

Florida - Dadeland-Kendall - Tier Report - 2019 4Q

Property Name	RSF	Year Built	Vacancy			Gross Rate	Net Absorption			Parking Ratio
			Direct	Direct SF	Sublet		2017	2018	2019	
<u>TIER I</u>										
Dadeland Centre I	127,353	2001	9.6%	12,210	0.0%	\$43.19	26,732	(5,217)	(968)	3.0x
Two Datran Center	217,576	1986	7.4%	16,039	1.6%	42.50	28,198	(3,516)	10,038	2.5x
One Datran Center	256,368	1984	10.6%	27,097	1.3%	41.85	2,626	6,828	3,265	2.5x
9350 Financial Centre	105,472	1989	14.4%	15,224	0.0%	40.00	3,690	5,127	(1,243)	2.0x
7000 SW 62nd Ave	106,400	1972	7.2%	7,673	0.0%	39.26	(3,543)	590	11	3.0x
Dadeland Centre II	112,390	2008	0.0%	0	0.0%	-	0	0	0	3.0x
Interval International	100,798	1986	0.0%	0	0.0%	-	0	0	0	3.6x
Wgt. Avg. / Total	1,026,357	1989	7.6%	78,243	0.7%	\$41.65	57,703	3,812	11,103	2.8x
<u>TIER II</u>										
Citibank Bldg	113,500	1972	27.4%	31,155	2.8%	\$37.91	(13,014)	14,054	1,200	2.0x
Dadeland Towers N (9200)	151,936	1971	9.4%	14,218	0.0%	32.50	16,131	(7,293)	(2,000)	3.0x
9400 S Dadeland Blvd	139,691	1980	2.2%	3,085	0.0%	31.50	(1,115)	(1,848)	1,220	3.0x
14221 SW 120th St	47,812	2008	1.4%	648	0.0%	27.00	1,783	4,134	(648)	4.0x
Dadeland Towers N (9300)	79,374	1972	0.0%	0	0.0%	-	0	0	0	3.0x
Bell South Bldg	117,458	1986	0.0%	0	0.0%	-	0	0	0	5.0x
Kendall Corporate Center	73,165	1986	0.0%	0	0.0%	-	0	0	0	6.0x
Wgt. Avg. / Total	722,936	1982	6.8%	49,106	0.4%	\$32.97	3,785	9,047	(228)	3.7x
<u>TIER III</u>										
Dadeland Exec Center	68,142	1982	0.0%	0	0.0%	\$32.00	0	(4,425)	308	3.0x
Dadeland Towers South	91,720	1983	7.0%	6,404	1.6%	31.50	13,824	3,507	1,987	3.0x
The Grenery	84,843	1983	10.2%	8,624	0.8%	30.00	(344)	(6,446)	4,431	3.0x
Kendall I Plaza	69,900	1990	4.9%	3,408	0.0%	27.00	2,670	(2,086)	1,615	5.6x
12039 SW 132nd Ct	40,186	2008	0.0%	0	0.0%	-	0	0	0	1.7x
U.S. Immigration Services	45,911	2008	0.0%	0	0.0%	-	0	0	0	3.2x
Wgt. Avg. / Total	400,702	1992	4.6%	18,436	0.5%	\$30.20	16,150	(9,450)	8,341	3.3x
Total Competitive Set*	2,149,995	1988	6.8%	145,785	0.6%	\$36.89	77,638	3,409	19,216	3.3x

*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>								
Dadeland Centre I	Green Companies	-	-	-	-	-	Green Companies	Green Companies
Two Datan Center	ABS Partners	Jun-16	\$62.3	\$287	80%	6.1%	Transwestern	C&W
One Datan Center	Acre Valley RE Capital	Jun-16	\$73.5	\$287	80%	6.1%	Transwestern	C&W
9350 Financial Centre	Banyan Street	Nov-17	\$33.0	\$313	100%	-	Delma Realty	CBRE
7000 SW 62nd Ave	Healthcare Realty	-	-	-	-	-	Healthcare Realty	Stringer Realty
Dadeland Centre II	Green Companies	-	-	-	-	-	Green Companies	Green Companies
Interval International	USAA RE	Dec-15	\$40.0	\$397	100%	6.9%	USAA RE	JW Advance
<u>TIER II</u>								
Citibank Bldg	Tate Capital	-	-	-	-	-	Tate Management	NAI Miami
Dadeland Towers N (9200)	Keystone Property	Feb-08	\$25.6	\$169	86%	-	Keystone Property	Keystone Property
9400 S Dadeland Blvd	Keystone Property	Jun-17	\$21.5	\$158	79%	-	Keystone Property	Keystone
14221 SW 120th St	Lucky Start	-	-	-	-	-	Lucky Start	Lucky Start
Dadeland Towers N (9300)	Keystone Property	Feb-08	\$13.4	\$169	36%	-	Keystone Property	Keystone Property
Bell South Bldg	Baptist Health	Mar-10	\$22.9	\$195	100%	-	Baptist Health	-
Kendall Corporate Center	Leon Medical	Oct-08	\$12.6	\$172	55%	-	-	Leon Medical
<u>TIER III</u>								
Dadeland Exec Center	Capital Realty	Sep-13	\$7.8	\$114	65%	9.2%	-	Avison Young
Dadeland Towers South	Keystone	Jun-17	\$36.0	\$158	80%	-	-	Keystone
The Grenery	CoFe Properties	Jul-14	\$16.4	\$193	93%	6.4%	JCT Management	CoFe Properties
Kendall I Plaza	Fryd Properties	-	-	-	-	-	Fryd Properties	NAI Miami
12039 SW 132nd Ct	R&D Investments	-	-	-	-	-	-	L.B.D. of S. Florida
U.S. Immigration Services	NGP Mgmt	Jun-10	\$20.9	\$451	100%	7.8%	Sustainable RE	-