

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Net Rate	Net Absorption		
				Direct	Direct SF	Sublet		2018	2019	2020 YTD
TIER I										
Pinnacle Corporate Park - Bldg II	110,602	2001	4.0x	17.3%	19,130	0.0%	\$23.00	(23,493)	37,416	(19,130)
Pinnacle Corporate Park - Bldg I	151,832	1986	4.0x	14.9%	22,666	1.4%	\$23.00	(11,688)	22,367	(17,403)
Cypress Financial Center	206,773	1988	4.0x	40.8%	84,453	9.1%	\$21.50	17,741	(34,182)	18,300
Trade Centre South	216,038	1984	4.0x	13.0%	28,112	3.2%	\$20.50	11,919	30,158	(782)
Radice Corporate Center III	129,000	1987	4.0x	44.6%	57,544	0.0%	\$19.50	2,439	(4,052)	(19,835)
Cypress Park West I	113,964	1987	4.5x	19.7%	22,419	6.2%	\$19.50	6,912	1,491	(2,033)
Radice Corporate Center II	122,625	1985	4.0x	22.4%	27,500	0.0%	\$19.00	(8,961)	13,851	(20,109)
Radice Corporate Center I	102,468	1983	4.0x	1.9%	1,922	0.0%	\$19.00	(8,116)	22,113	2,857
Cypress Park West II	111,793	2003	4.6x	0.0%	0	0.0%	\$18.50	-	-	-
Cypress Centre	121,000	1985	4.0x	0.0%	0	0.0%	\$18.50	-	8,896	-
Broward Trade Center	99,740	1984	4.0x	0.0%	0	0.0%	\$16.75	-	-	-
Total / Weighted Average	1,485,835	1988	4.1x	17.8%	263,746	2.3%	\$20.12	(13,247)	98,058	(58,135)

TIER II										
The 6400 Building	55,697	1985	4.0x	9.0%	5,000	0.0%	\$18.50	146	872	(5,000)
Lakeside Plaza	119,339	1983	4.0x	29.6%	35,294	0.0%	\$17.50	(4,470)	1,363	(13,686)
Park Center	119,224	1984	4.0x	0.0%	0	0.0%	\$17.00	0	0	0
Cypress Plaza	39,513	1988	4.0x	21.5%	8,486	0.0%	\$16.50	3,870	0	2,270
Cypress Court	42,021	1986	5.0x	9.0%	3,767	0.0%	\$15.61	0	1,200	0
Cypress Exec Center	140,635	1987	5.9x	14.4%	20,267	0.0%	\$15.50	(14,830)	(25,217)	41,653
Cypress Creek Tower	61,917	1974	3.0x	8.8%	5,477	0.0%	\$14.95	91	(1,049)	770
One Cypress Place	32,196	1984	5.0x	0.0%	0	0.0%	-	0	0	0
Total / Weighted Average	610,542	1984	4.4x	12.8%	78,291	0.0%	\$16.53	(15,193)	(22,831)	26,007

Total Competitive Set	2,096,377	1987	4.2x	16.3%	342,037	1.7%	\$19.12	(28,440)	75,227	(32,128)
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UNDER CONSTRUCTION										
Property Name	RSF	Delivery Date	Asking Rent	OpEx	Preleased SF	Tenants				
None	-	-	-	-	-					
Total / Weighted Average	-	-	-	-	-					

TIER II									
The 6400 Building	Pebb	Jan-04	\$6	\$113	94.0%	-	Sea Watch of Florida Ptshp	Pebb Enterprises	Pebb Enterprises
Lakeside Plaza	Naya USA	Jan-18	\$18	\$148	71.0%	5.1%	Delma Properties Inc.	-	C&W
Park Center	Gladstone Commercial	Sep-16	\$24	\$201	100.0%	8.3%	Mainstreet Capital Partners	JLL	ComReal
Cypress Plaza	Mainstreet Capital	Dec-17	\$4	\$106	63.0%	-	Mainstreet Capital Partners	JLL	C&W
Cypress Court	Howard Dvorkin	Jun-13	\$4	\$102	69.1%	-	Mantic Cypress Court LLC	-	NAI/Merin
Cypress Exec Center	ICM Realty	Mar-15	\$11	\$78	60.0%	6.9%	The Praedium Group	Songy Partners	C&W
Cypress Creek Tower	Robert Coppola	Jul-15	\$6	\$98	75.2%	6.7%	LNR Partners LLC	-	Berger Commercial
One Cypress Place	Citrix Systems	Dec-12	\$5	\$154	94.3%	-	Stiles Realty	Stiles Realty	-

Property Name	Developer	Investor	Land Price	Dev. Cost
None				