

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Gross Rate	Net Absorption		
				Direct	Direct SF	Sublet		2018	2019	2020 YTD
TIER I										
1450 Brickell	591,336	2010	2.0x	4.1%	24,000	0.0%	\$67.61	28,191	(27,834)	3,834
Brickell World Plaza	631,866	2011	1.4x	4.9%	30,913	2.4%	\$67.32	732	14,746	13,760
701 Brickell	677,667	1985	1.9x	3.8%	25,426	1.5%	\$67.00	2,839	(3,619)	13,389
Two Brickell City Centre	132,280	2016	2.0x	1.6%	2,074	0.0%	\$65.00	14,852	0	0
Three Brickell City Centre (Akerman)	134,552	2016	2.0x	6.6%	8,933	0.0%	\$65.00	0	(8,933)	0
801 Brickell	415,150	1985	1.4x	4.8%	19,801	4.3%	\$63.81	5,371	28,018	6,986
Sabadell Financial Center	522,377	2000	2.0x	12.9%	67,160	1.5%	\$56.02	(27,960)	236	40,511
Brickell Arch	268,000	2004	2.0x	13.5%	36,207	9.7%	\$54.99	(4,385)	4,288	(4,453)
Brickell Bay Office Tower	280,500	1985	3.0x	22.5%	63,112	2.8%	\$53.95	5,253	(25,741)	(14,427)
Courvoisier Centre II	222,469	1989	3.0x	4.1%	9,056	0.0%	\$50.88	(4,183)	11,995	(1,310)
Courvoisier Centre I	120,531	1986	2.6x	24.6%	29,591	10.6%	\$50.40	(3,543)	(3,879)	0
Four Seasons Hotel & Tower Office	260,517	2003	2.0x	8.8%	22,868	1.2%	-	(12,663)	(12,944)	25,607
Total / Weighted Average	4,257,245	1999	2.0x	8.0%	339,141	2.4%	\$62.12	4,504	(23,667)	83,897

TIER II										
1221 Brickell	408,649	1986	2.3x	21.3%	87,176	0.8%	\$51.10	(17,992)	(22,503)	13,261
800 Brickell	209,122	1981	2.0x	23.1%	48,205	0.0%	\$48.32	5,790	(1,674)	(17,090)
Brickell City Tower	290,000	1985	1.7x	20.6%	59,656	0.0%	\$46.38	(1,645)	(2,803)	(5,793)
848 Brickell Ave	100,425	1981	2.0x	3.7%	3,719	0.9%	\$40.00	609	229	(2,249)
Brickell Office Plaza	288,457	1978	2.0x	24.4%	70,437	0.0%	\$38.27	5,283	(41,137)	758
Colonnade Plaza	45,846	1967	2.0x	0.0%	0	0.0%	-	6,577	0	9,551
Total / Weighted Average	1,342,499	1980	2.0x	20.1%	269,193	0.3%	\$45.88	(1,378)	(67,888)	(1,562)

TIER III										
Banco Santander Building	188,138	1974	2.9x	13.7%	25,803	0.8%	\$39.70	(5,102)	3,881	1,987
1101 Brickell North Tower	146,228	1985	1.5x	31.0%	45,391	5.8%	\$36.00	(17,893)	(2,949)	(3)
1101 Brickell South Tower	105,601	1964	1.5x	32.0%	33,810	0.0%	\$36.00	(10,387)	(1,993)	0
444 Brickell	200,368	1973	2.0x	36.3%	72,731	0.0%	\$33.94	(11,783)	6,049	2,377
1428 Brickell	67,599	1973	2.0x	10.4%	7,056	0.0%	\$34.00	17,512	6,627	(7,056)
Pacific Bank	53,468	1961	1.0x	3.8%	2,043	0.0%	\$34.07	1,915	1,100	(1,458)
999 Brickell Ave	101,073	1973	3.0x	5.5%	5,528	0.0%	\$35.00	1,383	(349)	1,237
Rivergate West	101,902	1976	2.0x	0.0%	0	0.0%	-	0	0	0
Brickell Center	86,101	1981	3.0x	0.0%	0	0.0%	-	0	0	0
Total / Weighted Average	1,050,478	1974	2.2x	18.3%	192,362	0.9%	\$35.93	(24,355)	12,366	(2,916)

Total Competitive Set	6,650,222	1991	2.0x	12.0%	800,696	1.7%	\$55.03	(21,229)	(79,189)	79,419
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UNDER CONSTRUCTION						
Property Name	RSF	Delivery Date	Asking Rent	OpEx	Preleased SF	Tenants
830 Brickell Plaza*	613,820	2022	\$74.00	-	146,120	WeWork
*593k of office space and 20k of retail						
Total / Weighted Average	613,820	2022	\$74.00	-	146,120	

