



Florida - Cypress Creek - Tier Report - 2019 4Q



Property Name	RSF	Year Built	Vacancy			Net Rate	Net Absorption			Parking Ratio
			Direct	Direct SF	Sublet		2017	2018	2019	
<u>TIER I</u>										
Pinnacle Corporate Park - Bldg II	110,602	2001	0.0%	0	0.0%	\$23.00	(2,062)	(23,493)	37,416	4.0x
Pinnacle Corporate Park - Bldg I	151,832	1986	0.0%	0	3.9%	22.23	6,110	(11,688)	22,367	4.0x
Cypress Financial Center	206,773	1988	17.1%	35,294	9.1%	21.50	(4,277)	17,741	(34,182)	4.0x
Trade Centre South	216,038	1984	8.4%	18,081	3.2%	19.91	17,674	11,919	30,158	4.0x
Radice Corporate Center III	129,000	1987	29.2%	37,709	0.0%	19.50	(36,096)	2,439	(4,052)	4.0x
Radice Corporate Center II	122,625	1985	21.0%	25,797	0.0%	19.00	1,800	(8,961)	13,851	4.0x
Radice Corporate Center I	102,468	1983	1.9%	1,922	0.0%	19.00	(13,750)	(8,116)	22,113	4.0x
Cypress Park West I	113,964	1987	19.6%	22,301	6.2%	18.55	(22,107)	6,912	1,491	4.5x
Cypress Park West II	111,793	2003	0.0%	0	0.0%	18.50	0	0	0	4.6x
Cypress Centre	121,000	1985	0.0%	0	0.0%	18.50	1,588	0	8,896	4.0x
Broward Trade Center	99,740	1984	0.0%	0	0.0%	16.75	0	0	0	4.0x
Wgt. Avg. / Total	1,485,835	1988	9.5%	141,104	2.6%	\$19.89	(51,120)	(13,247)	98,058	4.1x
<u>TIER II</u>										
The 6400 Building	55,697	1985	0.0%	0	7.2%	\$18.50	1,161	146	872	4.0x
Lakeside Plaza	119,339	1983	23.7%	28,304	0.0%	18.00	755	(4,470)	1,363	4.0x
Park Center	119,224	1984	0.0%	0	0.0%	17.00	0	0	0	4.0x
Cypress Exec Center	154,650	1987	26.2%	40,479	0.0%	15.50	(3,881)	(14,830)	(25,217)	5.9x
Cypress Creek Tower	61,917	1974	8.8%	5,477	0.0%	14.95	1,081	91	(1,049)	3.0x
Cypress Court	42,021	1986	9.0%	3,767	0.0%	14.00	9,889	0	1,200	5.0x
Cypress Plaza	39,513	1988	27.2%	10,756	0.0%	-	(21)	3,870	0	4.0x
One Cypress Place	32,196	1984	0.0%	0	0.0%	-	0	0	0	5.0x
Wgt. Avg. / Total	624,557	1984	14.2%	88,783	0.6%	\$16.49	8,984	(15,193)	(22,831)	4.4x
Total Competitive Set*										
	2,110,392	1987	10.9%	229,887	2.0%	\$18.97	(42,136)	(28,440)	75,227	4.2x

*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>								
Pinnacle Corporate Park - Bldg II	Banyan Street	Oct-13	\$16.1	\$145	85%	7.8%	Banyan Street	Avison Young
Pinnacle Corporate Park - Bldg I	Banyan Street	Oct-13	\$22.0	\$145	85%	7.8%	Banyan Street	Avison Young
Cypress Financial Center	Steelbridge	Sep-14	\$32.6	\$164	97%	6.1%	Steelbridge	C&W
Trade Centre South	Cardinal Point Mgmt	Feb-19	\$41.7	\$194	89%	6.6%	-	Colliers
Radice Corporate Center III	Zell Holdings	Feb-99	\$15.7	\$122	95%	7.8%	CBRE	C&W
Radice Corporate Center II	Zell Holdings	Oct-13	-	-	-	-	C&W	C&W
Radice Corporate Center I	Zell Holdings	-	-	-	-	-	C&W	C&W
Cypress Park West I	Naya USA	Sep-16	\$21.7	\$191	97%	7.8%	JLL	Colliers
Cypress Park West II	Naya USA	Sep-16	\$21.3	\$191	97%	7.8%	JLL	Colliers
Cypress Centre	Omnicro	Apr-12	\$13.0	\$107	48%	-	Omnicro	CBRE
Broward Trade Center	MCNA Dental	Dec-15	\$14.7	\$147	80%	-	JLL	MCNA Dental
<u>TIER II</u>								
The 6400 Building	Pebb	Jan-04	\$6.3	\$113	94%	-	Pebb Enterprises	NAI/Merin
Lakeside Plaza	Naya USA	Jan-18	\$17.7	\$148	71%	5.1%	-	C&W
Park Center	Gladstone Commercia	Sep-16	\$23.9	\$201	100%	8.3%	JLL	ComReal
Cypress Exec Center	ICM Realty	Mar-15	\$10.9	\$78	60%	6.9%	Songy Partners	C&W
Cypress Creek Tower	Robert Coppola	Jul-15	\$6.0	\$98	75%	6.7%	-	Berger Commercial
Cypress Court	Howard Dvorkin	Jun-13	\$4.3	\$102	69%	-	-	NAI/Merin
Cypress Plaza	Mainstreet Capital	Dec-17	\$4.2	\$106	63%	-	JLL	C&W
One Cypress Place	Citrix Systems	Dec-12	\$5.0	\$154	94%	-	Stiles Realty	-