

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Gross Rate	Net Absorption		
				Direct	Direct SF	Sublet		2019	2020	2021 YTD
TIER I										
Capitol Towers - South	228,461	2015	3.5x	0.0%	0	0.0%	\$43.00	(10,560)	17,218	0
Capitol Towers - North	221,867	2017	3.5x	0.0%	0	0.0%	\$43.00	2,041	0	0
One Piedmont Town Center	212,462	2005	2.4x	0.0%	0	0.0%	\$42.00	0	0	0
Two Piedmont Town Center	205,000	2006	2.4x	3.4%	7,000	0.0%	\$42.00	23,604	(9,052)	7,000
One Morrocroft Centre	93,713	1992	4.0x	0.0%	0	0.0%	\$42.00	21,637	(1,274)	4,871
Two Morrocroft Centre	96,315	1998	3.5x	10.5%	10,131	2.0%	\$42.00	(56,608)	42,491	0
Three Morrocroft Centre	105,000	2000	3.5x	1.4%	1,500	0.0%	\$42.00	68,401	(2,900)	1,400
Total / Weighted Average	1,162,818	2007	3.1x	1.6%	18,631	0.2%	\$42.39	48,515	46,483	13,271

TIER II										
SouthPark Towers I	235,000	1986	3.2x	20.8%	48,912	0.0%	\$39.00	(13,463)	(10,184)	(7,981)
SouthPark Towers II	312,000	1998	3.2x	18.4%	57,480	0.5%	\$39.00	1,877	(4,333)	(8,051)
Rotunda Building	230,790	1988	3.3x	28.7%	66,170	8.3%	\$36.50	35,064	(51,359)	(16,974)
Morrison Building	115,130	1974	3.4x	14.1%	16,276	0.0%	\$32.50	1,749	(2,674)	0
Carnegie Point	121,140	1986	4.0x	8.6%	10,476	1.5%	\$33.00	15,789	2,533	(2,023)
Carnegie X	97,177	1999	3.8x	2.6%	2,520	20.7%	\$35.00	2,520	(24,580)	0
Carnegie VIII	106,000	1996	3.8x	3.3%	3,453	20.1%	\$32.00	3,386	(21,287)	0
One Fairview Center	118,852	1984	5.5x	4.8%	5,684	0.0%	\$32.00	(6,648)	4,676	120
Porter Building	78,592	1999	3.5x	1.3%	1,033	0.0%	\$40.00	8,448	0	(1,033)
The Morrocroft Building One	58,445	1989	4.0x	2.4%	1,406	0.0%	NM	(1,526)	1,526	(1,406)
Three South Executive Park	54,125	2002	4.2x	42.0%	22,724	10.0%	\$32.00	(10,012)	(1,318)	(5,392)
6201 Fairview Rd	58,529	1988	3.5x	35.3%	20,673	0.0%	\$25.58	0	(22,773)	2,100
Total / Weighted Average	1,585,780	1991	3.8x	16.2%	256,807	4.4%	\$35.66	37,184	(129,773)	(40,640)

TIER III										
Esplanade at SouthPark	219,110	1981	4.0x	24.7%	54,161	0.0%	\$29.02	5,863	(12,647)	(32,838)
Fairview Plaza I	56,400	1965	-	21.3%	12,035	0.0%	\$28.00	(619)	(11,416)	0
Fairview Plaza	133,652	1984	3.3x	26.1%	34,908	0.0%	\$26.50	(2,619)	(14,621)	(4,252)
Fairview Plaza III	142,906	1984	3.3x	18.5%	26,472	1.5%	\$26.50	31,373	(24,742)	2,019
Parkview Building	124,590	1970	10.0x	47.6%	59,252	12.5%	\$28.50	0	(58,074)	635
Rexford Park II	72,762	1980	3.0x	24.6%	17,918	0.0%	\$34.00	19,398	1,991	3,230
Rexford Park I	67,516	1980	3.3x	100.0%	67,515	0.0%	\$36.00	0	(67,515)	0
Two SouthPark Center	95,062	1965	4.2x	13.6%	12,930	0.0%	\$31.00	(2,249)	(1,872)	0
Two Fairview Center	63,906	1968	3.4x	12.3%	7,855	0.0%	\$30.50	13,188	(7,855)	0
Total / Weighted Average	975,904	1977	4.2x	30.0%	293,046	1.8%	\$29.32	64,335	(196,751)	(31,206)

Total Competitive Set	3,724,502	1992	3.7x	15.3%	568,484	2.4%	\$36.11	150,034	(280,041)	(58,575)
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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	Highwoods (U/C)	Oct-21	\$97	\$423	98.7%	5.7%	Lincoln Harris	Lincoln Harris	Lincoln Harris	
Capitol Towers - North	Highwoods (U/C)	Oct-21	\$94	\$423	99.1%	5.7%	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	Highwoods (U/C)	Oct-21	\$40	\$423	96.9%	5.7%	Clarion Partners	Lincoln Harris	Lincoln Harris	
Two Morrocroft Centre	Highwoods (U/C)	Oct-21	\$41	\$423	83.3%	5.8%	Clarion Partners	Lincoln Harris	Lincoln Harris	
Three Morrocroft Centre	Highwoods (U/C)	Oct-21	\$44	\$423	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	NAI Southern Real Estate	Apr-17	\$60	\$260	91.1%		DWS	-	Trinity Partners	
Morrison Building	Intercontinental Real Estate	Apr-16	\$23	\$198	95.0%		Lionstone Partners	-	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 (In Market)	Jul-19	\$26	\$215	96.8%	7.5%	Bridge Investment Group	CapRidge Management Inc.	Trinity Partners	
Porter Building	Bissell Ballantyne Llc							Lincoln Harris	Lincoln Harris	
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	-	-	
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	\$174	41.6%	NA	LendingTree Inc.	Childress Klein	Childress Klein	
Rexford Park I	Childress Klein	May-19	\$12	\$175	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 (In Market)	Jul-19	\$14	\$215	86.5%	7.5%	Bridge Investment Group	CapRidge Management Inc.	Trinity Partners	