

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Gross Rate	Net Absorption		
				Direct	Direct SF	Sublet		2018	2019	2020
TIER I										
Capitol Towers - South	228,461	2015	3.5x	0.0%	0	0.0%	\$43.00	(3,440)	(10,560)	17,218
Capitol Towers - North	227,454	2017	3.5x	0.0%	0	0.0%	\$43.00	225,413	2,041	0
One Piedmont Town Center	212,462	2005	2.4x	0.0%	0	0.0%	NM	0	0	0
Two Piedmont Town Center	205,000	2006	2.4x	6.8%	14,000	0.0%	\$38.86	665	23,604	(9,052)
One Morrocroft Centre	93,713	1992	4.0x	3.9%	3,671	0.0%	\$40.00	(25,234)	21,637	(1,274)
Two Morrocroft Centre	96,315	1998	3.5x	15.3%	14,731	2.0%	\$40.00	1,918	(56,608)	42,491
Three Morrocroft Centre	100,574	2000	3.5x	1.5%	1,500	0.0%	\$40.00	(31,926)	68,401	(2,900)
Total / Weighted Average	1,163,979	2007	3.1x	2.9%	33,902	0.2%	\$41.19	167,396	48,515	46,483

TIER II										
SouthPark Towers I	235,000	1986	3.2x	20.2%	47,353	0.0%	\$39.00	(4,646)	(13,463)	(10,184)
SouthPark Towers II	312,000	1998	3.2x	15.7%	49,137	0.6%	\$39.00	(19,073)	1,877	(4,333)
Rotunda Building	230,790	1988	3.3x	20.9%	48,184	9.5%	\$36.50	(6,222)	35,064	(51,359)
Morrison Building	115,130	1974	3.4x	23.0%	26,508	0.0%	\$32.50	(5,216)	1,749	(2,674)
Carnegie Point	121,140	1986	4.0x	7.0%	8,453	0.0%	\$33.00	(4,562)	15,789	2,533
Carnegie X	97,177	1999	3.8x	4.4%	4,250	20.9%	\$35.00	3,630	2,520	(24,580)
Carnegie VIII	106,000	1996	3.8x	3.3%	3,453	20.1%	\$32.00	15,905	3,386	(21,287)
One Fairview Center	118,852	1984	5.5x	4.9%	5,804	0.0%	\$32.00	(2,034)	(6,648)	4,676
Porter Building	78,592	1999	3.5x	1.3%	1,033	0.0%	\$41.00	(1,412)	8,448	0
The Morrocroft Building One	58,445	1989	4.0x	0.0%	0	0.0%	NM	0	(1,526)	1,526
Three South Executive Park	54,125	2002	4.2x	42.0%	22,724	0.0%	\$32.00	(6,577)	(10,012)	(1,318)
6201 Fairview Rd	58,529	1988	3.5x	38.9%	22,773	0.0%	\$25.57	0	0	(22,773)
Total / Weighted Average	1,585,780	1991	3.8x	15.1%	239,672	4.1%	\$35.71	(30,207)	37,184	(129,773)

TIER III										
Esplanade at SouthPark	219,110	1981	4.0x	14.3%	31,411	4.6%	\$28.65	8,286	5,863	(12,647)
Fairview Plaza I	56,400	1965	-	21.3%	12,035	0.0%	\$28.00	0	(619)	(11,416)
Fairview Plaza	133,652	1984	3.3x	25.0%	33,400	2.1%	\$26.40	1,646	(2,619)	(14,621)
Fairview Plaza III	127,672	1984	3.3x	17.5%	22,282	4.7%	\$26.07	(5,235)	31,373	(24,742)
Parkview Building	124,590	1970	10.0x	46.6%	58,074	0.0%	\$28.50	0	0	(58,074)
Rexford Park II	72,762	1980	3.0x	29.1%	21,148	0.0%	\$34.00	(12,486)	19,398	1,991
Rexford Park I	67,515	1980	3.0x	100.0%	67,515	0.0%	\$36.00	0	0	(67,515)
Two SouthPark Center	95,062	1965	4.2x	13.6%	12,930	0.0%	\$31.00	0	(2,249)	(1,872)
Two Fairview Center	63,906	1968	3.4x	12.3%	7,855	0.0%	\$29.50	(4,789)	13,188	(7,855)
Total / Weighted Average	960,669	1977	4.2x	27.8%	266,650	2.0%	\$29.15	(12,578)	64,335	(196,751)

