

Cumberland Atlanta - Tier Report - 2019 4Q

PARTNERS		Year	Vacancy			Gross	Net Absorption			Parking	PARTNERS	
Property Name	RSF	Built	Direct	Direct SF	Sublet	Rate	2017	2018	2019	Ratio	Owner	
TIER I												
Riverwood 200	299,000	2017	9.8%	29,240	0.0%	\$40.50	244,118	25,642	0	3.6x	Highwoods Properties	
3400 Overton (Synovus)	174,418	2017	16.2%	28,228	0.0%	\$42.00	112,582	2,006	31,602	3.5x	Innovatus Capital	
Two Ballpark Center	92,000	2017	0.0%	0	0.0%	\$40.00	92,000	0	0	3.5x	Atlanta Braves	
The Forum at West Paces	220,016	2001	5.0%	10,896	0.0%	\$42.00	6,324	(9,949)	1,765	3.0x	GLL Real Estate Partners	
The Medici	156,060	2008	5.6%	8,753	1.4%	\$41.00	(6,300)	(2,261)	0	3.0x	Piedmont Realty Trust	
Riverwood 100	502,527	1989	5.8%	29,240	0.0%	\$34.50	2,603	(71,596)	44,269	3.0x	Highwoods Properties	
Galleria 600	433,826	2002	23.1%	100,146	0.0%	\$34.00	(12,855)	(8,792)	(18,045)	3.2x	Piedmont Realty Trust	
Galleria 400	432,402	1999	8.1%	34,953	0.0%	\$34.00	(3,613)	17,896	6,218	4.0x	Piedmont Realty Trust	
Galleria 300	432,034	1987	2.0%	8,777	5.0%	\$33.00	11,752	(2,867)	2,264	3.5x	Piedmont Realty Trust	
Galleria 200	431,631	1984	14.3%	61,619	1.0%	\$34.00	114,792	10,967	(8,106)	4.0x	Piedmont Realty Trust	
Galleria 100	410,571	1982	9.5%	38,841	0.0%	\$34.00	(2,891)	(5,855)	9,516	3.5x	Piedmont Realty Trust	
Overlook III	514,746	1987	36.2%	186,528	0.0%	\$32.00	(4,107)	(54,992)	55,984	3.0x	Goddard Investment Group	
One Overton Park	387,267	2002	18.8%	72,995	0.0%	\$27.78	(53,367)	61,460	9,960	3.5x	Franklin Street Properties	
One Riverside	225,069	1998	12.0%	27,044	0.0%	\$28.50	(14,958)	23,469	19,441	3.8x	Post Properties	
100 City View	250,000	2000	14.9%	37,252	3.8%	\$32.50	14,103	(19,777)	(7,088)	3.5x	Granite Properties / Pope & Land	
Cumberland Center II	419,456	1989	18.4%	77,384	9.2%	\$34.00	(5,802)	(79,369)	(819)	3.2x	Pacific Coast Capital Partners	
The Towers at Wildwood Plaza	716,484	1991	31.6%	226,579	6.8%	\$28.50	94,738	67,520	(217,804)	3.1x	Americas Capital Partners	
Paces West	646,471	1987	9.3%	60,219	2.4%	\$28.25	(36,271)	47,960	13,989	3.0x	Farallon / Crocker Partners	
Cumberland Center IV	218,519	1998	4.5%	9,843	0.0%	\$30.00	(69,642)	1,881	73,736	4.0x	Garrison / Crocker Partners	
Parkwood Point	219,660	2001	8.8%	19,347	14.4%	\$27.00	0	6,187	(19,347)	4.5x	AEW	
Wildwood Center	692,707	1987	14.9%	103,061	0.0%	\$29.00	26,686	(64,371)	4,635	3.2x	Vision Equities	
Wgt. Avg. / Total	7,874,864	1997	14.9%	1,170,945	2.2%	\$32.47	509,892	(54,841)	2,170	3.5x		
TIER II												
Northcreek 100	133,520	1971	18.6%	24,844	50.9%	\$29.50	(14,316)	(71,226)	1,066	3.3x	Regent / GEM	
Northcreek 200	134,667	1972	39.6%	53,394	0.0%	\$29.50	(547)	(14,471)	(2,246)	3.3x	Regent / GEM	
Northcreek 300	134,124	1978	39.0%	52,250	0.0%	\$29.50	0	(25,525)	7,281	3.3x	Regent / GEM	
Northcreek 400	134,142	1979	12.0%	16,102	0.0%	\$29.50	(19,484)	(5,096)	14,118	3.2x	Regent / GEM	
