

Florida - Butler/Baymeadows Tier I - Tier Report - 2020 2Q

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Gross Rate	Net Absorption		
				Direct	Direct SF	Sublet		2018	2019	2020 YTD
TIER I										
Town Center One	160,000	2018	5.7x	9.7%	15,575	0.0%	\$29.00	0	160,000	0
Town Center Two	218,700	2019	5.7x	0.0%	0	37.1%	\$29.00	0	0	218,700
Lakeside 1	112,000	2007	5.4x	26.5%	29,624	0.0%	\$25.50	15,360	10,837	0
Lakeside 2	112,306	2005	5.0x	0.0%	0	0.0%	\$25.50	(9,797)	8,625	5,240
Lakeside 3	117,000	2007	4.5x	0.0%	0	0.0%	\$25.50	0	0	117,000
Lakeside 4	129,000	1999	5.0x	0.0%	0	0.0%	\$25.50	0	0	0
Lakeside 5	142,000	2008	5.0x	5.4%	7,651	0.0%	\$25.50	0	0	0
Deerwood North 100	140,423	1999	5.0x	11.8%	16,547	0.0%	\$25.50	(16,547)	0	0
Deerwood North 200	148,409	2001	5.0x	0.0%	0	0.0%	\$25.50	0	0	0
Deerwood North 300	120,187	2003	5.0x	0.0%	0	0.0%	\$25.50	10,007	0	0
Deerwood North 400	119,303	2005	5.0x	0.0%	0	0.0%	\$25.50	5,016	0	0
WaterView Bldg I	82,000	2007	4.8x	8.5%	7,000	0.0%	\$25.50	0	500	0
WaterView Bldg II	82,000	2002	5.0x	0.0%	0	0.0%	\$25.50	0	500	0
10751 Deerwood Park Blvd (CEVA Bldg)	99,592	2002	5.0x	0.0%	0	0.0%	\$25.00	(32,660)	(20,229)	54,334
Deerwood South 100	135,000	1996	5.0x	0.0%	0	0.0%	\$25.00	0	0	0
Deerwood South 200	130,148	1996	5.0x	0.0%	0	0.0%	\$25.00	0	0	0
Deerwood South 300	130,148	1997	5.5x	10.2%	13,300	15.4%	\$25.00	0	0	0
Deerwood South 400	138,270	1998	5.0x	31.3%	43,286	0.0%	\$25.00	20,000	0	2,437
Capital Plaza at Deerwood Park Bldg 1 &	332,424	1989	6.0x	9.5%	31,570	0.0%	\$24.50	(17,618)	55,088	0
Capital Plaza at Deerwood Park Bldg 3	115,672	1999	6.0x	2.6%	2,992	0.0%	\$24.50	(1,696)	0	1,576
Carlton Building 100	112,000	2000	4.5x	1.3%	1,447	0.0%	\$24.50	15,360	10,837	0
Collier Building 200	110,000	2001	4.5x	5.9%	6,517	0.0%	\$24.50	(6,517)	0	0
5201 Gate Pky	150,000	2006	7.0x	0.0%	0	0.0%	\$24.00	0	0	0
Butler Plaza I	80,797	1999	5.0x	0.0%	0	0.0%	\$24.00	5,299	0	0
One Deerwood Center	161,167	1999	5.0x	9.0%	14,427	0.0%	\$24.00	(2,025)	2,025	8,348
Park Lake Plaza	53,412	1992	4.0x	15.2%	8,100	0.0%	\$24.00	(3,702)	1,205	(737)
Sutton Place Bldg A	65,000	2000	4.5x	0.0%	0	0.0%	\$24.00	0	0	0
Sutton Place Bldg B	40,000	2005	4.5x	19.6%	7,851	0.0%	\$24.00	149	0	0
Sutton Place Bldg C	65,000	2006	4.5x	38.6%	25,109	0.0%	\$24.00	0	0	0
Centurion Centre I	92,687	1996	4.0x	32.2%	29,875	0.0%	\$23.75	0	0	2,188
Centurion Centre II	87,600	1993	4.0x	9.6%	8,418	0.0%	\$23.75	(7,517)	5,074	0
Centurion Plaza	51,974	1996	4.0x	37.3%	19,375	0.0%	\$23.75	(8,044)	(8,562)	(2,769)
Concourse I	96,049	1998	5.0x	15.2%	14,561	0.0%	\$23.50	(11,031)	(3,530)	0
Concourse II	101,216	1999	5.0x	24.4%	24,669	7.2%	\$23.50	(4,404)	4,404	0
Butler Plaza II	81,608	2001	5.0x	25.5%	20,846	0.0%	\$23.00	30,111	(20,846)	0
Butler Plaza III	79,955	2008	5.0x	0.0%	0	0.0%	\$23.00	3,485	0	0

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Concourse III	101,216	2001	5.0x	0.0%	0	0.0%	\$23.00	(4,404)	4,404	0
Gramercy Woods Bldg. 700	122,296	1989	4.0x	0.0%	0	0.0%	\$23.00	0	0	0
8800 Baymeadows Way	219,126	1993	7.5x	6.0%	13,246	0.0%	\$22.50	1,422	(29,274)	20,474
Gate Parkway Office	45,000	2006	4.4x	9.9%	4,460	0.0%	\$22.50	(9,229)	0	4,769
Itera Bldg	56,481	2002	4.0x	5.6%	3,182	0.0%	\$22.00	1,509	0	0
Gramercy Woods Bldg. 100	259,744	1990	4.0x	0.0%	0	0.0%	-	25,585	0	0
Total / Weighted Average	4,996,910	2000	5.1x	7.4%	369,628	2.2%	\$23.51	(1,888)	181,058	431,560

