

Florida - Plantation - Tier Report - 2020 2Q

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Net	Net Absorption		
				Direct	Direct SF	Sublet	Rate	2018	2019	2020 YTD
TIER I										
Royal Palm I	240,308	2001	4.0x	3.7%	8,834	4.3%	\$28.50	0	(2,093)	(4,300)
Royal Palm II	225,284	2007	4.0x	3.2%	7,177	0.0%	\$28.50	(2,961)	(8,732)	4,516
Cornerstone One	170,000	1991	4.0x	17.6%	29,979	0.0%	\$25.00	9,002	3,430	(21,064)
Crossroads 2	99,333	1999	5.0x	23.3%	23,178	0.0%	\$24.00	5,565	14,661	(15,281)
Crossroads 1	99,257	1998	2.5x	6.6%	6,555	8.0%	\$24.00	0	(6,555)	0
Lakeside Office Center	134,443	1986	4.0x	8.0%	10,702	0.0%	\$23.50	(8,427)	(4,907)	17,225
Cornerstone Five	52,424	2008	3.6x	0.0%	0	0.0%	-	0	(2,309)	2,309
Crossroads 4	95,251	2001	5.0x	6.3%	5,996	8.5%	-	8,137	0	(8,137)
Crossroads 3	96,030	2000	5.0x	0.0%	0	0.0%	-	0	0	0
Cornerstone Two	109,659	2005	4.0x	0.0%	0	0.0%	-	0	0	0
Total / Weighted Average	1,321,989	1999	4.1x	7.0%	92,421	2.0%	\$26.27	11,316	(6,505)	(24,732)
TIER II										
Southpointe	79,487	2001	4.0x	0.0%	0	9.5%	\$25.50	(3,435)	2,326	1,109
Sabadell Financial Center	102,007	1984	4.0x	9.9%	10,052	0.0%	\$24.00	(1,464)	1,621	(1,166)
Bank of America Plaza	80,216	1986	4.2x	3.4%	2,702	2.5%	\$21.50	3,749	(3,260)	5,799
Plantation Corporate Center	56,141	1985	4.5x	20.4%	11,434	0.0%	\$19.30	993	(1,430)	(6,084)
300 S Pine Island Rd	46,496	1984	4.0x	7.0%	3,245	0.0%	\$19.00	(1,695)	(1,550)	0
Plantation Place	61,399	1974	3.7x	11.0%	6,738	6.6%	\$16.50	(14,210)	10,484	(1,810)
Amtrust Bank Plaza	78,134	1986	4.0x	0.0%	0	0.0%	-	9,547	11,805	0
American Express Building	388,431	1975	6.0x	0.0%	0	0.0%	-	(388,431)	0	0
Aetna	120,873	1997	6.4x	0.0%	0	0.0%	-	0	0	0
Total / Weighted Average	1,013,184	1986	4.5x	3.4%	34,171	1.3%	\$21.56	(394,946)	19,996	(2,152)

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Net Rate	Net Absorption		
				Direct	Direct SF	Sublet		2018	2019	2020 YTD
TIER III										
Atrium West	99,694	1983	3.8x	17.6%	17,504	1.9%	\$14.00	(8,736)	1,105	(8,789)
Corp Park at Inverrary 1	121,723	1984	2.7x	22.1%	26,874	0.0%	-	(23,865)	16,678	3,203
Corp Park at Inverrary 2	50,763	1984	4.0x	0.0%	0	0.0%	-	(1,666)	1,666	0
One University Dr - Bldg A	81,091	1983	4.0x	0.0%	0	0.0%	-	0	0	0
Total / Weighted Average	353,271	1983	3.5x	12.6%	44,378	0.5%	\$14.00	(34,267)	19,449	(5,586)
Total Competitive Set	2,688,444	1992	4.2x	6.4%	170,970	1.6%	\$24.11	(417,897)	32,940	(32,470)