Total Competitive Set	3,710,428	1992	3.7x	14.6%	540,224	2.3%	\$35.39	124,611	150,034	(280,041)
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Property Name	Owner	Last Sale Detail						Seller	Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate				
TIER I										
Capitol Towers - South	Preferred Office	Dec-18	\$70	\$308	98.7%	5.5%	Lincoln Harris	Lincoln Harris	Lincoln Harris	
Capitol Towers - North	Preferred Office	Dec-18	\$70	\$308	99.1%	5.5%	Lincoln Harris	Lincoln Harris	Lincoln Harris	
One Piedmont Town Center	Principal Financial Group, Inc.	Oct-07			95.7%	5.9%	Crescent Communities	Lincoln Harris	Lincoln Harris	
Two Piedmont Town Center	Principal Financial Group, Inc.	Oct-07			93.2%	5.9%	Crescent Communities	Lincoln Harris	Lincoln Harris	
One Morrocroft Centre	Lincoln Harris / Preferred Office	Dec-19	\$35	\$370	96.9%	5.8%	Clarion Partners	Lincoln Harris	Lincoln Harris	
Two Morrocroft Centre	Lincoln Harris / Preferred Office	Dec-19	\$36	\$370	83.3%	5.8%	Clarion Partners	Lincoln Harris	Lincoln Harris	
Three Morrocroft Centre	Lincoln Harris / Preferred Office	Dec-19	\$37	\$370	100.0%	5.8%	Clarion Partners	Lincoln Harris	Lincoln Harris	
TIER II										
SouthPark Towers I	CalSTRS	Dec-05	\$41	\$177	92.4%		Starwood Property Trust	CBRE	CBRE	
SouthPark Towers II	CalSTRS	Dec-05	\$59	\$188	86.4%		Starwood Property Trust	CBRE	CBRE	
Rotunda Building	Equus Capital Partners, Ltd.	Apr-17	\$60	\$260	91.1%		DWS	-	Trinity Partners	
Morrison Building	Intercontinental Real Estate	Apr-16	\$23	\$198	95.0%		Lionstone Partners	Madison Marquette	Spectrum Companies	
Carnegie Point	ICM Realty Group Ltd.	Sep-16	\$25	\$202	88.3%		DWS	JLL	Foundry Commercial	
Carnegie X	AEW Capital Management	Nov-16	\$28	\$289	84.3%		Northwood Office	Spectrum Companies	Spectrum Companies	
Carnegie VIII	Marsh Properties, LLC							NAI Southern Real Estate	NAI Southern Real Estate	
One Fairview Center	CapRidge Partners	Jul-19	\$26	\$215	96.8%	7.5%	Bridge Investment Group	CapRidge Management Inc.	Trinity Partners	
Porter Building	Bissell Ballantyne Llc							-	Northwood Office	
The Morrocroft Building One	The Keith Corporation	Jul-13	\$12	\$204	100.0%		Ashton Properties	Grubb Properties	The Keith Corporation	
Three South Executive Park	Lat Purser & Associates, Inc.	Jan-18	\$11	\$209	100.0%	NA	Origin Investments	Lat Purser & Associates, Inc.	Cushman & Wakefield	
6201 Fairview Rd	The Daniels Company	Feb-14	\$10	\$163	54.0%	NA	Lionstone Partners	Madison Marquette	-	
TIER III										
Esplanade at SouthPark	LRC Properties	Feb-16	\$38	\$173	89.0%	5.5%	HighBrook Investors	CBRE	JLL	
Fairview Plaza I	American Asset Corporation	Nov-15						American Asset Corporation	American Asset Corporation	
Fairview Plaza	American Asset Corporation	Nov-15						American Asset Corporation	American Asset Corporation	
Fairview Plaza III	American Asset Corporation	Nov-15						-	American Asset Corporation	
Parkview Building	Triangle Capital Group	Oct-19	\$26	\$205	83.2%		PICOA Inc.	Portland Carolinas Management	CBRE	
Rexford Park II	Childress Klein	May-19	\$13	\$172	41.6%	NA	LendingTree Inc.	Childress Klein	Childress Klein	
Rexford Park I	Childress Klein	May-19	\$12	\$176	100.0%	NA	LendingTree Inc.	Childress Klein	Childress Klein	
Two SouthPark Center	Red Hill Ventures	Nov-19	\$22	\$231	88.5%	7.0%	Continental Capital Partners	-	Cushman & Wakefield	
Two Fairview Center	CapRidge Partners	Jul-19	\$14	\$215	86.5%	7.5%	Bridge Investment Group	CapRidge Management Inc.	Trinity Partners	