

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Gross Rate	Net Absorption		
				Direct	Direct SF	Sublet		2019	2020	2021 YTD
TIER I										
Two Silver Crescent	88,000	2019	4.0x	25.0%	22,000	0.0%	\$35.00	88,000	(22,000)	0
One Coliseum Centre	150,892	1995	4.6x	0.0%	0	0.0%	\$27.50	0	0	0
Three Coliseum Centre	207,716	1996	3.7x	23.5%	48,780	1.5%	\$27.50	(7,123)	24,182	0
Five Coliseum Centre	155,844	1997	4.9x	21.9%	34,066	43.7%	\$27.50	34,542	11,901	(68,033)
Six Coliseum Centre	159,755	1998	3.8x	14.7%	23,492	2.9%	\$27.50	2,964	(7,766)	0
Whitehall Corporate Center I	114,268	2000	3.8x	25.3%	28,863	15.5%	\$25.50	5,075	(15,198)	0
Whitehall Corporate Center II	128,700	2003	4.1x	14.7%	18,893	0.0%	\$25.50	(8,188)	(4,617)	0
Whitehall Corporate Center III	178,803	2006	3.6x	5.7%	10,134	1.1%	\$25.87	3,906	849	0
Whitehall Corporate Center IV	210,986	2007	3.4x	5.7%	12,029	3.4%	\$25.50	14,425	(7,268)	0
Whitehall Corporate Center V	117,090	2008	3.9x	1.5%	1,772	0.0%	\$25.50	31,314	(1,772)	0
Whitehall Corporate Center VI	115,526	2008	3.9x	8.0%	9,291	4.1%	\$25.50	23,517	(11,196)	(9,291)
LakePointe Corporate Center One	182,047	1999	4.3x	0.0%	0	0.0%	\$28.50	0	0	0
LakePointe Corporate Center Two	150,509	2000	4.0x	0.0%	0	27.4%	\$28.50	0	(23,084)	0
LakePointe Corporate Center Three	113,106	2006	4.2x	29.5%	33,402	9.4%	\$28.50	59,853	(33,238)	600
LakePointe Corporate Center Five	113,757	2001	4.8x	0.0%	0	0.0%	\$28.50	13,027	0	0
Charleston Row	90,000	2008	3.3x	0.0%	0	0.0%	\$27.00	0	0	0
Kings Parade One	56,000	2007	3.0x	26.3%	14,700	0.0%	\$27.00	5,189	87	(7,350)
Arcade Building	60,687	2004	3.0x	8.9%	5,373	0.0%	\$27.00	(2,495)	184	0
Total / Weighted Average	2,393,686	2003	3.9x	11.0%	262,795	6.7%	\$27.27	264,006	(88,936)	(84,074)

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Gross Rate	Net Absorption		
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TIER II										
One Water Ridge Plaza	117,044	1995	4.0x	0.0%	0	0.0%	\$27.00	0	0	0
Two Water Ridge Plaza	154,435	1997	4.6x	0.0%	0	0.0%	\$27.00	15,428	0	0
Three Water Ridge	107,545	1993	5.0x	0.0%	0	0.0%	\$27.00	0	0	0
Four Water Ridge	56,007	1990	4.0x	0.0%	0	0.0%	\$27.00	0	0	0
Five Water Ridge	21,042	2000	3.4x	0.0%	0	0.0%	\$27.00	0	0	0
Six Water Ridge	41,151	1989	3.1x	43.1%	17,726	5.4%	\$27.00	2,984	(6,199)	0
Seven Water Ridge Plaza	120,090	1989	4.0x	42.0%	50,384	0.0%	\$27.00	6,916	(37,108)	(7,538)
Eight Water Ridge Plaza	108,830	1994	3.5x	5.8%	6,351	0.0%	\$27.00	5,609	(6,351)	0
Nine Water Ridge Plaza	103,499	1992	3.9x	0.0%	0	0.0%	\$27.00	6,558	0	1,070
Ten Water Ridge	72,174	2000	3.0x	100.0%	72,174	0.0%	\$27.00	0	0	0
Eleven Water Ridge	70,793	1991	3.2x	24.4%	17,277	0.0%	\$27.00	7,204	(1,901)	0
9300 Arrowpoint	325,000	1984	4.0x	0.0%	0	0.0%	NM	0	0	0
The Live Oak Building	81,586	1990	4.0x	0.0%	0	0.0%	\$24.50	8,397	10,132	0
Vanguard 5200 77 Center Dr	102,576	1986	4.0x	26.2%	26,831	0.0%	\$28.00	(17,790)	15,089	(5,020)
Vanguard 5250 77 Center Dr	82,980	1984	3.6x	87.6%	72,731	0.0%	\$28.00	(24,978)	0	0