Property Name	Owner	Last Sale Detail						Seller	Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate				
TIER I										
Royal Palm I	Lincoln Property	Aug-14	\$59	\$261	92.1%	6.3%	Duke Realty Corporation	Duke Realty	Blanca Commercial	
Royal Palm II	Lincoln Property	Aug-14	\$62	\$261	94.6%	-	Duke Realty Corporation	Lincoln Property	Blanca Commercial	
Cornerstone One	Cornerstone	Nov-00	\$33	\$193	100.0%	8.1%	Talcott Realty Investors LLC	Crimson Services	C&W	
Crossroads 2	Starwood	Apr-15	\$19	\$189	93.2%	-	Duke Realty Corporation	Vanderbilt Office	Avison Young	
Crossroads 1	Starwood	Apr-15	\$19	\$189	96.9%	-	Duke Realty Corporation	Vanderbilt Office	Avison Young	
Lakeside Office Center	Brookwood	Aug-13	\$22	\$160	91.8%	-	Invesco Advisers, Inc.	Brookwood	ComReal Fort Lauderdale	
Cornerstone Five	Masa Global	Nov-18	-	-	-	-	BG Capital Group	-	Edington Duke, LLC	
Crossroads 4	Starwood	Apr-15	\$18	\$189	93.7%	-	Duke Realty Corporation	Vanderbilt Office	Avison Young	
Crossroads 3	Starwood	Apr-15	\$18	\$189	88.9%	-	Duke Realty Corporation	Vanderbilt Office	Avison Young	
Cornerstone Two	Patrinely Group	-	-	-	-	-	-	Crimson Services	Crimson Services	
TIER II										
Southpointe	Green Companies	Jul-18	\$16	\$205	97.6%	7.2%	TA Realty	Green Companies	Avison Young	
Sabadell Financial Center	Green Companies	Mar-17	\$19	\$189	96.0%	8.5%	Clarion Partners	CBRE	Avison Young	
Bank of America Plaza	Kislak Organization	Nov-18	\$11	\$138	93.4%	-	Transatlantic Investment Management, I	-	ComReal	
Plantation Corporate Center	Intervest Properties	-	-	-	-	-	Intervest Properties	SF Real Estate	Berger Commercial	
300 S Pine Island Rd	Transatlantic	Dec-12	\$7	\$138	92.1%	-	Morris Southeast Group, Inc.	-	ComReal	
Plantation Place	Realty Equity Partners	Jun-04	\$7	\$115	95.0%	10.3%	Parthenon Realty, LLC	Research Management	Vast Commercial	
Amtrust Bank Plaza	Balogh Family	Nov-18	\$14	\$182	80.0%	6.9%	TA Realty	Colliers	Colliers	
American Express Building	TM Real Estate	Apr-14	\$34	\$86	100.0%	12.8%	KanAm Group LLC	TM Real Estate	-	
Aetna	IP Capital/Westport Capital	Feb-18	\$43	\$180	100.0%	-	Link Industrial Properties	-	C&W	

Property Name	Owner	Last Sale Detail						Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate	Seller		
TIER III									
Atrium West	Douglas Pike	Jan-15	\$11	\$118	90.0%	-	ROVI Properties, LLC	Ciminelli RE	-
Corp Park at Inverrary 1	E. Brody	Nov-19	-	-	-	-	Mr Robert Siu	Commercial Property	Dettman Properties
Corp Park at Inverrary 2	E. Brody	Nov-19	-	-	-	-	Mr Robert Siu	Commercial Property	Consumer Rights
One University Dr - Bldg A	Broward County Government	Sep-00	\$14	\$173	100.0%	-	One University Drive Partnership II	-	-

Florida - Sawgrass - Tier Report - 2020 2Q

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Rent		Net Absorption		
				Direct	Direct SF	Sublet	NNN	OpEx	2018	2019	2020 YTD
TIER I											
Lake Shore Plaza II	128,470	2008	4.4x	24.0%	30,868	13.9%	\$24.50	\$10.60	5,380	0	(48,719)
Sawgrass Lake Center	239,373	2000	4.7x	6.6%	15,773	0.0%	\$24.50	\$13.00	10,974	27,612	0
Corporate Centre III	101,300	1999	4.5x	6.5%	6,607	0.0%	\$23.50	\$12.14	0	0	0
1560 Sawgrass Centre	93,631	1999	4.4x	2.7%	2,562	0.0%	\$23.50	\$11.56	(6,937)	4,375	0
1550 Sawgrass Centre	61,717	1998	4.9x	0.0%	0	0.0%	\$23.50	\$12.13	(63)	11,616	0
Corporate Centre I	92,243	1997	4.7x	0.0%	0	0.0%	\$23.50	\$12.56	(2,252)	2,252	0
Lake Shore Plaza	140,160	2006	4.0x	2.0%	2,841	0.0%	\$23.00	\$13.00	0	(2,841)	0
Sunrise Corporate Plaza I	107,748	1999	4.8x	23.5%	25,346	0.0%	\$23.00	\$8.23	(28,854)	14,805	(8,333)
Corporate Centre II	91,221	1999	4.5x	4.3%	3,910	0.0%	\$22.50	\$11.02	22,101	(3,910)	1,989
International Place II	94,461	2000	2.1x	58.1%	54,882	0.0%	\$22.00	\$11.86	2,562	9,833	(44,091)
International Place III	100,000	1999	4.5x	0.0%	0	0.0%	-	-	(7,760)	7,760	0
Sawgrass Pointe II	92,362	2008	4.5x	0.0%	0	0.0%	-	-	31,714	0	0
Total / Weighted Average	1,342,686	2001	4.4x	10.6%	142,789	1.3%	\$23.51	\$11.76	26,865	71,502	(99,154)

