834)	2,331	(1,946)
Palmetto Park City Center	66,966	1996	3.1x	17.6%	11,756	0.0%	\$32.00	\$15.00	28,392	(8,959)	(2,797)
Wells Fargo Plaza	88,509	2000	-	0.0%	0	4.9%	\$32.00	\$16.10	10,318	(3,097)	0
Bank of America Tower	109,497	1970	3.0x	47.5%	51,979	0.0%	\$28.00	\$15.86	12,112	(8,545)	(13,000)
595 Financial Center	82,998	2003	3.5x	17.9%	14,871	0.0%	\$23.00	\$8.56	0	0	0
Total / Weighted Average	515,410	1993	2.9x	21.9%	112,624	1.4%	\$30.68	\$14.46	44,988	(18,270)	(17,743)
TIER II											
One Royal Palm Place	27,944	1999	2.5x	3.6%	1,004	0.0%	\$26.00	\$12.00	(1,693)	1,693	(1,004)
Plaza Real Offices	140,089	1990	4.0x	7.6%	10,600	0.4%	\$26.00	\$11.59	3,729	9,271	(5,185)
980 N Federal Hwy	93,762	1987	4.0x	3.1%	2,869	0.0%	\$25.00	\$13.00	10,505	(2,869)	0
South City Plaza	177,911	1986	3.9x	37.9%	67,354	0.0%	\$21.52	\$11.50	(32,861)	(17,619)	(10,185)
Atrium Financial Center	140,696	1982	4.0x	11.1%	15,671	4.0%	\$19.50	\$13.00	3,510	(9,959)	4,214
1200 Corporate Place	137,021	1984	3.1x	10.7%	14,667	0.0%	\$18.75	\$13.48	(25,173)	(7,097)	23,117
Total / Weighted Average	717,423	1988	3.6x	15.6%	112,165	0.9%	\$22.10	\$12.41	(41,983)	(26,580)	10,957
TIER III											
301 Yamato Plaza	212,109	1986	3.4x	9.5%	20,195	0.0%	\$23.64	\$12.15	4,679	7,340	(6,939)
Peninsula Plaza	162,484	1987	4.0x	9.1%	14,853	0.0%	\$21.50	\$13.03	10,593	8,026	2,035
The Greenhouse Offices	71,820	1983	2.9x	3.7%	2,641	0.0%	\$18.33	\$12.00	(850)	(341)	(1,450)
4400 N Federal Hwy	70,000	1981	4.0x	0.8%	594	0.0%	-	\$11.93	3,042	2,265	246
123 Nw 13th St	54,570	1987	4.1x	0.0%	0	0.0%	-	-	10,550	0	0
Total / Weighted Average	570,983	1985	3.6x	6.7%	38,283	0.0%	\$22.01	\$12.38	28,014	17,290	(6,108)
Total Competitive Set	1,803,816	1989	3.4x	14.6%	263,072	0.8%	\$24.52	\$13.00	31,019	(27,560)	(12,894)

Property Name	Owner	Last Sale Detail						Seller	Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate				
TIER I										
Mizner Park Office Tower	Brookfield	Aug-18	-	-	87.0%	-	GGP, Inc.	Brookfield	C&W	
Palmetto Park City Center	Kireland	Sep-15	\$258	\$385	100.0%	-	Ram Realty	Hines	Stateland Brown	
Wells Fargo Plaza	IPCP	Jan-19	\$346	\$391	98.8%	6.8%	IPCP, LLC	C&W	C&W	
Bank of America Tower	Black Creek	Dec-15	\$358	\$327	87.3%	-	Clarion Partners	C&W	C&W	
595 Financial Center	Pinnacle	Nov-14	\$206	\$249	96.9%	-	GLL Real Estate Partners Inc	Pinnacle Holdings	Avison Young	
TIER II										
One Royal Palm Place	Investments Ltd	Aug-14	\$84	\$300	83.8%	-	Feldman & Getz	Investments Ltd	Investments Ltd	
Plaza Real Offices	Brookfield	Aug-18	-	-	82.0%	-	GGP, Inc.	Brookfield	C&W	
980 N Federal Hwy	Boca East Investments	Jul-13	\$107	\$114	21.0%	-	Starwood Property Trust, Inc.	Fairman	Whelchel	
South City Plaza	Penn-Florida	Mar-06	\$265	\$149	82.0%	-	Sun Life Institutional Investments	Penn-Florida	Penn-Florida	
Atrium Financial Center	Penn-Florida	-	-	-	-	-	-	Penn-Florida	Penn-Florida	
1200 Corporate Place	Keystone	Jun-11	\$153	\$111	55.8%	4.0%	Equity Group Investments Inc	Keystone	Keystone	
TIER III										
301 Yamato Plaza	Morning Calm Mgmt	Jul-17	\$389	\$189	92.0%	6.5%	Carros Commercial Realty Inc	Morning Calm Mgmt	Morning Calm Mgmt	
Peninsula Plaza	Blackstone	Nov-00	\$231	\$142	90.0%	-	CarrAmerica Park Place LLC	CDR	JLL	
The Greenhouse Offices	Wigder Investment Group	Apr-12	\$63	\$87	54.6%	-	Coneca Properties	Wigder Investments	Wigder Investment	
4400 N Federal Hwy	James H. Batsmasian	-	-	-	-	-	-	Linton	Investments Ltd	
123 Nw 13th St	Glades First Center	-	-	-	-	-	Glades First Court Associates, Ltd.	Wigder Investments	Glades First Center	