

Buckhead Atlanta - Tier Report - 2019 4Q

PARTNERS		Year	Vacancy			Gross	Net Absorption			Parking	PARTNERS	
Property Name	RSF	Built	Direct	Direct SF	Sublet	Rate	2017	2018	2019	Ratio	Owner	
TIER I												
Three Alliance	506,647	2017	5.8%	29,410	3.3%	\$48.77	159,467	212,953	104,817	2.5x	State of Florida Retirement Fund	
Phipps Tower	475,091	2010	0.0%	0	0.0%	\$44.50	(842)	842	0	2.4x	Manulife	
3630 Peachtree	436,309	2010	11.6%	50,619	0.0%	\$44.50	(9,416)	12,504	7,771	2.6x	Heitman	
3344 Peachtree	484,527	2008	7.9%	38,180	0.0%	\$47.00	39,981	6,300	(1,290)	2.2x	Cousins Properties	
Two Alliance Center	491,888	2009	5.7%	28,002	5.1%	\$44.00	2,521	(2,950)	(19,002)	2.5x	Highwoods Properties, Inc.	
Terminus 100	656,000	2007	31.1%	203,762	3.6%	\$38.88	(117,662)	(69,568)	16,408	2.2x	Cousins Properties	
Terminus 200	565,000	2009	14.5%	82,090	2.4%	\$43.00	(1,272)	5,636	(68,583)	2.0x	Cousins Properties	
The Pinnacle	468,500	1998	10.5%	49,385	0.0%	\$41.92	(103)	(26,074)	(14,303)	2.9x	The Brookdale Group	
One Buckhead Plaza	461,065	1987	23.4%	107,865	8.6%	\$43.75	(4,485)	(23,130)	(62,214)	2.8x	Cousins Properties	
Two Buckhead Plaza	205,000	2006	22.1%	45,356	0.0%	\$43.75	(1,979)	221	(12,500)	2.7x	Cousins Properties	
One Alliance Center	556,495	2001	7.8%	43,555	11.1%	\$41.50	(33,741)	(8,225)	40,897	2.7x	Highwoods Properties, Inc.	
Prominence	439,671	1999	10.8%	47,567	0.5%	\$41.29	16,648	381	(6,256)	3.1x	New York Life Insurance Company	
Monarch Tower	527,761	1997	9.6%	50,419	0.0%	\$41.00	(46,073)	(11,715)	91,767	2.7x	Highwoods Properties, Inc.	
Monarch Plaza	368,688	1983	25.3%	93,150	0.0%	\$39.57	(38,803)	1,463	5,051	2.7x	Highwoods Properties, Inc.	
Capital City Plaza - 3350	409,231	1989	5.1%	20,677	0.0%	\$38.00	1,103	(34,918)	43,105	2.5x	Cousins Properties	
Salesforce Tower	631,808	1985	19.1%	120,812	1.6%	\$38.50	(1,376)	(16,015)	40,138	2.0x	Banyan Street Capital	
Buckhead Atlanta	125,000	2014	0.0%	0	0.0%	NM	(30,839)	2,882	27,957	3.0x	Jamestown, L.P.	
309 Paces Ferry	129,855	2017	0.0%	0	0.0%	\$44.00	87,987	37,916	3,952	2.5x	Loudermilk	
Wgt. Avg. / Total	7,431,889	2003	13.6%	1,010,849	2.6%	\$42.40	21,116	88,503	197,715	2.6x		
TIER II												
Tower Place 200	258,000	1998	8.9%	22,869	1.0%	\$37.50	(4,525)	2,502	8,032	2.6x	Cousins Properties	
Tower Place 100	613,821	1974	9.4%	57,646	2.5%	\$38.00	6,833	59,016	6,083	4.1x	Starwood Capital	
Atlanta Financial Center (S)	284,777	1982	29.5%	83,948	3.6%	\$35.72	1,928	(26,285)	1,012	2.7x	Sumitomo Corporation of Americas	
Atlanta Financial Center (N)	241,648	1989	20.1%	48,466	0.0%	\$37.30	(8,835)	17,176	(9,361)	2.7x	Sumitomo Corporation of Americas	
Atlanta Financial Center (E)	388,983	1987	15.2%	59,249	0.0%	\$36.11	3,933	(41,117)	(9,417)	2.7x	Sumitomo Corporation of Americas	
Buckhead Tower	348,152	1987	24.2%	84,255	0.0%	\$36.97	8,079	6,025	(6,408)	2.2x	TPA Group, LLC	
Resurgens Plaza	438,062	1988	10.8%	47,337	0.8%	\$35.75	14,335	22,396	31,595	2.4x	Zeller Realty Group	
