

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Gross Rate	Net Absorption		
				Direct	Direct SF	Sublet		2018	2019	2020 YTD
TIER I										
Two MiamiCentral	194,353	2018	1.5x	7.6%	14,721	0.0%	\$57.00	109,148	66,714	0
Southeast Financial Center	1,225,000	1984	1.0x	23.0%	281,165	0.0%	\$56.50	(68,037)	76,274	44,125
Three MiamiCentral	127,158	2017	3.0x	3.2%	4,042	0.0%	\$51.00	0	32,298	6,730
Citigroup Center*	809,594	1983	1.1x	36.8%	297,861	2.6%	\$49.00	(10,359)	25,626	7,105
Wells Fargo Center	752,845	2010	2.0x	14.5%	109,504	0.6%	\$48.00	20,559	(10,840)	4,439
Total / Weighted Average	3,108,950	1994	1.4x	22.8%	707,293	0.8%	\$52.29	51,311	190,072	62,399

*Adjusted for known vacate: Morgan Stanley

TIER II										
Miami Tower*	627,152	1987	2.3x	33.4%	209,320	0.0%	\$48.00	4,928	38,763	(54,318)
One Biscayne Tower	691,783	1972	1.2x	24.7%	170,920	8.9%	\$44.00	(29,309)	(10,048)	4,040
New World Tower	310,000	1966	1.5x	22.4%	69,506	2.9%	\$42.00	(23,497)	372	0
SunTrust International Center	440,325	1973	1.4x	34.7%	152,745	0.0%	\$41.50	4,247	11,752	3,385
Museum Tower	243,166	1983	2.1x	15.4%	37,471	0.0%	\$40.36	(6,731)	(3,957)	603
Total / Weighted Average	2,312,426	1976	1.7x	27.7%	639,962	3.0%	\$43.96	(50,362)	36,882	(46,290)

*Adjusted for known vacates: Ver Ploeg, & Carlton Fields

TIER III										
Courthouse Tower	163,156	1974	-	34.1%	55,669	0.5%	\$34.00	(4,142)	(10,822)	2,127
200 Building	141,687	1958	3.0x	26.6%	37,696	0.0%	\$34.00	(5,157)	(7,098)	1,622
Chase Bank Bldg	140,000	1965	1.0x	4.6%	6,429	0.7%	\$30.00	(9,072)	6,997	12,285
The Ingraham Bldg	156,960	1927	-	19.1%	30,041	0.0%	\$24.64	(11,038)	(11,922)	(5,581)
Bayside Office Center	57,093	1923	5.0x	13.6%	7,756	0.0%	\$24.00	(4,864)	3,878	(3,878)
Courthouse Plaza	74,820	1968	2.0x	9.1%	6,830	7.6%	\$17.00	1,064	(5,700)	1,100
155 S Miami Ave	160,712	1980	2.1x	0.0%	0	0.0%	-	0	0	0
Total / Weighted Average	894,428	1959	1.5x	16.1%	144,421	0.8%	\$28.72	(33,209)	(24,667)	7,675

Total Competitive Set	6,315,804	1982	1.5x	23.6%	1,491,676	1.6%	\$46.35	(32,260)	202,287	23,784
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UNDER CONSTRUCTION										
Property Name	RSF	Delivery Date	Asking Rent	OpEx	Preleased SF	Tenants				
None	-	-	-	-	-					
Total / Weighted Average	-	-	-	-	-					



Property Name	Owner	Last Sale Detail						Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate	Seller		
TIER I									
Two MiamiCentral	Shorenstein	Apr-19	\$96	\$496	83.0%	6.2%	Flagler Real Estate Services	Stiles	Blanca
Southeast Financial Center	Ponte Gadea USA	Dec-16	\$517	\$422	74.0%	5.7%	JP Morgan Chase	JLL	JLL
Three MiamiCentral	Shorenstein	Apr-19	\$63	\$496	83.0%	6.2%	Flagler Real Estate Services	Stiles	Blanca
Citigroup Center	Crocker Partners	Jun-12	\$263	\$324	80.2%	5.2%	Sumitomo	Crocker Partners	Blanca
Wells Fargo Center	MetLife/NY State	Dec-15	\$428	\$569	67.0%	4.4%	MetLife	C&W	C&W

TIER II									
Miami Tower	Sumitomo Corp	May-16	\$220	\$351	84.0%	5.6%	LaSalle Investment	Transwestern	Transwestern
One Biscayne Tower	L&B Realty	Dec-95	\$87	\$126	-	-	-	Institutional Prop Mgr	C&W
New World Tower	East End Capital	Oct-16	\$84	\$271	85.0%	5.6%	Highgate Holdings	JLL	C&W
SunTrust International Center	PCCP/Crocker JV	May-18	\$127	\$288	64.0%	4.3%	Crocker Partners	Crocker Partners	Tower Commercial
Museum Tower	Bridge Investment Group	Oct-19	\$65	\$266	78.0%	4.9%	Gaedke Group	Gaedeke	JLL

TIER III									
Courthouse Tower	Digital Realty	Mar-16	\$28	\$169	98.3%	-	Rick Donovan	CBRE	Blanca
200 Building	Brickman	Feb-16	\$34	\$239	82.0%	5.0%	Integra	CBRE	C&W
Chase Bank Bldg ¹	Lincoln Property	-	-	-	-	-	-	Lincoln Property	AG Real Estate
The Ingraham Bldg	Ingraham	Apr-01	\$9	\$60	76.3%	-	-	Ingraham	Ingraham
Bayside Office Center	Robert Balogh	-	-	-	-	-	-	Continental Fidelity	Coldwell Banker
Courthouse Plaza	LeaseFlorida	Dec-10	\$3	\$37	52.0%	-	FirstCity Servicing	LeaseFlorida	LeaseFlorida
155 S Miami Ave	Mana Wynwood	Jun-15	\$14	\$89	46.6%	-	Columbus Properties	Mana Wynwood	Mana Wynwood

¹ Office condominium building

UNDER CONSTRUCTION				
Property Name	Developer	Investor	Land Price	Dev. Cost (PSF)
None				