

Florida - Coconut Grove - Tier Report - 2019 4Q

Property Name	RSF	Year	Vacancy			Gross Rate	Net Absorption			Parking
		Built	Direct	Direct SF	Sublet		2017	2018	2019	Ratio
TIER I										
3225 Aviation Ave	57,155	1987	0.0%	0	3.0%	\$46.00	0	0	0	3.0x
2665 S Bayshore Dr	164,177	1982	13.3%	21,851	0.0%	45.00	9,632	(6,640)	565	0.0x
2601 S Bayshore Dr	294,000	1989	3.0%	8,729	0.0%	43.80	4,822	489	(1,497)	3.0x
Wgt. Avg. / Total	515,332	1986	5.9%	30,580	0.3%	\$44.43	14,454	(6,151)	(932)	2.0x
TIER II										
Continental Plaza	80,380	1982	17.0%	13,658	2.0%	\$46.00	3,534	(6,196)	(4,299)	3.0x
Mayfair in the Grove - E	179,834	1977	4.5%	8,022	0.0%	42.00	10,768	(18,475)	10,453	3.0x
Mercy Medical Building	106,000	2017	99.6%	105,593	0.0%	41.00	22,082	0	(1,675)	0.0x
Grove 2000	53,074	1972	8.7%	4,598	0.0%	34.00	0	(4,800)	82	3.0x
Biscayne Bank Building	42,438	1987	5.0%	2,128	0.0%	28.20	(2,168)	4,917	0	0.1x
2937 SW 27th Ave	55,638	1986	6.8%	3,809	3.0%	27.00	(131)	(2,497)	3,753	2.2x
2950 SW 27th Ave	40,557	1984	0.0%	0	0.0%	-	(34)	34	0	3.0x
Mayfair in the Grove - W	65,923	1980	0.0%	0	0.0%	-	8,195	0	0	3.0x
2699 S Bayshore Dr	76,104	1973	0.0%	0	0.0%	-	0	0	0	2.5x
2200 S Dixie Hwy	47,633	2000	0.0%	0	0.0%	-	0	0	0	3.0x
Wgt. Avg. / Total	747,581	1986	18.4%	137,808	0.4%	\$38.85	42,246	(27,017)	8,314	2.3x
Total Competitive Set*										
	1,262,913	1986	13.3%	168,388	0.4%	\$41.63	56,700	(33,168)	7,382	2.2x

*excludes buildings for which data was not available.

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Property Name	Owner	Date	Price	\$/RSF	Occ.	Cap Rate	Property Manager	Leasing Agent
<u>TIER I</u>								
3225 Aviation Ave	Madison Marquette	Nov-19	\$21.3	\$355	100%	-	Madison Marquette	JLL
2665 S Bayshore Dr	-	Sep-18	\$41.0	\$250	80%	-	Watsco	CBRE
2601 S Bayshore Dr	Agave Holdings	Oct-16	\$58.8	\$200	99%	9.3%	CBRE	Fairchild
<u>TIER II</u>								
Continental Plaza	Madison Marquette	Nov-19	\$26.1	\$325	83%	-	Madison Marquette	JLL
Mayfair in the Grove - E	Whalou Properties	Sep-10	\$19.5	\$108	87%	-	-	Mayfair Advisors
Mercy Medical Building	HCA	-	-	-	-	-	-	C&W
Grove 2000	The Epocorp	Mar-10	\$4.9	\$93	100%	-	SunGard Insurance	Sime Realty
Biscayne Bank Building	Coconut Grove Realty	-	-	-	-	-	Coconut Grove Realty	Coconut Grove Realty
2937 SW 27th Ave	Grobro Investments	Feb-98	\$3.9	\$71	-	-	Grobro Investments	NAI
2950 SW 27th Ave	CMC Group	Aug-15	\$9.6	\$237	100%	-	Orion Real Estate	CMC Group
Mayfair in the Grove - W	Whalou Properties	Sep-10	\$7.1	\$108	100%	-	-	Mayfair Advisors
2699 S Bayshore Dr	Wexford Capital	Apr-14	\$29.5	\$388	-	-	Max Property	Max Property
2200 S Dixie Hwy	Scientology Intl.	May-12	\$7.0	\$147	100%	-	Renzi Developers	-