Property Name	Owner	Last Sale Detail					Seller	Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate			
TIER I									
Town Center One	TPG	Jan-20	\$45.8	\$286	-	-		-	-
Town Center Two	TPG	Jan-20	\$62.5	\$286	-	-		-	-
Lakeside 1	Crocker Partners	Mar-18	\$18.9	\$169	-	-		Crocker Partners, LLC	JLL
Lakeside 2	Crocker Partners	Mar-18	\$19.0	\$169	-	-		Crocker Partners, LLC	JLL
Lakeside 3	Ally Bank	May-20	\$24.3	\$208	-	-		-	-
Lakeside 4	Ally Bank	May-20	\$26.8	\$208	-	-		-	-
Lakeside 5	Crocker Partners	Mar-18	\$24.0	\$169	-	-		Crocker Partners, LLC	JLL
Deerwood North 100	Starwood	May-19	\$25.7	\$183	-	-		Vanderbilt	Touchton Property Partners
Deerwood North 200	Starwood	May-19	\$27.2	\$183	-	-		Vanderbilt	Touchton Property Partners
Deerwood North 300	Starwood	May-19	\$22.0	\$183	-	-		Vanderbilt	Touchton Property Partners
Deerwood North 400	Starwood	May-19	\$21.8	\$183	-	-		Vanderbilt	Touchton Property Partners
WaterView Bldg I	Frapag	Jul-05	N/A	N/A	-	-		Frapag	CBRE
WaterView Bldg II	Frapag	Jul-06	N/A	N/A	-	-		Frapag	CBRE
10751 Deerwood Park Blvd (CEVA Bldg)	Ash Properties	Sep-16	\$13.3	\$133	-	-		Ash Properties, Inc.	Ash Properties, Inc.
Deerwood South 100	Starwood	May-19	\$24.7	\$183	-	-		Vanderbilt	Touchton Property Partners
Deerwood South 200	Starwood	May-19	\$23.8	\$183	-	-		Vanderbilt	Touchton Property Partners
Deerwood South 300	Starwood	May-19	\$23.8	\$183	-	-		Vanderbilt	Touchton Property Partners
Deerwood South 400	Starwood	May-19	\$25.3	\$183	-	-		Vanderbilt	Touchton Property Partners
Capital Plaza at Deerwood Park Bldg 1	&Somerset Properties	Jul-19	\$41.0	\$123	-	-		Parmenter	JLL
Capital Plaza at Deerwood Park Bldg 3	Somerset Properties	Jul-19	\$14.3	\$123	-	-		Parmenter	JLL
Carlton Building 100	Starwood	May-19	\$20.5	\$183	-	-		Vanderbilt	Touchton Property Partners
Collier Building 200	Starwood	May-19	\$20.1	\$183	-	-		Vanderbilt	Touchton Property Partners
5201 Gate Pky	TPG	Dec-19	\$27.8	\$185	-	-		Commonwealth Commercial	Newmark
Butler Plaza I	TPG	Dec-19	\$12.6	\$156	-	-		Commonwealth Commercial	Newmark
One Deerwood Center	Taurus	Apr-07	\$24.8	\$154	-	-		Taurus	C&W
Park Lake Plaza	Acorn Property Holdings	Apr-12	\$3.9	\$73	-	-		Corvus Commercial Realty	NAI Hallmark
Sutton Place Bldg A	Steinemann	Jan-00	N/A	N/A	-	-		Steinemann	Steinemann
Sutton Place Bldg B	Steinemann	Jan-05	N/A	N/A	-	-		Steinemann	Steinemann
Sutton Place Bldg C	Steinemann	Jan-00	N/A	N/A	-	-		Steinemann	Steinemann
Centurion Centre I	Ohio Public Employees	Dec-11	-	-	-	-		Foundry	Foundry Commercial
Centurion Centre II	Ohio Public Employees	Dec-11	-	-	-	-		Foundry	Foundry Commercial
Centurion Plaza	Acorn Property	Jun-13	\$7.0	\$135	-	-		Acorn Property	NAI Hallmark Partners
Concourse I	Westport Capital Partners	Jul-18	\$12.0	\$125	100.0%	8.3%		NAI Hallmark Partners	NAI Hallmark Partners
Concourse II	Westport Capital Partners	Jul-18	\$12.7	\$125	100.0%	8.3%		NAI Hallmark Partners	NAI Hallmark Partners
Butler Plaza II	TPG	Dec-19	\$12.8	\$156	-	-		Commonwealth Commercial	Newmark
Butler Plaza III	TPG	Dec-19	\$12.5	\$156	-	-		Commonwealth Commercial	Newmark

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Concourse III	Westport Capital Partners	Jul-18	\$12.7	\$125	95.4%	8.3%	NAI Hallmark Partners	NAI Hallmark Partners
Gramercy Woods Bldg. 700	The Blackstone Group	Oct-18	-	-	-	-	JLL	Colliers
8800 Baymeadows Way	CCP Commercial	Apr-17	\$22.6	\$103	-	-	Commonwealth Commercial	CBRE
Gate Parkway Office	Ash Properties, Inc.	Jul-06	N/A	N/A	-	-	Ash Properties, Inc.	Ash Properties, Inc.
Itera Bldg	Itera	Jul-02	N/A	N/A	-	-	NAI Hallmark Partners	NAI Hallmark Partners
Gramercy Woods Bldg. 100	The Blackstone Group	Oct-18	-	-	-	-	JLL	Colliers