Live Oak Square	201,488	1982	11.6%	23,360	2.8%	\$37.00	6,496	22,372	4,409	3.1x	Sage Equities	
Two Live Oak - 3445	287,000	1969	17.9%	51,264	12.3%	\$34.50	26,667	(8,743)	(4,762)	2.5x	Barings	
One Securities Centre	281,000	1986	11.7%	32,999	0.0%	\$33.00	(14,622)	3,644	1,913	3.2x	Angelo, Gordon & Co.	
Techrise	100,000	1985	49.3%	49,298	0.0%	NM	0	(37,600)	(11,698)	3.0x	TechRise Ventures	
Piedmont Center 15	330,000	1998	15.1%	49,759	20.4%	\$33.76	(1,678)	2,993	(16,843)	2.0x	The Ardent Companies	
Piedmont Center 14	300,454	1988	19.5%	58,595	0.0%	\$33.00	(34,307)	5,202	21,462	2.5x	The Ardent Companies	
Wgt. Avg. / Total	4,073,385	1986	16.4%	669,045	3.4%	\$35.85	4,304	27,581	16,017	2.7x		
TIER III												
Peachtree Lenox Bldg	125,669	1964	22.7%	28,569	0.0%	\$32.50	9,988	(12,271)	(8,426)	2.8x	Nuveen	
Piedmont Center (1-4)	519,000	1977	27.8%	144,135	2.8%	\$31.00	(25,722)	(63,523)	12,832	3.0x	The Ardent Companies	
Piedmont Center (5-8)	516,256	1983	14.1%	72,593	0.5%	\$29.50	9,860	24,727	(54,523)	4.5x	Granite Properties, Inc.	
Piedmont Center (9-12)	544,173	1981	19.8%	107,868	0.0%	\$31.00	(46,282)	27,279	(7,106)	3.6x	The Ardent Companies	
Two Securities Centre	250,000	1982	30.7%	76,843	6.2%	\$29.00	22,862	(21,407)	(49,639)	3.3x	Atlanta Property Group	
Lenox Towers South	192,180	1963	9.0%	17,214	6.0%	\$24.00	(15,509)	12,598	1,719	3.2x	Goddard Investment Group, LLC	
Lenox Towers North	186,271	1963	10.1%	18,738	0.0%	\$24.10	4,277	8,508	6,921	3.2x	Goddard Investment Group, LLC	
Lenox Plaza	102,689	1962	9.8%	10,071	0.0%	\$28.00	(3,926)	941	11,370	3.0x	J.M. Investments Company	
Lenox Center	140,594	1969	6.9%	9,751	0.0%	\$27.65	(18,020)	780	12,691	4.0x	Cumberland-Lenox, LLC	
Buckhead Centre II	88,034	1964	12.2%	10,703	0.0%	\$28.30	(8,529)	(8,372)	2,401	3.5x	The Simpson Organization	
Buckhead Centre I	83,242	1964	4.4%	3,685	0.0%	\$28.75	2,405	1,433	(102)	3.5x	The Simpson Organization	
550 Pharr	108,333	1974	5.5%	5,912	12.6%	\$29.00	14,185	(44)	(14,422)	3.0x	Sage Equities	
Lakeside at Lenox Park	153,716	1998	100.0%	153,716	0.0%	\$36.00	0	(153,716)	0	3.3x	Bridge Investment Group	
Parkside at Lenox Park	103,229	1992	0.0%	0	0.0%	NM	0	0	0	3.3x	Bridge Investment Group	
1057 Lenox Park	102,532	1992	0.0%	0	0.0%	NM	0	0	0	3.3x	Bridge Investment Group	
AT&T Bldg A at Lenox Park	350,460	2001	0.0%	0	0.0%	NM	0	0	0	3.3x	Bridge Investment Group	
AT&T Bldg B at Lenox Park	331,013	2001	0.0%	0	0.0%	NM	0	0	0	3.3x	Bridge Investment Group	
Piedmont Place	90,597	1983	6.6%	6,000	0.0%	\$27.00	(2,249)	(14,438)	10,687	3.8x	Butters Realty & Management	
Wgt. Avg. / Total	3,987,988	1979	16.7%	665,798	1.5%	\$29.47	(56,660)	(197,505)	(75,597)	3.4x		
Total Competitive Set*												
	15,493,262	1989	15.1%	2,345,692	2.5%	\$37.96	(31,240)	(81,421)	138,135	2.9x		
UNDER CONSTRUCTION												
One Phipps Plaza	340,000	2021	0.0%	0	0.0%	NM	0	0	0	2.5x	Simon Property Group, Inc.	

*excludes buildings for which data was not available.