Vanguard 5600 77 Center Dr	63,534	1980	4.0x	29.8%	18,912	0.0%	\$28.00	(1,979)	(11,189)	0
Vanguard 5550 77 Center Dr	54,580	1981	4.0x	10.3%	5,615	0.0%	\$28.00	(461)	(4,211)	2,737
4501 Charlotte Park Dr - Building I	59,266	1985	6.0x	36.4%	21,566	0.0%	\$24.50	6,806	0	0
4601 Charlotte Park Dr - Building II	58,689	1996	4.0x	10.9%	6,403	3.0%	\$24.50	0	0	(1,772)
4651 Charlotte Park Dr - Building III	70,190	1986	4.0x	5.9%	4,126	18.0%	\$24.50	(4,126)	0	(12,669)
Total / Weighted Average	1,871,011	1990	4.0x	17.1%	320,096	0.9%	\$26.76	10,568	(41,738)	(23,192)

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TIER III										
205 Regency Executive Park Dr	71,100	1987	3.8x	13.0%	9,234	0.0%	\$21.50	2,096	(2,530)	(2,018)
200 Regency Executive Park Dr	119,520	1999	7.3x	78.1%	93,385	0.0%	\$21.50	8,542	4,429	0
Two Yorkmont Plaza	90,155	1984	5.0x	48.5%	43,756	0.0%	\$22.00	0	12,836	(21,878)
Three Yorkmont Plaza	89,290	1985	4.0x	54.3%	48,492	0.0%	\$22.00	8,648	12,803	(24,246)
Water Oak	94,916	1985	3.5x	1.8%	1,740	0.0%	\$22.00	8,400	0	0
BECO Plaza	61,215	1985	3.5x	5.6%	3,417	0.0%	\$22.36	(19,192)	14,471	901
Union Point	84,564	1990	3.8x	52.0%	43,961	0.0%	\$23.00	2,579	21,049	2,305
Summit Point	81,566	1989	5.1x	46.7%	38,091	0.0%	\$21.50	5,842	(19,777)	0
9405 Arrowpoint	58,560	1989	4.0x	100.0%	58,560	0.0%	\$23.50	0	0	0
ArrowPoint One - MOB	66,864	1985	4.1x	0.0%	0	0.0%	NM	0	0	0
Airport Overlook	63,066	1982	4.3x	50.2%	31,689	0.0%	\$23.37	(22,114)	3,751	0
Tyvola Executive Park 4	66,786	1984	4.2x	100.0%	66,786	0.0%	NM	64,500	(64,500)	(2,286)
Forest Park I	13,483	1990	6.0x	0.0%	0	0.0%	NM	0	0	13,483
Forest Park II	43,938	1997	7.0x	46.5%	20,437	0.0%	\$17.39	8,583	0	0
Forest Park III	44,612	1997	5.8x	35.2%	15,688	0.0%	NM	0	0	0
Forest Park IV	62,212	1999	5.7x	22.3%	13,867	0.0%	\$22.00	(529)	48,345	0
Forest Park V	61,500	1999	6.6x	0.0%	0	0.0%	NM	0	0	0
Forest Park VI	69,831	2000	7.5x	0.0%	0	0.0%	NM	0	0	0
Forest Park X	61,151	2003	8.2x	0.0%	0	0.0%	NM	61,121	0	0
Total / Weighted Average	1,304,329	1991	5.2x	37.5%	489,103		\$21.94	128,476	30,877	(33,739)
Total Competitive Set	5,569,026	1996	4.2x	19.2%	1,071,994	3.2%	\$26.10	403,050	(99,797)	(141,005)

Property Name	Owner	Last Sale Detail						Seller	Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate				
TIER I										
Two Silver Crescent	New Forum							-		New Forum
One Coliseum Centre	Office Properties Income Trust	Jan-15	\$26	\$170	100.0%	7.2%	Cole Corporate Income Trust	-		-
Three Coliseum Centre	South Street Partners Office	Mar-20	\$41	\$198	75.2%	5.8%	America's Capital Partners	Colliers International		Colliers International
Five Coliseum Centre	South Street Partners Office	Mar-20	\$31	\$198	87.4%	5.8%	America's Capital Partners	Colliers International		Colliers International
Six Coliseum Centre	South Street Partners Office	Mar-20	\$32	\$198	90.5%	5.8%	America's Capital Partners	Colliers International		Colliers International
Whitehall Corporate Center I	American Asset Corporation	Apr-16	\$12	\$105			CIP Real Estate	American Asset Corporation		American Asset Corporation