Platinum Tower	312,591	1989	17.2%	53,648	0.0%	\$28.00	(60,355)	59,000	34,229	3.5x	Accesso Partners	
2500 Windy Ridge	329,984	1985	25.6%	84,555	0.0%	\$27.92	(326,087)	51,022	190,510	3.5x	Griffin Capital Essential REIT	
Overlook II	254,658	1985	23.0%	58,587	0.0%	\$28.00	(15,405)	2,439	77,482	3.3x	Goddard Investment Group	
Overlook I	138,068	1982	12.1%	16,735	0.0%	\$27.00	4,701	(14,481)	6,239	3.6x	Atlanta Property Group	
3333 Riverwood	106,863	1992	27.1%	28,929	0.0%	\$29.50	(47,512)	0	21,624	3.6x	Sweetwater Holdings	
Cumberland Center I	194,286	1985	48.5%	94,284	0.0%	\$26.50	(50,000)	(49,481)	5,197	4.0x	Pope & Land	
2500 Cumberland	144,335	1998	17.0%	24,515	0.0%	\$23.26	0	(3,556)	12,072	4.0x	Noro Management	
1000 Parkwood	212,705	1985	9.1%	19,312	0.0%	\$27.76	(2,529)	(7,695)	2,996	3.2x	Adventis	
1600 Parkwood	154,668	1985	1.7%	2,682	0.0%	\$26.00	12,265	16,740	11,283	3.1x	Adventis	
Parkwood Plaza	210,919	1989	82.5%	174,033	0.0%	\$26.00	0	0	2,164	3.3x	RealOp Investments	
The Pavilion Building	128,311	1985	48.3%	62,000	0.0%	\$25.75	0	9,233	57,078	3.6x	ING/Voya	
The Dupree	138,433	1997	69.4%	96,049	10.0%	\$26.45	0	0	(109,868)	3.5x	Bridge Investment Group	
3100 Interstate	165,324	2001	32.8%	54,270	0.0%	\$28.00	(4,052)	(15,819)	111,054	3.4x	Rubenstein	
210 Interstate	152,288	1984	4.8%	7,244	0.0%	\$28.00	(4,244)	(59,596)	42,775	3.2x	Rubenstein	
Riveredge Summit	457,131	1983	5.8%	26,664	0.0%	\$27.00	14,589	11,838	0	4.0x	ARES	
2100 Riveredge Pkwy.	266,681	1985	5.5%	14,677	1.3%	\$28.50	(5,390)	(6,177)	(2,133)	3.4x	RFP Advisors/Mainstreet	
Riveredge Place	235,060	1984	17.7%	41,659	0.0%	\$24.77	20,673	(10,321)	8,973	3.6x	Contrarian Capital	
Wgt. Avg. / Total	4,138,758	1985	24.3%	1,006,433	2.1%	\$27.39	(497,693)	(133,172)	491,894	3.5x		
TIER III												
3301 Windy Ridge	106,574	1983	1.9%	1,989	39.4%	\$26.00	3,460	1,754	7,771	3.1x	Greenstone	
One Parkway Center	229,993	1985	10.5%	24,259	0.0%	\$27.00	20,637	17,290	(16,198)	3.2x	Simpson / Harbert	
Two Parkway Center	229,996	1988	4.9%	11,203	0.0%	\$27.00	(9,412)	0	0	3.2x	Simpson / Harbert	
4300 Wildwood Pky	150,000	1996	100.0%	150,000	0.0%	\$25.50	0	0	(150,000)	3.8x	Griffin Capital Essential REIT	
4100 Wildwood	100,000	1996	0.0%	0	0.0%	\$24.50	0	0	0	4.0x	Griffin Capital Essential REIT	
One Tower Creek	98,799	1986	16.0%	15,789	0.0%	\$23.75	(19,115)	11,172	8,349	3.5x	Levin Properties	
Paces Cumberland	69,231	1981	2.0%	1,398	0.0%	\$23.00	(835)	(768)	3,060	4.0x	Atlanta Property Group	
1899 Powers Ferry	92,658	1986	2.3%	2,161	0.0%	\$24.50	8,999	(1,320)	1,320	4.0x	Bridge Investment Group	
280 Interstate North	125,037	1982	35.6%	44,477	3.7%	\$24.50	3,359	(6,221)	(12,485)	4.5x	CRIF Solutions	
180 Interstate North	123,609	1979	10.2%	12,580	0.0%	\$25.50	19,570	3,544	6,269	4.0x	Pope & Land	
300 Interstate (Weather Channel)	181,269	1968	48.2%	87,419	0.0%	\$28.00	0	(91,729)	4,310	4.0x	Rubenstein	
320 Interstate North	114,468	1971	0.0%	0	0.0%	\$25.00	0	0	0	4.0x	Rubenstein	
