

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Rent		Net Absorption		
				Direct	Direct SF	Sublet	NNN	OpEx	2019	2020	2021 YTD
TIER I											
Mizner Park Office Tower	167,440	1999	4.0x	17.0%	28,528	1.8%	\$33.85	\$15.40	2,331	3,324	220
Palmetto Park City Center	66,966	1996	3.1x	17.6%	11,756	0.0%	\$32.00	\$12.95	(8,959)	(2,797)	0
Wells Fargo Plaza	88,509	2000	3.5x	6.0%	5,317	1.4%	\$32.00	\$16.10	(3,097)	(6,547)	4,300
Bank of America Tower	109,497	1970	3.0x	34.1%	37,359	0.0%	\$28.00	\$15.86	(8,545)	(5,369)	790
595 Financial Center	82,998	2003	3.5x	17.9%	14,871	0.0%	\$23.00	\$8.56	0	0	0
Total / Weighted Average	515,410	1993	3.5x	19.0%	97,831	0.8%	\$30.30	\$14.20	(18,270)	(11,389)	5,310
TIER II											
One Royal Palm Place	27,944	1999	2.5x	8.2%	2,292	0.0%	\$29.99	\$10.97	1,693	(1,004)	(1,288)
Plaza Real Offices	140,089	1990	4.0x	7.6%	10,698	1.6%	\$26.00	\$12.02	9,271	(15,221)	1,863
South City Plaza	177,911	1986	3.9x	21.3%	37,938	0.0%	\$24.00	\$11.50	(17,619)	14,989	4,950
980 N Federal Hwy	93,762	1987	4.0x	3.1%	2,869	0.0%	\$22.00	\$5.00	(2,869)	0	0
Atrium Financial Center	106,000	1982	2.9x	7.1%	7,519	0.3%	\$20.50	\$13.00	(9,959)	11,042	3,928
1200 Corporate Place	137,021	1984	3.1x	14.6%	20,015	0.0%	\$18.75	\$12.46	(7,097)	17,769	0
Total / Weighted Average	682,727	1988	3.4x	11.9%	81,331	0.4%	\$22.78	\$11.12	(26,580)	27,575	9,453
TIER III											
301 Yamato Plaza	212,109	1986	3.4x	10.2%	21,658	0.0%	\$24.60	\$12.15	7,340	(2,079)	(6,323)
Peninsula Plaza	162,484	1987	4.0x	8.5%	13,735	0.0%	\$21.50	\$13.03	8,026	4,380	(1,227)
4400 N Federal Hwy	70,000	1981	4.0x	3.9%	2,712	0.0%	\$20.00	\$15.00	2,265	840	(2,712)
The Greenhouse Offices	71,820	1983	2.9x	5.2%	3,700	0.0%	\$17.00	\$12.00	(341)	(3,589)	1,480
123 Nw 13th St	54,570	1987	4.1x	0.0%	0	0.0%	-	-	0	0	0
Total / Weighted Average	570,983	1985	3.6x	7.3%	41,805	0.0%	\$21.94	\$12.79	17,290	(448)	(8,782)
Total Competitive Set	1,769,120	1989	3.5x	12.5%	220,967	0.4%	\$24.70	\$12.55	(27,560)	15,738	5,981

Property Name	Owner	Last Sale Detail						Seller	Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate				
TIER I										
Mizner Park Office Tower	Brookfield	Aug-18	-	-	87.0%	-	GGP, Inc.	Brookfield	C&W	
Palmetto Park City Center	Kireland	Sep-15	\$258	\$385	100.0%	-	Ram Realty	Hines	Stateland Brown	
Wells Fargo Plaza	IPCP	Jan-19	\$346	\$391	98.8%	6.8%	IPCP, LLC	C&W	C&W	
Bank of America Tower	Black Creek	Dec-15	\$358	\$327	87.3%	-	Clarion Partners	C&W	C&W	
595 Financial Center	Pinnacle	Nov-14	\$206	\$249	96.9%	-	GLL Real Estate Partners Inc	Pinnacle Holdings	Avison Young	
TIER II										
One Royal Palm Place	Investments Ltd	Aug-14	\$84	\$300	83.8%	-	Feldman & Getz	Investments Ltd	Investments Ltd	
Plaza Real Offices	Brookfield	Aug-18	-	-	82.0%	-	GGP, Inc.	Brookfield	C&W	
South City Plaza	Penn-Florida	Mar-06	\$265	\$149	82.0%	-	Sun Life Institutional Investments	Penn-Florida	Penn-Florida	
980 N Federal Hwy	Boca East Investments	Jul-13	\$107	\$114	21.0%	-	Starwood Property Trust, Inc.	Fairman	Whelchel	
Atrium Financial Center	Penn-Florida	-	-	-	-	-	-	Penn-Florida	Penn-Florida	
1200 Corporate Place	Keystone	Jun-11	\$153	\$111	55.8%	4.0%	Equity Group Investments Inc	Keystone	Keystone	
TIER III										
301 Yamato Plaza	Morning Calm Mgmt	Jul-17	\$389	\$189	92.0%	6.5%	Carros Commercial Realty Inc	Morning Calm Mgmt	Morning Calm Mgmt	
Peninsula Plaza	Blackstone	Nov-00	\$231	\$142	90.0%	-	CarrAmerica Park Place LLC	CDR	JLL	
4400 N Federal Hwy	James H. Batsmasian	-	-	-	-	-	-	Linton	Investments Ltd	
The Greenhouse Offices	Wigder Investment Group	Apr-12	\$63	\$87	54.6%	-	Coneca Properties	Wigder Investments	Wigder Investment	
123 Nw 13th St	Glades First Center	-	-	-	-	-	Glades First Court Associates, Ltd.	Wigder Investments	Glades First Center	