



Florida - Doral - Tier Report - 2019 4Q



TIER I												
Property Name	RSF	Year Built	Direct	Vacancy Direct SF	Sublet	Net Rate	2019 OpEx	Gross Rate	Net Absorption			Parking Ratio
									2017	2018	2019	
TIER I												
Doral Concourse	245,803	2001	1.6%	3,831	1.6%	\$28.00	\$11.00	\$39.00	10,281	(7,162)	(17,088)	4.8x
One Park Square at Doral	281,785	2009	16.4%	46,311	1.1%	27.00	12.10	39.10	6,966	12,747	(23,646)	2.9x
8333 Downtown Doral	150,000	2010	10.9%	16,398	5.0%	24.57	13.76	38.33	(326)	2,922	(15,657)	4.0x
Wgt. Avg. / Total	677,588	2007	9.8%	66,540	2.1%	\$26.82	\$12.07	\$38.89	16,921	8,507	(56,391)	3.9x
TIER II												
Doral Costa Office Park (9850)	136,164	2006	9.3%	12,661	12.1%	\$25.00	12.00	\$37.00	(3,851)	(10,608)	(14,653)	4.0x
Doral Corporate Center II	138,607	1991	34.2%	47,404	0.0%	23.50	10.50	34.00	(1,051)	(13,915)	(11,714)	4.0x
Doral Corporate Center I	140,554	1985	48.5%	68,169	0.0%	23.50	10.50	34.00	(8,486)	(28,391)	4,010	4.0x
Offices at Doral Square	141,205	1984	11.5%	16,197	0.0%	23.33	11.67	35.00	12,570	64,178	3,414	4.0x
8200 Doral	101,144	1999	1.9%	1,886	0.0%	20.13	10.87	31.00	14,121	3,015	1,731	4.0x
Trenton	91,512	1987	0.0%	0	0.0%	21.25	12.25	33.50	7,643	0	0	4.0x
Spokane	92,786	1988	15.8%	14,631	11.0%	21.25	12.25	33.50	0	10,534	(8,613)	4.0x
Davenport	79,000	1999	0.0%	0	0.0%	21.25	12.25	33.50	26,524	315	10,866	4.0x
Dawson	112,726	1990	1.8%	2,013	0.0%	21.25	12.25	33.50	5,269	1,160	567	4.0x
Doral Commons	59,591	1999	52.9%	31,524	0.0%	18.27	9.73	28.00	(2,375)	2,339	(30,129)	4.0x
Westside Plaza I	153,365	1996	57.0%	87,364	0.0%	17.00	11.00	28.00	3,759	(78,633)	5,673	4.5x
Westside Plaza III	105,221	2001	0.0%	0	0.0%	-	-	-	908	2,537	0	4.5x
Westside Plaza II	105,403	1999	0.0%	0	0.0%	-	-	-	0	0	0	3.5x
American Welding Society	122,000	1972	0.0%	0	0.0%	-	-	-	1,878	3,426	0	3.8x
Wgt. Avg. / Total	1,579,278	1993	17.8%	281,848	1.7%	\$21.64	\$11.38	\$33.02	56,909	(44,043)	(38,848)	4.0x
TIER III												
Total Competitive Set*												
	2,256,866	1995	15.4%	348,388	1.8%	\$23.47	\$11.62	\$35.09	73,830	(35,536)	(95,239)	4.0x

*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>								
Doral Concourse	DRA	Jun-14	\$48.3	\$197	78%	6.7%	Flagler	C&W
One Park Square at Doral	TA Realty	Sep-17	\$96.1	\$341	88%	5.6%	Stiles	JLL
8333 Downtown Doral	JP Morgan	-	-	-	-	-	Codina	Fairchild Partners
<u>TIER II</u>								
Doral Costa Office Park (9850)	Triarch Capital	Mar-16	\$30.0	\$220	96%	7.3%	Doral Costa Capital	Robinson Commercial
Doral Corporate Center II	Rialto Capital Mgmt	Aug-16	\$24.3	\$175	87%	5.9%	Hines	Blanca
Doral Corporate Center I	Rialto Capital Mgmt	Aug-16	\$24.6	\$175	88%	5.9%	Hines	Blanca
Offices at Doral Square	Bridge Inv. Group	Jul-19	\$37.0	\$262	91%	-	-	JLL
8200 Doral	S&K Worldwide	Jul-06	\$24.5	\$242	90%	-	Royal Palm	Allen Morris
Trenton	JP Morgan	-	-	-	-	-	Codina	Fairchild Partners
Spokane	Codina Partners	-	-	-	-	-	Codina	Fairchild Partners
Davenport	Codina Partners	-	-	-	-	-	Codina	Fairchild Partners
Dawson	Codina Partners	-	-	-	-	-	Codina	Fairchild Partners
Doral Commons	L Hudson Myer	Dec-19	\$12.8	\$215	50%	-	-	Robinson Commercial
Westside Plaza I	Prudential Insurance	Dec-96	\$15.9	\$104	-	-	C&W	State Street Realty
Westside Plaza III	Prudential Insurance	Nov-01	\$10.9	\$104	44%	12.1%	C&W	State Street Realty
Westside Plaza II	Prudential Insurance	Feb-99	\$10.1	\$95	-	7.9%	C&W	State Street Realty
American Welding Society	American Welding	May-10	\$19.0	\$156	15%	-	Pan American	Pan American