

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Rent		Net Absorption		
				Direct	Direct SF	Sublet	NNN	OpEx	2018	2019	2020 YTD
TIER I											
Doral Concourse	245,803	2001	4.8x	1.6%	3,831	1.6%	\$28.00	\$11.00	(7,162)	(17,088)	39,151
One Park Square at Doral	281,785	2009	2.9x	17.6%	49,728	1.1%	\$26.70	\$12.00	12,747	(23,646)	698
8333 Downtown Doral	150,000	2010	4.0x	18.3%	27,470	5.0%	\$24.50	\$13.76	2,922	(15,657)	(1,160)
Total / Weighted Average	677,588	2006	3.8x	12.0%	81,029	2.1%	\$26.68	\$12.03	8,507	(56,391)	38,689

TIER II											
Doral Costa Office Park (9850)	136,164	2006	4.0x	18.6%	25,309	12.1%	\$21.65	\$12.00	(10,608)	(14,653)	(12,648)
Doral Corporate Center II	138,607	1991	4.0x	54.9%	76,125	0.0%	\$20.76	\$11.00	(13,915)	(11,714)	(18,456)
Doral Corporate Center I	140,554	1985	4.0x	54.0%	75,948	0.0%	\$21.00	\$11.00	(28,391)	4,010	(22,526)
Offices at Doral Square	141,205	1984	4.0x	13.8%	19,499	0.0%	\$23.33	\$11.67	64,178	3,414	(3,302)
8200 Doral	101,144	1999	4.0x	7.0%	7,109	0.0%	\$23.07	\$10.87	3,015	1,731	(3,384)
Trenton	91,512	1987	4.0x	4.1%	3,733	0.0%	\$21.25	\$12.25	0	0	(3,733)
Spokane	92,786	1988	4.0x	18.5%	17,135	11.0%	\$21.25	\$12.25	10,534	(8,613)	(13,208)
Davenport	79,000	1999	4.0x	0.0%	0	0.0%	\$21.25	\$12.25	315	10,866	0
Dawson	112,726	1990	4.0x	7.3%	8,283	6.4%	\$21.25	\$12.25	1,160	567	(698)
Doral Commons	59,591	1999	4.0x	55.8%	33,248	0.0%	\$23.77	\$9.73	2,339	(30,129)	(33,248)
Westside Plaza I	153,365	1996	4.5x	43.8%	67,192	0.0%	\$17.00	\$11.00	(78,633)	5,673	20,172
Westside Plaza III	105,221	2001	4.5x	0.0%	0	0.0%	-	-	2,537	0	0
Westside Plaza II	105,403	1999	3.5x	0.0%	0	0.0%	-	-	0	0	0
American Welding Society	122,000	1972	3.8x	0.0%	0	0.0%	-	-	3,426	0	0
Total / Weighted Average	1,579,278	1993	4.0x	21.1%	333,581	2.1%	\$21.19	\$11.49	(44,043)	(38,848)	(91,031)

Total Competitive Set	2,256,866	1997	4.0x	18.4%	414,610	18.4%	\$23.13	\$11.68	(35,536)	(95,239)	(52,342)
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UNDER CONSTRUCTION											
Property Name	RSF	Delivery Date	Asking Rent	OpEx	Preleased SF	Tenants					
None	-	-	-	-	-						

Total / Weighted Average	-	-	-	-	-						
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Property Name	Owner	Last Sale Detail						Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate	Seller		
TIER I									
Doral Concourse	DRA	Jun-14	\$48	\$197	77.5%	6.7%	Prisa	Flagler	C&W
One Park Square at Doral	TA Realty	Sep-17	\$96	\$341	88.1%	5.6%	New Boston Fund, Inc.	Stiles	JLL
8333 Downtown Doral	JP Morgan	-	-	-	-	-	-	Codina	Fairchild Partners
TIER II									
Doral Costa Office Park (9850)	Triarch Capital	Mar-16	\$30	\$220	96.0%	7.3%	TA Realty	Doral Costa Capital	Robinson Commercial
Doral Corporate Center II	Rialto Capital Mgmt	Aug-16	\$24	\$175	87.2%	5.9%	Hines Securities, Inc.	Hines	Blanca
Doral Corporate Center I	Rialto Capital Mgmt	Aug-16	\$25	\$175	88.0%	5.9%	Hines Securities, Inc.	Hines	Blanca
Offices at Doral Square	Bridge Inv. Group	Jul-19	\$37	\$262	91.0%	-	DRA Advisors LLC	-	JLL
8200 Doral	S&K Worldwide	Jul-06	\$25	\$242	90.3%	-	-	Royal Palm	Allen Morris
Trenton	JP Morgan	-	-	-	-	-	-	Codina	Fairchild Partners
Spokane	Codina Partners	-	-	-	-	-	-	Codina	Fairchild Partners
Davenport	Codina Partners	-	-	-	-	-	Lijudoe, LLC	Codina	Fairchild Partners
Dawson	Codina Partners	-	-	-	-	-	-	Codina	Fairchild Partners
Doral Commons	L Hudson Myer	Dec-19	\$13	\$215	50.0%	-	Arnold Wax	-	Patton Real Estate
Westside Plaza I	Prudential Insurance	Dec-96	\$16	\$104	-	-	Flagler Real Estate Services, LLC	C&W	State Street Realty
Westside Plaza III	Prudential Insurance	Nov-01	\$11	\$104	44.0%	12.1%	Prudential Ins Co Of Amer	C&W	State Street Realty
Westside Plaza II	Prudential Insurance	Feb-99	\$10	\$95	-	7.9%	Prudential Ins Co Of Amer	C&W	State Street Realty
American Welding Society	American Welding	May-10	\$19	\$156	15.0%	-	Pan American Group Inc.	Pan American	Pan American

UNDER CONSTRUCTION				
Property Name	Developer	Investor	Land Price (\$MM)	Dev. Cost (PSF)