Whitehall Corporate Center II	American Asset Corporation	Apr-16	\$14	\$105			CIP Real Estate	American Asset Corporation		American Asset Corporation
Whitehall Corporate Center III	American Asset Corporation							American Asset Corporation		American Asset Corporation
Whitehall Corporate Center IV	American Asset Corporation							American Asset Corporation		American Asset Corporation
Whitehall Corporate Center V	American Asset Corporation							American Asset Corporation		American Asset Corporation
Whitehall Corporate Center VI	American Asset Corporation							American Asset Corporation		American Asset Corporation
LakePointe Corporate Center One	Childress Klein	May-18	\$29	\$160	41.4%	NA	Childress Klein	Childress Klein		-
LakePointe Corporate Center Two	Truist Bank	May-18	\$24	\$158	95.4%	NA	Childress Klein	Truist Bank		-
LakePointe Corporate Center Three	Bridge Investment Group	Feb-20	\$22	\$192	62.1%		Atlanta Property Group	Bridge Commercial Real Estate		Trinity Partners
LakePointe Corporate Center Five	Bridge Investment Group	Feb-20	\$22	\$191	62.1%		Atlanta Property Group	Bridge Commercial Real Estate		Trinity Partners
Charleston Row	New Forum							-		New Forum
Kings Parade One	New Forum							New Forum		New Forum
Arcade Building	New Forum							-		New Forum

Property Name	Owner	Last Sale Detail						Seller	Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate				
TIER II										
One Water Ridge Plaza	NY Life Real Estate Investors	Dec-15	\$15	\$131	100.0%	5.5%	Goldman Sachs		Foundry Commercial	Foundry Commercial
Two Water Ridge Plaza	NY Life Real Estate Investors	Dec-15	\$20	\$131	99.1%	5.5%	Goldman Sachs		Foundry Commercial	Foundry Commercial
Three Water Ridge	NY Life Real Estate Investors	Jul-16	\$14	\$131	99.1%	5.5%	Goldman Sachs		Foundry Commercial	Foundry Commercial
Four Water Ridge	NY Life Real Estate Investors	Dec-15	\$7	\$131	99.1%	5.5%	Goldman Sachs		Foundry Commercial	Foundry Commercial
Five Water Ridge	NY Life Real Estate Investors	Dec-15	\$3	\$131	99.1%	5.5%	Goldman Sachs		Foundry Commercial	Foundry Commercial
Six Water Ridge	NY Life Real Estate Investors	Dec-15	\$5	\$131	99.1%	5.5%	Goldman Sachs		Foundry Commercial	Foundry Commercial
Seven Water Ridge Plaza	NY Life Real Estate Investors	Dec-15	\$16	\$131	80.3%	5.5%	Goldman Sachs		Foundry Commercial	Foundry Commercial
Eight Water Ridge Plaza	NY Life Real Estate Investors	Dec-15	\$14	\$131	95.7%	5.5%	Goldman Sachs		Foundry Commercial	Foundry Commercial
Nine Water Ridge Plaza	NY Life Real Estate Investors	Dec-15	\$14	\$131	90.9%	5.5%	Goldman Sachs		Foundry Commercial	Foundry Commercial
Ten Water Ridge	NY Life Real Estate Investors	Dec-15	\$9	\$131	88.6%	5.5%	Goldman Sachs		Foundry Commercial	Foundry Commercial
Eleven Water Ridge	NY Life Real Estate Investors	Dec-15	\$9	\$131	64.3%	5.5%	Goldman Sachs		Foundry Commercial	Foundry Commercial
9300 Arrowpoint	Maersk, Inc.	May-06	\$31	\$95	100.0%	NA	Arrowpoint Capital		Maersk, Inc.	-
