

2020 2Q Tier Report - Atlanta - Downtown



Property Name	RSF	Year Built	Parking Ratio	Vacancy			Gross Rate	Net Absorption		
				Direct	Direct SF	Sublet		2018	2019	2020 YTD
TIER I										
55 Allen Plaza	342,854	2007	1.0x	24.9%	85,290	0.0%	\$33.48	34,961	31,038	(71,088)
SunTrust Plaza Gardens	650,000	2000	1.5x	0.0%	0	0.0%	NM	(119,411)	61,812	57,599
SunTrust Plaza	1,249,022	1992	1.5x	4.8%	59,344	1.1%	NM	(47,592)	(11,982)	8,565
One Ninety One Peachtree	1,222,142	1991	1.0x	10.7%	131,374	1.6%	\$34.16	4,830	7,982	(30,659)
Georgia-Pacific Center	1,133,840	1982	1.9x	20.6%	233,576	0.0%	\$27.50	(19,401)	(168,132)	(7,862)
100 Peachtree	622,084	1969	1.5x	13.9%	86,239	6.2%	\$31.50	110,687	5,037	(58,184)
101 Marietta	664,477	1975	4.0x	11.9%	78,912	0.0%	\$30.65	47,989	108,351	7,481
Total / Weighted Average	5,884,419	1987	1.7x	11.5%	674,735	1.2%	\$31.21	12,063	34,106	(94,148)

TIER II										
ACS Building	998,770	1989	1.0x	10.6%	105,626	0.0%	\$24.50	5,129	30,530	45,002
Marquis One	492,611	1987	2.0x	22.7%	111,626	0.0%	\$27.16	(1,740)	(16,668)	19,324
Marquis Two	464,277	1987	2.0x	12.8%	59,348	0.0%	\$27.65	35,712	65,606	0
Peachtree Center - 229	426,178	1976	2.0x	13.3%	56,683	0.0%	\$24.04	(2,679)	2,185	7,002
Peachtree Center - 233	419,500	1976	2.0x	22.1%	92,863	0.0%	\$24.33	(14,152)	10,404	8,107
Peachtree Center - 225	349,488	1968	2.0x	31.2%	109,165	0.0%	\$24.07	(8,449)	4,724	0
Peachtree Center - 235	302,951	1967	2.0x	19.4%	58,636	0.0%	\$24.24	16,542	6,940	11,620
260 Peachtree	308,213	1972	2.1x	5.9%	18,194	4.6%	\$24.50	12,952	(9,492)	5,869
One Georgia Center	375,952	1968	3.0x	1.2%	4,513	0.0%	NM	13,488	10,896	2,066
230 Peachtree	290,000	1965	0.3x	16.4%	47,612	1.6%	\$20.70	25,127	(749)	2,625
270 Peachtree	326,023	1961	1.1x	21.3%	69,588	4.3%	\$22.30	(13,924)	(22,142)	(5,674)
100 Edgewood	323,600	1963	1.8x	100.0%	323,600	0.0%	NM	0	0	0
The Hurt Building	436,032	1913	2.0x	15.3%	66,777	1.5%	\$24.01	37,864	(6,654)	13,532
Total / Weighted Average	5,513,595	1969	1.8x	20.4%	1,124,231	0.7%	\$24.55	105,870	75,580	109,473

TIER III										
State Bar of GA	331,249	1966	1.0x	12.3%	40,588	0.0%	\$20.00	223	0	0
34 Park Tower	299,494	1961	1.0x	59.4%	177,818	3.7%	\$25.00	0	(4,134)	0
The Grant Building	130,000	1898	NM	69.5%	90,364	0.0%	\$18.25	(23,983)	11,949	0
Total / Weighted Average	760,743	1952	0.8x	40.6%	308,770	1.5%	\$21.67	(23,760)	7,815	0

Total Competitive Set	12,158,757	1977	1.7x	17.3%	2,107,736	1.0%	\$27.10	94,173	117,501	15,325
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Property Name	Owner	Last Sale Detail						Seller	Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate				
TIER I										
55 Allen Plaza	Lone Star Funds	Mar-20	\$80	\$233	75.0%	7.5%	Illinois Teachers / LPC		Lincoln Property Company	Lincoln Property Company
SunTrust Plaza Gardens	SunTrust Banks, Inc.									Portman Holdings, LLC
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One Ninety One Peachtree	Banyan Street Capital	Oct-16	\$268	\$219	93.0%	6.8%	Cousins		Banyan Street Capital	
Georgia-Pacific Center	Georgia-Pacific									Transwestern
100 Peachtree	Zeller	May-17	\$79	\$128	80.0%	5.6%	Five Mile Capital Partners		Five Mile Capital Partners	JLL
101 Marietta	The Dilweg Companies	Aug-15	\$69	\$104	75.0%	7.5%	Jackson Corporate RE		The Dilweg Companies	CBRE
TIER II										
ACS Building	CVMC REIT II	Jun-17	\$166	\$166	87.8%	NA	Cousins		Carter Validus	Cushman & Wakefield
Marquis One	Banyan Street Capital									Colliers International
Marquis Two	Banyan Street Capital									Colliers International
Peachtree Center - 229	Banyan Street Capital									Colliers International
Peachtree Center - 233	Banyan Street Capital									Colliers International
Peachtree Center - 225	Banyan Street Capital									Colliers International
Peachtree Center - 235	Banyan Street Capital									Colliers International
260 Peachtree	Richard Bowers & Co.						Cousins		RB Management Services	Richard Bowers & Co.
One Georgia Center	Office Properties Income Trust	Sep-11	\$49	\$129	96.7%	8.0%			REIT Management & Research LLC	CBRE
230 Peachtree	Portman Holdings, LLC								Stream Realty Partners, LP	
270 Peachtree	Richard Bowers & Co.						United Way of Atlanta		RB Management Services	Richard Bowers & Co.
100 Edgewood	Parkway Properties	Sep-19	\$18	\$55		NA			JLL	Cushman & Wakefield
The Hurt Building	Meltzer Group, LLC	Oct-16	\$34	\$77	NA	NA			Boxer Property	JLL
TIER III										
State Bar of GA	State Bar of Georgia						Four Mile Capital		Cushman & Wakefield	Vantage Realty Partners, LLC
34 Park Tower	The Creations Group									
The Grant Building	Williams-Russell and Johnson Inc	Jul-19	\$14	\$105	29.5%	NA			Stream Realty Partners, LP	