

Central Perimeter Atlanta Tier Report - 2019 4Q

Property Name	RSF	Year Built	Vacancy			Gross Rate	Net Absorption			Parking	
			Direct	Direct SF	Sublet		2017	2018	2019	Ratio	Owner
TIER I											
Twelve24	335,000	2020	30.3%	101,628	0.0%	\$45.00	0	0	0	3.2x	Trammell Crow
4004 Perimeter Summit	355,250	2018	86.1%	305,706	0.0%	\$42.50	0	0	49,544	4.0x	GE Asset Mgmt.
3003 Perimeter Summit	390,910	2000	0.0%	0	0.0%	\$35.50	0	0	0	4.0x	GE Asset Mgmt.
2002 Perimeter Summit	390,139	2003	4.7%	18,487	14.0%	\$35.50	(7,667)	(27,298)	(3,903)	4.0x	GE Asset Mgmt.
1001 Perimeter Summit	572,643	1995	9.4%	54,058	4.3%	\$36.00	(172,930)	58,093	175,478	4.0x	GE Asset Mgmt.
Queen Building (5 Concourse)	687,107	1988	9.0%	62,008	2.7%	\$36.00	10,224	4,872	6,366	2.8x	Bldg & Land Tech
King Building (6 Concourse)	697,400	1991	15.6%	108,818	6.0%	\$36.00	(25,799)	15,195	(4,452)	2.8x	Bldg & Land Tech
400 Northpark	586,256	1986	5.9%	34,788	6.5%	\$32.18	16,944	78,139	(18,901)	3.3x	Cousins Properties
500 Northpark	515,735	1989	4.6%	23,801	12.4%	\$34.39	(20,176)	65,082	(6,078)	3.3x	Cousins Properties
600 Northpark	425,729	1998	23.1%	98,344	2.1%	\$33.00	(16,667)	23,254	(48,819)	3.3x	Cousins Properties
One Glenlake	351,359	2002	0.0%	0	17.2%	\$34.50	19,548	48,078	660	3.4x	Starwood
Three Glenlake	359,473	2008	7.5%	26,856	0.0%	\$34.75	101,412	0	53,712	3.4x	Starwood
Glenridge Highlands II	425,674	2000	2.8%	12,114	42.6%	\$36.00	(7,183)	4,422	(9,201)	3.5x	Piedmont Realty Trust
Glenridge Highlands I	287,679	1998	3.4%	9,906	0.0%	\$35.00	(113)	(6,813)	599	3.8x	Piedmont Realty Trust
Three Ravinia	864,732	1991	1.1%	9,421	0.0%	\$35.50	(3,653)	(52,888)	57,375	3.0x	Preferred Office Comm.
Two Ravinia	442,130	1987	33.9%	149,665	1.1%	\$36.00	(44,036)	6,564	(27,900)	3.5x	Franklin Street Properties
1 Concourse	295,760	1984	16.1%	47,548	3.4%	\$35.50	12,232	4,333	(35,090)	2.8x	CBRE Investors
2 Concourse	306,560	1985	2.7%	8,383	2.2%	\$35.00	(8,943)	11,301	(4,831)	2.8x	CBRE Investors
4 Concourse	162,329	1985	36.8%	59,690	0.0%	\$35.00	3,748	40,004	(45,447)	2.8x	CBRE Investors
7000 Central Park	415,324	1988	8.1%	33,589	1.9%	\$34.41	3,409	91,376	23,818	3.3x	Starwood
Lakeside Commons II	300,131	1997	21.6%	64,901	0.0%	\$33.50	25,116	(27,406)	(37,495)	3.0x	Intercontinental Real Estate
1155 Perimeter Ctr W	310,194	2000	24.4%	75,663	0.0%	\$35.00	0	0	(147,484)	4.0x	Piedmont Realty Trust
Wgt. Avg. / Total	9,142,514	1996	14.3%	1,305,374	5.7%	\$35.64	(114,534)	336,308	(22,049)	3.3x	
TIER II											
South Terraces	547,281	1986	59.7%	326,800	3.8%	\$32.50	3,543	(288,072)	(12,042)	3.0x	MetLife
North Terraces	518,658	1984	34.2%	177,142	0.0%	\$32.50	3,188	(44,228)	(85,370)	3.5x	MetLife
One Ravinia	386,603	1985	10.5%	40,744	0.0%	\$28.50	(4,260)	12,830	(8,016)	3.3x	Franklin Street Properties
Palisades Bldg D	262,166	1999	15.8%	41,465	9.1%	\$31.50	6,774	(18,218)	(22,038)	3.4x	Oaktree Capital / APG