The Live Oak Building	ABL Live Oak LLC	Apr-17	\$8	\$96	83.2%		Adler Kawa RE Advisors		Colliers International	Colliers International
Vanguard 5200 77 Center Dr	The Dilweg Companies	Jun-18	\$8	\$77	91.8%	5.8%	True North Mgmt Group		-	-
Vanguard 5250 77 Center Dr	The Dilweg Companies	Jun-18	\$6	\$77	60.0%	5.8%	True North Mgmt Group		-	CBRE
Vanguard 5600 77 Center Dr	The Dilweg Companies	Jun-18	\$5	\$77	90.5%	5.8%	True North Mgmt Group		-	-
Vanguard 5550 77 Center Dr	The Dilweg Companies	Jun-18	\$4	\$77	96.0%	5.8%	True North Mgmt Group		-	-
4501 Charlotte Park Dr - Building I	BECO Management, Inc.	Dec-11	\$2	\$37			LNR Partners		-	JLL
4601 Charlotte Park Dr - Building II	BECO Management, Inc.	Dec-11	\$2	\$37	88.0%		LNR Partners		-	JLL
4651 Charlotte Park Dr - Building III	BECO Management, Inc.	Dec-11	\$3	\$37	27.0%		LNR Partners		-	JLL

Property Name	Owner	Last Sale Detail						Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate	Seller		
TIER III									
205 Regency Executive Park Dr	CapRocq Core Real Estate Fund L.P.	Oct-14	\$6	\$84	94.0%	7.5%	Pizzagalli Properties	Pizzagalli Properties, LLC	Colliers International
200 Regency Executive Park Dr	CapRocq Core Real Estate Fund L.P.	Oct-14	\$10	\$84	81.5%	7.5%	Pizzagalli Properties	Pizzagalli Properties, LLC	Colliers International
Two Yorkmont Plaza	Hamilton Equity Partners	Feb-19	\$8	\$88	61.5%		Parkway Property Investments	-	Trinity Partners
Three Yorkmont Plaza	Hamilton Equity Partners	Feb-19	\$5	\$53	49.5%		Parkway Property Investments	GrayPointe Capital	Trinity Partners
Water Oak	MHI	Jan-17	\$8	\$88	84.2%		Adler Kawa RE Advisors	MPV Properties	MPV Properties
BECO Plaza	Griffin Partners, Inc.	Jun-19	\$5	\$87	100.0%	7.3%	BECO Management	BECO Management, Inc.	Cushman & Wakefield
Union Point	RealOp Investments	Dec-18	\$5	\$61	70.2%		Accesso Partners	BRES	-
Summit Point	RealOp Investments	Dec-18	\$5	\$61	15.6%		Accesso Partners	BRES	-
9405 Arrowpoint	Cogentrix Energy LLC	Jun-18	\$3	\$55	100.0%		Cogentrix Energy	Cogentrix	CBRE
ArrowPoint One - MOB	Medistar Corporation	Apr-15	\$11	\$170	100.0%	6.6%	Mohr Capital	-	Colliers International
Airport Overlook	Griffin Partners, Inc.	Jun-19	\$6	\$87	80.0%	7.3%	BECO Management	Griffin Partners, Inc.	Cushman & Wakefield
Tyvola Executive Park 4	EQT Exeter	Feb-20	\$4	\$62		NA	Gladstone Commercial	McMahan Carver Properties	JLL
Forest Park I	Viking Partners	Oct-18	\$1	\$61		NA	Faison & Associates	-	Cushman & Wakefield
Forest Park II	TerraCap Management, LLC	Dec-16	\$4	\$92	34.0%	7.9%	Richardson Properties	-	Stream Realty Partners, LP
Forest Park III	TerraCap Management, LLC	Dec-16	\$4	\$92	100.0%	7.9%	Richardson Properties	-	Stream Realty Partners, LP
Forest Park IV	Franklin Street Properties Corporation	Jul-99	\$6	\$100			Faison Arrowhead	-	CBRE
Forest Park V	Fairway Investments							-	Cardinal RE Partners
Forest Park VI	Highland Ventures Ltd	Apr-19	\$13	\$180	100.0%		Insite Properties	-	Insite Properties, LLC
Forest Park X	Fairway Investments	Jun-10					Fifth Thid Bank	-	Cardinal RE Partners