

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Rent		Net Absorption		
				Direct	Direct SF	Sublet	NNN	OpEx	2018	2019	2020 YTD
TIER I											
450 E Las Olas Blvd	210,225	1997	3.0x	3.2%	6,760	0.0%	\$40.00	\$17.50	32,458	12,328	5,112
BAML Plaza at Las Olas City Centre	408,079	2002	3.0x	8.2%	33,456	0.7%	\$40.00	\$17.90	(9,317)	(8,378)	(24,658)
350 Las Olas Centre	264,214	1999	3.0x	5.4%	14,145	5.2%	\$40.00	\$17.50	(6,976)	(4,658)	9,437
Total / Weighted Average	882,518	2000	3.0x	6.2%	54,361	1.9%	\$40.00	\$17.68	16,165	(708)	(10,109)

TIER II											
SunTrust Center	218,635	1992	2.5x	10.1%	22,032	3.1%	\$38.88	\$16.50	4,133	(12,875)	(7,620)
200 East Broward	235,103	1992	2.4x	7.0%	16,396	6.9%	\$36.20	\$15.00	15,348	(15,266)	13,366
New River Center	287,043	1990	2.4x	26.0%	74,665	2.5%	\$36.00	\$16.00	8,673	7,669	(3,683)
One Financial Plaza	272,653	1972	2.5x	15.7%	42,719	1.0%	\$35.50	\$16.00	4,779	(10,178)	(1,405)
300 Las Olas Place	219,220	2000	2.0x	7.3%	15,999	0.0%	\$34.01	\$16.43	(345)	5,471	(5,474)
Broward Financial Centre	325,486	1986	3.0x	15.9%	51,638	10.9%	\$32.62	\$15.88	(9,554)	(35,865)	(16,148)
The AutoNation Building	204,337	2007	2.5x	3.2%	6,590	0.0%	\$30.00	\$16.43	6,336	(4,516)	11,481
301 Plaza @ Las Olas Blvd	87,741	1947	2.5x	0.0%	0	0.0%	-	-	0	0	0
Total / Weighted Average	1,850,218	1986	2.5x	12.4%	230,039	3.7%	\$34.74	\$16.01	29,370	(65,560)	(9,483)

TIER III											
110 Tower	394,830	1988	2.5x	15.2%	59,957	1.5%	\$31.38	\$15.00	(35,097)	55,108	4,852
Plaza 100	165,627	1983	3.0x	20.0%	33,059	0.0%	\$30.72	\$15.03	(15,121)	12,143	(13,155)
1 E Broward	351,705	1983	2.5x	9.8%	34,363	2.1%	\$29.00	\$15.75	5,735	479	(1,035)
Corporate Center	342,465	1981	4.0x	63.3%	216,776	0.0%	\$27.62	\$14.08	(22,329)	80	3,539
Tower 101	266,620	2001	2.5x	20.0%	53,290	4.7%	\$26.00	\$16.16	(22,453)	(9,034)	(10,447)
101 Centre	50,205	1986	2.5x	5.1%	2,550	0.0%	\$24.00	\$16.86	4,793	(35)	1,663
Total / Weighted Average	1,571,452	1987	2.9x	25.5%	399,995	1.6%	\$28.81	\$15.23	(84,472)	58,741	(14,583)

Total Competitive Set	4,304,188	1989	2.7x	15.9%	684,395	2.6%	\$33.63	\$16.07	(38,937)	(7,527)	(34,175)
-----------------------	-----------	------	------	-------	---------	------	---------	---------	----------	---------	----------

UNDER CONSTRUCTION											
Property Name	RSF	Delivery Date	Asking Rent	OpEx	Preleased SF	Tenants					
550 Building	95,532	2020	\$28.00	-	22,928	Bank OZK, Legacy Fit, Berger Commercial					
The Main Las Olas	369,809	2020	\$43.50	-	85,047	Akerman, BBX Capital, Berger Singerman					

Total / Weighted Average	465,341	2020	\$40.32	-	107,975						
--------------------------	---------	------	---------	---	---------	--	--	--	--	--	--

Property Name	Owner	Last Sale Detail						Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate	Seller		
TIER I									
450 E Las Olas Blvd	RREEF	Mar-14	\$99	\$430	88.0%	6.2%	USAA	Transwestern	ComReal
BAML Plaza at Las Olas City Centre	RREEF	Sep-16	\$220	\$539	99.0%	6.0%	JP Morgan	JLL	ComReal
350 Las Olas Centre	RREEF	Mar-14	\$105	\$430	88.0%	6.2%	USAA	Transwestern	ComReal
TIER II									
SunTrust Center	Steelbridge	Jun-16	\$75	\$342	89.8%	5.5%	SunTrust	Steelbridge	C&W
200 East Broward	Oak Tree/Banyan JV	Oct-17	\$82	\$361	91.9%	5.8%	TA Realty	Colliers	Colliers
New River Center	PGIM/Stiles JV	Dec-14	\$108	\$383	85.6%	4.9%	Invesco	Stiles	Avison Young
One Financial Plaza	Alliance HSP	Sep-19	\$117	\$429	88.3%	6.0%	Crocker Partners	Crocker Partners	Tower
300 Las Olas Place	Franklin Resources	Dec-10	\$30	\$290	98.0%	6.7%	Stiles	-	Echelon RE
Broward Financial Centre	AGS Properties	Nov-14	\$112	\$345	88.2%	5.2%	DRA	Butters Realty	ComReal
The AutoNation Building	Stiles	-	-	-	-	-	-	Stiles	Stiles
301 Plaza @ Las Olas Blvd	Stiles	Jun-99	-	-	-	-	Third Avenue Associates	Stiles	Stiles
TIER III									
110 Tower	IP Capital	Oct-16	\$113	\$286	83.0%	5.9%	GenCap Group	C&W	Colliers
Plaza 100	Zurich	Aug-16	\$47	\$281	94.0%	6.2%	Brookwood	Brookwood Management	JLL
1 E Broward	PCCP/NAI JV	Oct-18	\$109	\$308	90.7%	6.8%	Ivy	NAI	NAI
Corporate Center	Stockbridge	Jan-18	\$41	\$120	40.0%	(0.9%)	LNR	CBRE	C&W
Tower 101	Ivy	Jan-16	\$44	\$247	97.0%	6.6%	PCCP	Banyan Street	C&W
101 Centre	Ivy	Jan-16	\$12	\$247	83.3%	6.6%	PCCP	Banyan Street	C&W

UNDER CONSTRUCTION					
Property Name	Developer	Investor		Land Price (\$MM)	Dev. Cost (PSF)
550 Building	Douglas Management	Blackhawk Properties		\$3.6*	-
The Main Las Olas	Stiles	Shorenstein		N/A**	\$550

*purchased existing 30k SF building for \$3.6MM

**land is owned by Broward College and leased to owner/developer