

CROCKER
PARTNERS

TIER II										
Citibank Bldg	113,500	1972	2.0x	27.4%	31,155	2.8%	\$37.96	14,054	1,200	(5,527)
Dadeland Towers N (9200)	151,936	1971	3.0x	9.4%	14,218	11.9%	\$32.50	(7,293)	(2,000)	(16,104)
9400 S Dadeland Blvd	139,691	1980	3.0x	2.2%	3,085	0.0%	\$31.50	(1,848)	1,220	628
14221 SW 120th St	47,812	2008	4.0x	5.7%	2,715	0.0%	\$28.00	4,134	(648)	(2,067)
Dadeland Towers N (9300)	79,374	1972	3.0x	0.0%	0	0.0%	-	0	0	0
Bell South Bldg	117,458	1986	5.0x	0.0%	0	0.0%	-	0	0	0
Kendall Corporate Center	73,165	1986	6.0x	0.0%	0	0.0%	-	0	0	0
Total / Weighted Average	722,936	1982	3.7x	7.1%	51,173	2.9%	\$33.08	9,047	(228)	(23,070)

Total Competitive Set	2,149,995	1987	3.2x	9.4%	201,497	1.3%	\$37.34	3,409	19,216	(86,482)
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UNDER CONSTRUCTION						
Property Name	RSF	Delivery Date	Asking Rent	OpEx	Preleased SF	Tenants
None	-	-	-	-	-	-
Total / Weighted Average	-	-	-	-	-	

Property Name	Owner	Last Sale Detail						Seller	Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate				
TIER I										
Dadeland Centre I	Green Companies	-	-	-	-	-	-		Green Companies	Green Companies
One Datran Center	ABS Partners	Jun-16	\$73	\$287	80.0%	6.1%	USAA RE		Transwestern	C&W
Two Datran Center	ABS Partners	Jun-16	\$62	\$287	80.0%	6.1%	USAA RE		Transwestern	C&W
Dadeland Centre II	Green Companies	-	-	-	-	-	-		Green Companies	Green Companies
7000 SW 62nd Ave	Healthcare Realty	-	-	-	-	-	-		Healthcare Realty	Stringer Realty
9350 Financial Centre	Banyan Street	Nov-17	\$33	\$313	100.0%	-	Delma Properties		Delma Realty	CBRE
Interval International	USAA RE	Dec-15	\$40	\$397	100.0%	6.9%	Advance Dev Corp		USAA RE	Transwestern
TIER II										
Citibank Bldg	Tate Capital	-	-	-	-	-	-		Tate Management	NAI Miami
Dadeland Towers N (9200)	Keystone Property	Feb-08	\$26	\$169	86.1%	-	Cabot Investment		Keystone Property	Keystone Property
9400 S Dadeland Blvd	Keystone Property	Jun-17	\$22	\$158	79.0%	-	AvMed		Keystone Property	Keystone
14221 SW 120th St	Lucky Start	-	-	-	-	-	-		Lucky Start	Lucky Start
Dadeland Towers N (9300)	Keystone Property	Feb-08	\$13	\$169	35.7%	-	Cabot Investment		Keystone Property	Keystone Property
Bell South Bldg	Baptist Health	Mar-10	\$23	\$195	100.0%	-	DWS		Baptist Health	-
Kendall Corporate Center	Leon Medical	Oct-08	\$13	\$172	55.3%	-	Panther RE		-	Leon Medical
TIER III										
Dadeland Exec Center	Capital Realty	Sep-13	\$8	\$114	64.5%	9.2%	ComReal Miami		-	Avison Young
Dadeland Towers South	Keystone	Jun-17	\$36	\$158	79.8%	-	AvMed		-	Keystone
The Grenery	CoFe Properties	Jul-14	\$16	\$193	93.2%	6.4%	Green Companies		JCT Management	CoFe Properties
Kendall I Plaza	Fryd Properties	-	-	-	-	-	-		Fryd Properties	NAI Miami
12039 SW 132nd Ct	Rafael Robles Rosado	-	-	-	-	-	-		-	L.B.D. of S. Florida
U.S. Immigration Services	NGP Mgmt	Jun-10	\$21	\$451	100.0%	7.8%	SFL Federal Partners		Sustainable RE	-

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