340 Interstate North	98,962	1974	0.0%	0	0.0%	\$25.00	1	(1)	98,962	4.0x	Rubenstein	
360 Interstate North	136,129	1980	29.7%	40,367	8.3%	\$28.00	13,515	(18,956)	(2,269)	4.0x	Rubenstein	
380 Interstate North	84,128	1976	2.6%	2,188	0.0%	\$28.00	16,472	8,091	3,966	4.0x	Rubenstein	
2015 S Park Place	67,593	1988	49.3%	33,335	0.0%	\$18.50	(3,019)	0	34,258	3.6x	Charles Comerford / Lincoln	
Circle 75 Bldg 900	345,502	1984	8.8%	30,277	3.6%	\$25.00	18,912	(1,319)	2,631	4.5x	SK Commercial	
Circle 75 Bldg 1000	97,490	1972	5.0%	4,871	0.0%	\$18.50	(6,822)	4,314	17,491	4.5x	SK Commercial	
Circle 75 Bldg 1100	288,000	1982	6.1%	17,517	0.0%	\$25.00	(1,763)	0	0	4.5x	SK Commercial	
RiverEdge One	135,025	1981	11.9%	16,047	0.0%	\$24.50	331	16,024	1,704	3.6x	Pope & Land (for sale)	
2120 Powers Ferry Rd	81,393	1998	50.9%	41,436	0.0%	\$23.00	0	7,580	(14,464)	4.0x	Ardent Companies	
2100 Powers Ferry Rd	60,715	1975	0.0%	0	0.0%	NM	(1,849)	1,849	0	4.0x	Ardent Companies	
Powers Ferry Landing East	149,324	1985	2.0%	3,030	0.0%	\$23.00	0	(49)	4,621	5.0x	KBS	
Powers Ferry Landing West	80,762	1974	19.8%	15,987	2.0%	\$18.00	(690)	(971)	(7,744)	3.8x	HSSW Properties	
Cumberland Overlook	105,464	1976	29.6%	31,269	6.3%	\$21.00	(50,779)	16,314	(3,461)	4.0x	HSSW Properties	
The Meridian	97,500	1985	9.8%	9,597	0.0%	\$20.75	(14,186)	5,472	(883)	3.5x	Boxer Property	
2625 Cumberland Pky	80,000	1976	0.0%	0	0.0%	NM	40,000	0	0	4.0x	Hightower Company	
Powers Pointe Office Park	122,023	1982	5.2%	6,378	0.0%	\$21.44	(9,440)	1,353	1,709	3.5x	APMD Real Estate Holdings	
Lakewood II	146,940	1988	83.6%	122,797	0.0%	\$23.50	17,065	0	(113,797)	3.5x	Brookwood Investment Group	
1955 Lake Park	86,583	1985	37.7%	32,634	0.0%	\$16.50	0	(32,956)	22,367	4.0x	Real Capital Solutions / PMRG	
2300 Lake Park	85,470	1985	32.9%	28,130	0.0%	\$15.76	(2,229)	1,250	(5,152)	4.0x	Real Capital Solutions / PMRG	
1165 NorthChase	85,019	1986	18.1%	15,397	23.5%	\$19.00	7,550	(7,609)	(13,306)	4.7x	Shen Zhaoju	
The Triangle Building	96,038	1974	63.0%	60,475	0.0%	\$18.73	5,429	10,916	5,541	4.0x	Equity Commonwealth	
Corporate Plaza	187,471	1982	4.5%	8,447	0.0%	\$19.27	(1,814)	5,353	65,388	4.0x	Taurus Quadriga Corp	
2400 Lake Park Dr.	104,694	1983	21.1%	22,142	0.0%	\$18.50	(6,842)	11,109	180	3.8x	OA Development	
The Gold Building	66,869	1975	2.3%	1,533	0.0%	\$18.50	(6,156)	6,156	(1,533)	4.0x	Generation Capital Partners	
1090 Northchase	106,065	1988	15.7%	16,687	0.0%	\$16.50	(32,763)	8,171	15,085	4.5x	Crossgate Partners	
The Atrium	160,000	1987	8.3%	13,347	0.0%	\$17.50	4,057	(906)	8,878	4.3x	Olympec Corporate Group	
Powers Ferry Center	139,000	1988	36.3%	50,431	0.0%	\$15.00	(207)	(4,329)	3,031	5.0x	Gateway Industries	
Wgt. Avg. / Total	4,915,793	1982	19.8%	975,594	2.0%	\$22.90	11,436	(29,422)	(24,401)	4.0x		
Total Competitive Set*												
	16,929,415	1987	18.6%	3,152,972	2.1%	\$28.50	23,635	(217,435)	469,663	3.7x		

*excludes buildings for which data was not available.