

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	24.7%	84,524	0.0%	\$33.48	34,961	31,038	(71,922)
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	1.4%	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	14.2%	88,037	6.4%	\$31.50	110,687	5,037	(61,627)
101 Marietta	664,477	1975	4.0x	11.3%	75,135	1.8%	\$31.19	47,989	108,351	11,258
Total / Weighted Average	5,884,419	1987	1.7x	11.4%	671,990	1.5%	\$31.30	12,063	34,106	(94,648)

TIER II										
ACS Building	998,770	1989	1.0x	8.1%	80,652	0.0%	\$24.50	5,129	30,530	69,976
Marquis One	492,611	1987	2.0x	22.3%	109,806	0.0%	\$27.21	(1,740)	(16,668)	21,144
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	14.7%	62,530	0.0%	\$24.05	(2,679)	2,185	4,689
Peachtree Center - 233	419,500	1976	2.0x	22.1%	92,863	0.0%	\$24.37	(14,152)	10,404	8,107
Peachtree Center - 225	349,488	1968	2.0x	31.5%	110,228	0.0%	\$24.07	(8,449)	4,724	(1,063)
Peachtree Center - 235	302,951	1967	2.0x	19.4%	58,636	4.1%	\$24.24	16,542	6,940	11,620
260 Peachtree	308,213	1972	2.1x	9.8%	30,175	5.4%	\$24.50	12,952	(9,492)	(6,112)
One Georgia Center	375,952	1968	3.0x	2.3%	8,779	0.0%	NM	13,488	10,896	(2,200)
230 Peachtree	290,000	1965	0.3x	22.7%	65,754	1.6%	\$20.78	25,127	(749)	(15,517)
270 Peachtree	326,023	1961	1.1x	21.3%	69,588	4.3%	\$22.34	(13,924)	(22,142)	(5,674)
100 Edgewood	323,599	1963	1.8x	100.0%	323,599	0.0%	\$34.00	0	0	0
The Hurt Building	436,032	1913	2.0x	20.3%	88,583	3.5%	\$23.95	37,864	(6,654)	(6,994)
Total / Weighted Average	5,513,594	1969	1.8x	21.0%	1,160,541	1.1%	\$25.16	105,870	75,580	77,976

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	12,158,756	1977	1.7x	17.6%	2,141,301	1.3%	\$27.36	94,173	117,501	(16,672)
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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	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.								RB Management Services	Richard Bowers & Co.
One Georgia Center	Office Properties Income Trust	Sep-11	\$49	\$129	96.7%	8.0%	Cousins		REIT Management & Research LLC	Colliers International
230 Peachtree	Portman Holdings, LLC									Stream Realty Partners, LP
270 Peachtree	Richard Bowers & Co.								RB Management Services	Richard Bowers & Co.
100 Edgewood	Parkway Properties	Sep-19	\$18	\$55		NA	United Way of Atlanta		JLL	Cushman & Wakefield
The Hurt Building	Meltzer Group, LLC	Oct-16	\$34	\$77	NA	NA	Boxer Property		JLL	JLL
TIER III										
State Bar of GA	State Bar of Georgia								Cushman & Wakefield	
34 Park Tower	The Creations Group									Vantage Realty Partners, LLC
The Grant Building	Williams-Russell and Johnson Inc	Jul-19	\$14	\$105	29.5%	NA	Four Mile Capital		Stream Realty Partners, LP	