TIER II											
Sawgrass Pointe I	230,471	2001	2.6x	7.2%	16,567	6.7%	\$22.50	\$11.30	8,456	(10,337)	4,103
Sunset Plaza	106,425	1997	5.0x	4.6%	4,844	0.0%	\$20.00	\$13.07	(8,325)	3,480	1
Sawgrass Technology Park	513,210	1985	4.7x	17.8%	91,318	0.0%	\$19.00	-	0	(6,767)	(41,124)
Sawgrass Court	105,487	1988	4.1x	23.0%	24,287	0.0%	\$18.50	\$7.48	(18)	8,336	0
Sawgrass Commerce Center - Bldg A	69,814	2001	5.0x	0.0%	0	0.0%	-	-	(10,207)	10,207	0
Sawgrass Commerce Center - Bldg B	83,374	2000	5.0x	0.0%	0	0.0%	-	-	6,509	19,832	0
Sawgrass II	48,606	1999	4.8x	0.0%	0	0.0%	-	-	0	0	0
Sawgrass I	63,850	1999	5.0x	0.0%	0	0.0%	-	-	0	0	0
1301 Concord Ter	82,035	2000	2.0x	0.0%	0	0.0%	-	-	0	0	0
Sawgrass Corporate Park	100,710	1997	5.9x	0.0%	0	0.0%	-	-	0	0	0
Sunrise Corporate Plaza II	130,000	1998	5.0x	0.0%	0	0.0%	-	-	0	0	0
Total / Weighted Average	1,533,982	1997	4.5x	8.9%	137,016	1.0%	\$19.90	\$10.81	(3,585)	24,751	(37,020)

Total Competitive Set	2,876,668	1999	4.4x	9.7%	279,805	1.2%	\$21.87	\$11.33	23,280	96,253	(136,174)
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		Date	Price	\$/RSF	Occ.	Cap Rate				
TIER I										
Lake Shore Plaza II	Barron Collier	Sep-18	\$273	\$295	100.0%	6.4%	Stiles Realty	Stiles	Stiles	
Sawgrass Lake Center	Foundry Commercial	Oct-19	\$161	\$261	100.0%	-	Long Wharf Real Estate	Foundry Commercial	C&W	
Corporate Centre III	Brookdale Group	Dec-13	\$320	\$249	93.4%	-	M-M Properties	-	C&W	
1560 Sawgrass Centre	GL Commercial	Sep-07	\$236	\$236	93.7%	5.8%	M-M Properties	-	C&W	
1550 Sawgrass Centre	Brookdale Group	Mar-18	\$574	\$930	78.0%	6.0%	M-M Properties	-	C&W	
Corporate Centre I	Brookdale Group	Feb-19	\$208	\$228	95.7%	-	M-M Properties	-	C&W	
Lake Shore Plaza	Liberty Property Trust	Oct-19	\$260	\$257	89.8%	-	Liberty Property Trust	-	Workspace Property Trust	
Sunrise Corporate Plaza I	Stiles	Oct-19	\$182	\$197	100.0%	-	Flagler Real Estate Services, LLC	Flagler Development	Stiles	
Corporate Centre II	CA Ventures	Oct-19	\$199	\$213	97.3%	-	UBS Realty Investors LLC	Vanderbilt Office	Avison Young	
International Place II	C-III/NAI Merin	Oct-17	\$190	\$203	80.3%	6.6%	TA Realty	Colliers	Colliers	
International Place III	AFL-CIO Investment Trust	Jun-15	\$189	\$177	100.0%	8.2%	Nuveen	GL Commercial	GL Commercial	
Sawgrass Pointe II	Barron Collier	Oct-16	\$231	\$165	97.4%	-	Starwood Capital Group	Vanderbilt Office	Avison Young	
TIER II										
Sawgrass Pointe I	True North Mgmt	Nov-19	\$148	\$304	100.0%	-	Starwood Capital Group	Vanderbilt Office	Avison Young	
Sunset Plaza	Workspace Property Trust	Nov-19	\$179	\$280	100.0%	-	Liberty Property Trust	-	Workspace Property Trust	
Sawgrass Technology Park	Oaktree	Mar-19	\$743	\$123	72.0%	-	-	-	C&W	
Sawgrass Court	Banyan Street	Feb-18	\$511	\$220	96.0%	7.4%	Saw-Ban, Ltd	Banyan Street	JLL	
Sawgrass Commerce Center - Bldg A	IP Capital	May-18	\$138	\$198	85.6%	7.0%	Trinity Capital Advisors LLC	Vanderbilt Office	Avison Young	
Sawgrass Commerce Center - Bldg B	IP Capital	May-18	\$138	\$166	100.0%	7.0%	Trinity Capital Advisors LLC	Vanderbilt Office	Avison Young	
Sawgrass II	Bridge Inv. Group	Mar-19	\$743	\$144	72.0%	7.0%	DWS Group	Stiles	C&W	
Sawgrass I	MG3 REIT	May-04	\$132	\$125	79.0%	10.6%	DWS Group	The Alter Group	Colliers	
1301 Concord Ter	Mednax	-	-	-	-	-	-	-	-	
Sawgrass Corporate Park	Harbor Group	-	-	-	-	-	Contesta Immobilien GMBH	-	-	
Sunrise Corporate Plaza II	Bigriver Investment	-	-	-	-	-	-	-	-	