10 Glenlake North Tower	247,360	2000	17.1%	42,228	0.0%	\$31.50	(24,736)	(1,314)	10,322	4.0x	Highwoods Properties
10 Glenlake South Tower	257,698	1999	10.8%	27,824	6.8%	\$31.50	12,852	(7,453)	(17,474)	4.0x	Highwoods Properties
Lakeside Commons I	225,470	1986	0.0%	0	0.7%	NM	(2,663)	24,854	(1,570)	3.0x	Intercontinental Real Estate
Centrum at Glenridge	186,826	1989	8.9%	16,572	0.0%	\$31.00	(712)	(3,233)	5,234	3.0x	Blackmount Real Estate
One Premier Plaza	194,278	1988	38.4%	74,654	2.7%	\$31.00	(3,137)	(2,566)	(37,635)	3.3x	Zeller Realty Group
Two Premier Plaza	130,000	1997	18.7%	24,350	2.1%	\$31.00	2,469	2,131	(7,301)	3.3x	Zeller Realty Group
5600 Glenridge	269,001	1984	45.7%	122,842	0.0%	NM	0	0	(122,842)	3.5x	Crocker Partners/Siguler Guff
Crown Pointe 1050	273,561	1989	9.8%	26,889	7.0%	\$35.50	6,960	23,888	16,552	3.5x	KBS Opportunity REIT
Crown Pointe 1040	226,407	1985	21.8%	49,288	0.0%	\$32.41	4,833	(2,837)	13,713	3.5x	KBS Opportunity REIT
900 Ashwood Pky	207,291	1987	35.9%	74,444	0.0%	\$29.00	(4,987)	79	(56,799)	3.5x	Starwood / Parmenter
Sterling Pointe I	168,312	1982	87.4%	147,135	0.0%	\$25.00	(51,346)	(18,832)	(25,518)	3.5x	Simpson Org / Harbert
Sterling Pointe II	187,096	1989	41.5%	77,683	0.0%	\$25.00	37,498	(101,899)	21,170	3.5x	Simpson Org / Harbert
50 Glenlake	144,409	1997	15.7%	22,646	0.0%	\$27.00	(9,003)	8,166	(3,706)	4.0x	Highwoods Properties
Ashford Perimeter	295,631	1982	3.6%	10,564	3.9%	\$27.00	(2,875)	(1,411)	(4,995)	3.4x	Crocker/Sig Guff/Artemis
Ashford Green I	264,146	1982	10.0%	26,389	22.9%	\$26.00	25,465	4,056	(9,067)	3.5x	John Hancock
Embassy Row - Bldg 100	114,759	1999	0.0%	0	0.0%	\$23.50	0	0	0	3.7x	Bridge Investment Group (For Sale)
64 Perimeter Center	384,576	1985	9.1%	35,109	0.0%	\$24.00	(33,153)	0	0	3.2x	Griffin REIT
Wgt. Avg. / Total	5,491,529	1989	24.9%	1,364,768	3.0%	\$29.68	(33,290)	(414,059)	(347,382)	3.5x	

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TIER III											
Lakeside A	43,055	1972	0.0%	0	0.0%	\$27.00	0	0	0	3.5x	Crocker Partners/Siguler Guff
Lakeside B	106,290	1972	18.1%	19,267	0.0%	\$27.00	(1,208)	24,358	16,865	3.5x	Crocker Partners/Siguler Guff
Lakeside C	42,507	1974	100.0%	42,507	0.0%	\$31.00	0	0	0	3.5x	Crocker Partners/Siguler Guff
Lakeside D	107,196	1977	12.9%	13,785	0.0%	\$27.00	0	(36,671)	7,082	3.5x	Crocker Partners/Siguler Guff
Lakeside E	106,314	1979	6.7%	7,164	0.0%	\$27.00	(9,470)	56,143	5,602	3.5x	Crocker Partners/Siguler Guff
100 Glenridge Point	91,317	1970	0.0%	0	13.1%	\$32.29	0	0	0	3.5x	Richmond Honan
200 Glenridge Point	82,526	1970	0.0%	0	0.0%	\$36.00	0	(2,741)	2,741	3.5x	Richmond Honan
Palisades Bldg A	111,248	1983	16.9%	18,799	9.2%	\$27.50	15,612	(509)	(18,990)	3.4x	Oaktree Capital / APG
Palisades Bldg B	123,903	1984	36.6%	45,293	0.0%	\$27.50	(8,889)	(11,334)	(16,252)	3.4x	Oaktree Capital / APG
