

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	1.0%	\$23.00	(11,688)	22,367	(21,153)
Cypress Financial Center	206,773	1988	4.0x	40.8%	84,453	6.7%	\$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	(10,031)
Cypress Park West II	111,793	2003	4.6x	4.1%	4,577	0.0%	\$20.50	0	0	(4,577)
Radice Corporate Center III	129,000	1987	4.0x	43.5%	56,071	0.0%	\$19.50	2,439	(4,052)	(18,362)
Cypress Park West I	113,964	1987	4.5x	25.3%	28,846	4.5%	\$19.50	6,912	1,491	(7,958)
Radice Corporate Center II	122,625	1985	4.0x	24.0%	29,379	0.0%	\$19.00	(8,961)	13,851	(21,988)
Radice Corporate Center I	102,468	1983	4.0x	1.9%	1,922	0.0%	\$19.00	(8,116)	22,113	2,857
Cypress Centre	121,000	1985	4.0x	0.0%	0	0.0%	-	0	8,896	0
Broward Trade Center	99,740	1984	4.0x	0.0%	0	0.0%	-	0	0	0
Total / Weighted Average	1,485,835	1988	4.1x	18.5%	275,156	1.8%	\$20.72	(13,247)	98,058	(82,042)

TIER II										
The 6400 Building	55,697	1985	4.0x	0.0%	0	0.0%	\$19.50	146	872	4,035
Lakeside Plaza	119,339	1983	4.0x	23.7%	28,227	0.0%	\$17.50	(4,470)	1,363	(6,619)
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
Park Center	119,224	1984	4.0x	0.0%	0	0.0%	-	0	0	0
One Cypress Place	32,196	1984	5.0x	0.0%	0	0.0%	-	0	0	0
Total / Weighted Average	610,542	1984	4.4x	10.8%	66,224	0.0%	\$16.53	(15,193)	(22,831)	42,109

Total Competitive Set	2,096,377	1987	4.2x	16.3%	341,380	1.3%	\$19.61	(28,440)	75,227	(39,933)
-----------------------	-----------	------	------	-------	---------	------	---------	----------	--------	----------

UNDER CONSTRUCTION										
Property Name	RSF	Delivery Date	Asking Rent	OpEx	Preleased SF	Tenants				
None	-	-	-	-	-					
Total / Weighted Average	-	-	-	-	-					

Property Name	Owner	Last Sale Detail						Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate	Seller		
TIER I									
Pinnacle Corporate Park - Bldg II	Banyan Street	Oct-13	\$16	\$145	85.0%	7.8%	Northwestern Mutual	Banyan Street	Avison Young
Pinnacle Corporate Park - Bldg I	Banyan Street	Oct-13	\$22	\$145	85.0%	7.8%	Northwestern Mutual	Banyan Street	Avison Young
Cypress Financial Center	Steelbridge	Sep-14	\$33	\$164	97.0%	6.1%	Tricony Management LLC	Steelbridge	C&W
Trade Centre South	Cardinal Point Mgmt	Feb-19	\$42	\$194	89.2%	6.6%	DRA Advisors LLC	Cardinal Point	Colliers
Cypress Park West II	Naya USA	Sep-16	\$21	\$191	97.0%	7.8%	Stockbridge Capital Group LLC	JLL	Colliers
Radice Corporate Center III	Sergio R Fernandez	May-19	\$24	\$187	78.9%	-	Ghitis Property Company	CBRE	C&W
Cypress Park West I	Naya USA	Sep-16	\$22	\$191	97.0%	7.8%	Stockbridge Capital Group LLC	JLL	Colliers
Radice Corporate Center II	Zell Holdings	-	-	-	-	-	Wells Fargo Bank	C&W	C&W
Radice Corporate Center I	Greenberg Traurig, LLP	-	-	-	-	-	-	C&W	C&W
Cypress Centre	Omnicrom	Apr-12	\$13	\$107	48.2%	-	New York Life	Omnicron	CBRE
Broward Trade Center	MCNA Dental	Dec-15	\$15	\$147	79.5%	-	Liberty Property Trust	JLL	MCNA Dental

TIER II									
The 6400 Building	Pebb	Jan-04	\$6	\$113	94.0%	-	Sea Watch of Florida Ptshp	Pebb Enterprises	NAI/Merin Hunter
Lakeside Plaza	Naya USA	Jan-18	\$18	\$148	71.0%	5.1%	Delma Properties Inc.	-	C&W
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
Park Center	Gladstone Commercial	Sep-16	\$24	\$201	100.0%	8.3%	Mainstreet Capital Partners	JLL	ComReal
One Cypress Place	Citrix Systems	Dec-12	\$5	\$154	94.3%	-	Stiles Realty	Stiles Realty	-

UNDER CONSTRUCTION				
Property Name	Developer	Investor	Land Price	Dev. Cost
None				