Property Name	RSF	Year Built	Parking Ratio	Vacancy			Net	Net Absorption		
				Direct	Direct SF	Sublet	Rate	2018	2019	2020 YTD
TIER I										
Weston Corporate Centre I	71,000	1998	4.0x	2.6%	1,827	0.0%	\$30.00	(1,827)	(150)	150
Weston Pointe II	97,180	2001	4.0x	5.3%	5,135	0.0%	\$30.00	(3,502)	3,502	(5,135)
Riviera Point Corp Center	64,431	2017	4.2x	13.6%	8,777	0.0%	\$25.50	(13,476)	14,548	5,675
Huntington Centre II	91,675	2001	4.0x	7.8%	7,118	0.0%	\$24.00	4,796	0	(4,439)
Huntington Centre I	91,656	2000	4.0x	37.4%	34,322	0.0%	\$24.00	10,260	5,089	(3,532)
Miramar Centre III	96,179	2006	4.0x	5.5%	5,264	0.0%	\$24.00	50	(4,377)	8,411
Miramar Centre I	94,392	2001	4.4x	1.8%	1,724	0.0%	\$24.00	1,374	0	0
Liberty Center	104,337	2009	4.5x	13.5%	14,088	0.0%	\$23.50	(4,217)	(9,871)	0
Huntington Square III	154,090	2000	4.5x	14.2%	21,931	0.0%	\$22.50	2,554	0	(18,439)
Weston Corporate Centre II	78,500	1998	4.0x	6.0%	4,704	0.0%	-	0	0	(609)
Pembroke Pointe 880	143,535	2015	6.0x	0.0%	0	0.0%	-	15,172	1,484	9,189
Weston Pointe I	97,579	1999	4.0x	0.0%	0	0.0%	-	0	0	0
Concorde Plaza	73,660	2004	10.0x	0.0%	0	0.0%	-	0	0	0
Weston Pointe III	97,178	2001	5.0x	0.0%	0	0.0%	-	0	0	0
Miramar Centre II	96,400	2001	3.6x	0.0%	0	0.0%	-	0	0	0
Weston Pointe IV	96,175	2006	4.6x	0.0%	0	0.0%	-	0	0	0
Total / Weighted Average	1,547,967	2004	4.7x	6.8%	104,890	0.0%	\$24.95	11,184	10,225	(8,729)
TIER II										
Park Centre West	47,491	1994	5.0x	87.8%	41,715	0.0%	\$23.95	0	(47,491)	5,776
Monarch Gardens	95,897	2004	4.0x	32.6%	31,261	0.0%	\$21.50	2,809	8,852	(34)
Huntington Square I	120,130	1990	4.0x	9.2%	11,028	0.0%	\$19.00	5,342	(3,712)	3,712
Huntington Square II -Carnival	119,598	1990	4.0x	24.1%	28,822	11.3%	\$19.00	(12,460)	(3,298)	(10,013)
Pembroke Pines Professional Center	96,996	1986	4.5x	20.7%	20,030	0.6%	\$17.59	(6,036)	(268)	3,289
Miramar Financial Center	132,092	1996	4.0x	0.0%	0	16.8%	-	17,137	0	(22,193)
Power Financial	60,000	2003	4.0x	0.0%	0	0.0%	-	(874)	9,074	0
Lucent Technologies	228,755	2001	4.0x	0.0%	0	0.0%	-	0	0	0
Huntington Executive Plaza	63,000	2007	4.0x	0.0%	0	0.0%	-	0	0	0
Miramar II	128,540	2001	7.0x	0.0%	0	0.0%	-	0	0	0
Total / Weighted Average	1,092,499	1997	4.5x	12.2%	132,856	3.3%	\$19.70	5,918	(36,843)	(19,463)
Total Competitive Set	2,640,466	2001	4.6x	9.0%	237,746	1.4%	\$23.08	17,102	(26,618)	(28,192)