Palisades Bldg C	141,598	1984	15.9%	22,577	2.0%	\$27.50	33,682	(13,274)	(746)	3.4x	Oaktree Capital / APG
MidCity Plaza	63,049	1978	0.0%	0	0.0%	NM	0	0	0	3.0x	Crossgate Partners
100 Ashford Center	161,247	1987	20.2%	32,509	0.0%	\$32.13	6,427	6,520	(2,108)	3.4x	OA Development
1117 Perimeter Ctr W.	392,726	1985	13.7%	53,729	2.2%	\$28.00	(18,121)	7,230	2,314	3.0x	In Shik Hong
SunTrust Building	47,040	1987	0.0%	0	0.0%	\$29.00	(2,041)	(4,126)	29,438	3.3x	Brogdon Consulting
1200 Ashwood Pky	198,431	1985	19.8%	39,348	0.0%	\$26.00	(24,337)	11,974	(8,001)	3.5x	Albany Road
Lincoln Center	184,000	1986	17.2%	31,724	0.5%	\$25.00	(15,409)	5,409	9,907	4.0x	Parmenter
200 Ashford Center	159,154	1989	29.1%	46,241	3.0%	\$32.89	6,340	6,122	(23,539)	4.0x	TerraCap
Embassy Row - Bldg 300	165,111	1983	14.9%	24,581	13.6%	\$25.87	(40,670)	58,496	(2,129)	3.7x	Bridge Investment Group (For Sale)
Embassy Row - Bldg 400	156,056	1984	13.9%	21,650	20.1%	\$28.50	(1,955)	(11,694)	5,398	3.7x	Bridge Investment Group (For Sale)
Embassy Row - Bldg 600	154,637	1987	16.4%	25,311	0.0%	\$25.87	1,828	6,431	8,623	4.0x	Bridge Investment Group (For Sale)
Embassy Row - Bldg 500	75,711	1998	0.0%	0	0.0%	\$25.87	0	0	0	3.7x	Bridge Investment Group (For Sale)
Ptree Dunwoody Pavilion - A	63,475	1976	0.0%	0	0.0%	\$26.50	0	0	0	4.0x	Simpson Org / Harbert
Ptree Dunwoody Pavilion - C	132,248	1980	20.6%	27,291	0.0%	\$25.50	(5,227)	0	17,345	3.1x	Simpson Org / Harbert
Ptree Dunwoody Pavilion - D	132,984	1976	13.3%	17,738	15.5%	\$25.50	1,858	(9,060)	4,034	4.0x	Simpson Org / Harbert
66 Perimeter Center E	201,184	1971	10.9%	21,964	0.0%	\$20.50	0	0	0	3.6x	Griffin REIT
1200 Lake Hearn	114,474	1983	14.7%	16,848	0.0%	\$22.50	(10,463)	11,339	0	4.0x	SK Commercial Realty
Perimeter Place	83,366	1996	1.9%	1,575	0.0%	\$23.50	1,811	0	424	3.3x	Bridge Investment Group
5871 Glenridge	64,682	1985	5.1%	3,306	0.0%	\$24.50	19,805	(2,155)	6,340	4.0x	Atlanta Property Group
Plaza 400	79,232	1982	37.9%	30,037	0.0%	\$26.50	8,000	(30,037)	0	3.8x	M3 Millenium Co
41 Perimeter Center	94,734	1974	6.6%	6,286	0.0%	\$25.75	5,109	18,596	(6,286)	4.0x	Grubb Properties
53 Perimeter Center	80,366	1972	33.0%	26,554	0.0%	\$23.35	(15,395)	(537)	(2,389)	4.2x	Grubb Properties
47 Perimeter Center	92,686	1974	15.4%	14,267	18.5%	\$31.50	1,268	5,153	5,815	4.0x	Grubb Properties
56 Perimeter Center	94,575	1977	11.4%	10,745	0.0%	\$27.00	(8,405)	6,946	0	4.0x	OA Development
211 Perimeter Center	225,447	1980	21.6%	48,643	0.0%	\$35.00	(14,277)	(6,351)	553	4.0x	General Inv & Development
219 Perimeter Center	127,697	1979	19.7%	25,182	0.0%	\$31.03	0	0	0	3.0x	General Inv & Development
223 Perimeter Center	127,823	1978	0.0%	0	0.0%	\$27.50	0	0	0	4.0x	General Inv & Development
Wgt. Avg. / Total	4,428,089	1980	15.7%	694,921	3.0%	\$27.62	(74,127)	96,228	42,041	3.6x	
Total Competitive Set*	19,062,132	1987	17.7%	3,365,063	4.3%	\$32.20	(221,951)	18,477	(327,390)	3.5x	