Property Name	Owner	Last Sale Detail						Property Manager	Leasing Agent	
		Date	Price	\$/RSF	Occ.	Cap Rate	Seller			
TIER I										
1450 Brickell	Ramon Llorens	-	-	-	-	-	-	EPSA of America	Blanca Commercial	
Brickell World Plaza	Elm Spring	-	-	-	-	-	-	Elm Spring	Elm Spring	
701 Brickell	TIAA	Nov-02	\$172	\$254	97.9%	8.2%	MetLife	JLL	C&W	
Two Brickell City Centre	Northwood Investors	Jul-20	\$80	\$607	98.4%	5.0%	Swire Properties	Swire Properties	Swire Properties	
Three Brickell City Centre (Akerman)	Northwood Investors	Jul-20	\$83	\$615	93.4%	5.0%	Swire Properties	Swire Properties	Swire Properties	
801 Brickell	TIAA	Aug-02	\$80	\$193	89.0%	6.5%	AFA Real Estate	JLL	Colliers	
Sabadell Financial Center	KKR	Jun-18	\$249	\$476	-	-	PGIM	Parkway	Parkway	
Brickell Arch	Gaedeke	Sep-15	\$142	\$530	97.0%	3.6%	Banco Espirito Santo	Gaedeke Group	Gaedeke	
Brickell Bay Office Tower	AIMCO	Jul-19	\$157	\$560	-	-	Miami Blue	Stiles	Blanca Commercial	
Courvoisier Centre II	Masaveu Inmobliaria	Feb-16	\$56	\$254	83.0%	4.5%	Cousins Properties	Exan Capital	JLL	
Courvoisier Centre I	Masaveu Inmobliaria	Feb-16	\$31	\$254	83.0%	4.5%	Cousins Properties	Exan Capital	JLL	
Four Seasons Hotel & Tower Office	Millenium Partners	Jul-13	\$52	\$199	92.0%	-	-	Millenium Partners	C&W	
TIER II										
1221 Brickell	Rockpoint Group	Apr-17	\$155	\$379	80.8%	5.0%	EQ Office	Rockhill	JLL	
800 Brickell	Gatsby Realty	Jul-19	\$126	\$600	83.1%	3.5%	RREEF Management	CBRE	Colliers	
Brickell City Tower	New York Life	Sep-18	\$117	\$404	-	-	Crocker Partners	Banyan Street	Blanca Commercial	
848 Brickell Ave	Key International	-	-	-	-	-	-	Key International	Key International	
Brickell Office Plaza	Alliance RE	Feb-15	\$140	\$485	93.0%	3.6%	CBREI	CBRE	CBRE	
Colonnade Plaza	Florida East Coast	-	-	-	-	-	-	Exec & Professional Mgmt	Avison Young	
TIER III										
Banco Santander Building	Santander Group	Apr-08	\$114	\$606 ¹	99.0%	-	Testa Inmuebles SOCIMI	MD Datran	Santander Group	
1101 Brickell North Tower	Florida East Coast	Jun-09	\$20	\$139	38.0%	2.0%	Africa Israel Inv.	-	C&W	
1101 Brickell South Tower	Florida East Coast	Jun-09	\$15	\$139	51.5%	2.0%	Africa Israel Inv.	-	C&W	
444 Brickell	Related Group	Dec-13	\$69	\$344 ¹	57.9%	1.2%	CW Asset Management	Stiles	C&W	
1428 Brickell	YTECH	Jan-17	\$27	\$392	85.0%	-	Taplin Company	YTECH	Blanca Commercial	
Pacific Bank	Pacific National	-	-	-	-	-	-	Flagler Real Estate	Colliers	
999 Brickell Ave	Carlos Mattos	-	-	-	-	-	The Congress Group	Isanic Trading	C&W	
Rivergate West	Related Group	Dec-13	\$35	\$344 ¹	100.0%	4.2%	CW Asset Management	Stiles	-	
Brickell Center	Swire Properties	Jul-12	-	-	96.2%	-	Eastern National Bank	-	-	

¹ Sale includes development rights

UNDER CONSTRUCTION					
Property Name	Developer	Investor		Land Price	Dev. Cost (PSF)
830 Brickell Plaza*	OKO Group	Cain International		\$45.0	\$696*

*Inclusive of land and financing costs