Property Name	Owner	Last Sale Detail						Seller	Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate				
TIER I										
Weston Corporate Centre I	KBS Realty	Aug-15	\$222	\$313	100.0%	6.4%	Black Rock	CBRE	ComReal	
Weston Pointe II	NY Life RE Investors	Jan-16	\$287	\$300	89.7%	7.0%	Duke Realty Corporation	Duke Realty	C&W	
Riviera Point Corp Center	Riviera Point Develop.	Jul-18	-	-	-	-	-	-	CBRE	
Huntington Centre II	Starwood Capital	Aug-15	\$174	\$190	77.1%	7.4%	MetLife Real Estate Investments	Vanderbilt Office	Avison Young	
Huntington Centre I	Starwood Capital	Aug-15	\$209	\$228	100.0%	7.4%	MetLife Real Estate Investments	Vanderbilt Office	Avison Young	
Miramar Centre III	Starwood Capital	Aug-15	\$183	\$190	78.1%	7.4%	MetLife Real Estate Investments	Vanderbilt Office	Avison Young	
Miramar Centre I	Starwood Capital	Aug-15	\$255	\$270	100.0%	7.4%	MetLife Real Estate Investments	Vanderbilt Office	Avison Young	
Liberty Center	Workspace Property Trust	Oct-16	\$172	\$165	100.0%	-	Workspace Property Trust	-	Workspace Property Trust	
Huntington Square III	Workspace Property Trust	Oct-16	\$254	\$165	98.6%	-	Workspace Property Trust	-	Workspace Property Trust	
Weston Corporate Centre II	KBS Realty	Aug-15	\$245	\$313	100.0%	6.4%	Black Rock	CBRE	ComReal	
Pembroke Pointe 880	Midtown Realty	Dec-17	\$420	\$293	85.0%	6.2%	Duke Realty Corporation	-	C&W	
Weston Pointe I	NY Life RE Investors	Jan-16	\$289	\$300	83.3%	7.0%	Duke Realty Corporation	Duke Realty	C&W	
Concorde Plaza	Norona Limited	-	-	-	-	-	-	Norona Limited	Horizon Properties	
Weston Pointe III	NY Life RE Investors	Jan-16	\$287	\$300	100.0%	7.0%	Duke Realty Corporation	Duke Realty	C&W	
Miramar Centre II	Griffen Capital REIT	Jun-15	\$246	\$255	100.0%	-	Signature Office RET, Inc.	Taylor & Mathis	-	
Weston Pointe IV	NY Life RE Investors	Jan-16	\$284	\$300	100.0%	7.0%	Duke Realty Corporation	Duke Realty	C&W	
TIER II										
Park Centre West	Robert Barry	Apr-19	\$20	\$40	100.0%	-	Park Centre West Corp	-	Butters	
Monarch Gardens	Dubner Properties	-	-	-	-	-	-	Dubner Properties	Colliers	
Huntington Square I	Workspace Property Trust	Oct-16	\$198	\$165	100.0%	-	Liberty Property Trust	-	Workspace Property Trust	
Huntington Square II -Carnival	Workspace Property Trust	Oct-16	\$197	\$165	97.6%	-	Liberty Property Trust	-	Workspace Property Trust	
Pembroke Pines Professional Center	L. Huston Myer Properties	May-15	\$122	\$125	69.0%	5.0%	Colliers International	Alder Realty	Adler Realty	
Miramar Financial Center	Bankers Healthcare Group	Mar-20	\$290	\$220	100.0%	-	Aztec Group Inc.	-	Colliers	
Power Financial	Power Financial Credit	Oct-16	-	-	-	-	-	Power Financial Credit	Colliers	
Lucent Technologies	David Berger	Dec-03	\$405	\$177	55.0%	7.6%	Rock-Miramar	C&W	-	
Huntington Executive Plaza	Southern Wine & Spirits	-	-	-	-	-	-	Stiles	-	
Miramar II	Chateau Group	May-19	\$450	\$350	100.0%	6.7%	Link Industrial Properties	-	-	