

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Rent		Net Absorption		
				Direct	Direct SF	Sublet	NNN	OpEx	2019	2020	2021 YTD
TIER I											
Boca Village Corporate Center	108,550	2008	4.0x	1.6%	1,689	0.0%	\$30.00	\$15.47	(5,581)	(1,689)	0
1750 Clint Moore Rd	50,000	1996	1.5x	0.0%	0	0.0%	\$25.00	\$10.00	0	0	0
Boca Colonnade II	95,331	2008	4.5x	19.1%	18,161	10.7%	\$25.00	\$13.81	(9,397)	(5,008)	(7,390)
Boca Colonnade	155,608	1989	4.5x	1.8%	2,761	14.8%	\$24.00	\$13.08	2,292	(20,529)	19,598
951 Yamato	145,972	1986	4.0x	12.4%	18,036	7.9%	\$24.00	\$12.21	9,107	(13,073)	(6,229)
Yamato Office Center: Bldg II	82,180	2000	4.0x	23.0%	18,927	0.0%	\$24.00	\$11.26	(17,083)	17,083	(17,083)
The Atrium at Broken Sound	93,500	1986	4.0x	14.8%	13,836	9.9%	\$24.00	\$12.63	1,430	(12,964)	7,728
900 Broken Sound	117,397	1989	3.3x	7.8%	9,126	0.0%	\$24.00	\$11.95	13,081	0	0
750@Park	138,000	1986	3.9x	9.8%	13,459	0.0%	\$23.00	\$10.00	0	0	11,882
The Millennium	60,000	2000	4.0x	17.5%	10,484	0.0%	\$22.50	\$11.85	(5,286)	2,230	5,300
One Park Place	237,331	1986	4.0x	64.2%	152,365	0.0%	\$21.50	\$13.13	(106,863)	(6,534)	(11,279)
Total / Weighted Average	1,283,869	1992	3.9x	20.2%	258,844	4.2%	\$23.98	\$12.49	(118,300)	(40,484)	2,527

Florida - Boca Raton North - Tier Report - 2021 1Q

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TIER II											
Sabre Centre I	101,347	1986	4.6x	31.1%	31,562	12.7%	\$25.00	\$11.85	21,381	3,180	(13,658)
BRIC - 3-Story	665,389	1971	4.0x	12.6%	83,839	0.0%	\$25.00	\$7.60	204,425	19,399	(3,988)
North 40 - Yamato	149,284	1983	4.0x	0.0%	0	0.0%	\$22.00	\$10.23	(7,573)	0	15,172
Broken Sound Plaza B - Phase II	77,340	2001	4.2x	100.0%	77,340	0.0%	\$22.00	-	0	0	(77,340)
Yamato Office Center: Bldg I	88,750	1986	4.0x	25.5%	22,631	0.0%	\$21.50	\$9.58	(14,016)	(27)	1,080
Sabre Centre II	103,106	1985	4.4x	25.4%	26,200	0.0%	\$21.00	\$11.05	(6,204)	(2,143)	0
North 40 - Congress	204,059	1984	4.0x	17.7%	36,060	23.6%	\$20.00	\$10.23	(21,924)	0	0
Broken Sound Corporate Center	51,010	2004	4.0x	0.0%	0	34.7%	\$20.00	\$11.50	(28,835)	(10,079)	0
Peninsula Center at Congress	47,190	2006	3.6x	18.1%	8,541	0.0%	\$19.50	\$12.00	(1,685)	(7,359)	3,613
Applied Card Systems	66,905	1985	4.7x	42.3%	28,317	0.0%	\$18.00	\$8.87	0	0	0
Congress Corporate Center	66,105	2008	3.9x	0.0%	0	0.0%	\$18.00	\$10.25	0	0	0
7800 Congress Center	40,914	2000	4.3x	19.0%	7,774	0.0%	\$18.00	\$9.53	(7,774)	0	0
791 Park of Commerce Blvd	156,898	1994	3.2x	7.3%	11,434	6.4%	\$17.50	\$6.30	0	(9,982)	(11,434)
The Siena at Broken Sound	57,408	2008	4.1x	37.4%	21,457	20.0%	\$14.00	\$8.00	(3,027)	(18,430)	(11,457)
GEO Group HQ	106,957	2019	4.0x	0.0%	0	0.0%	-	-	0	106,957	0
1501 Yamato Rd	171,490	1980	4.0x	0.0%	0	0.0%	-	-	0	0	0
Beacon Square	160,000	2001	6.0x	0.0%	0	0.0%	-	-	0	0	0
Broken Sound Plaza A - Phase I	75,000	2001	4.2x	0.0%	0	32.8%	-	-	0	0	0
Meridian Office Center North	70,406	1998	4.6x	0.0%	0	0.0%	-	-	0	0	0
Meridian Office Center North	70,406	1998	5.2x	0.0%	0	0.0%	-	-	0	0	0
Total / Weighted Average	2,529,964	1995	4.2x	14.0%	355,156	4.9%	\$21.82	\$8.97	134,768	81,516	(98,012)

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TIER III											
RailAmerica Bldg	59,722	1982	5.0x	60.6%	36,188	0.0%	\$22.00	\$9.67	0	14,012	0
BRIC - Single-Story	1,004,343	1971	4.0x	10.1%	101,215	5.8%	\$20.00	\$7.60	38,028	126,779	37,982
Congress Corporate Plaza II-E&W	106,449	1987	4.0x	13.7%	14,560	12.0%	\$17.00	\$6.82	(409)	(256)	3,200
6421 Congress Ave	52,868	1985	3.8x	7.7%	4,078	0.0%	\$15.00	\$7.16	500	(1,574)	500
6413 Congress Ave	57,608	1985	3.8x	18.5%	10,654	0.0%	\$15.00	\$7.16	5,287	(6,456)	(6,636)
6401 Congress Ave	52,983	1985	3.8x	42.4%	22,451	0.0%	\$15.00	\$7.16	(2,643)	(24,474)	16,839
Paragon Business Center	85,610	1985	3.8x	21.6%	18,511	4.2%	\$15.00	\$7.46	(6,000)	(20,884)	35,087
Delray Corporate Center	43,420	1987	3.8x	0.0%	0	0.0%	-	-	4,672	197	2,102
Total / Weighted Average	1,463,003	1975	4.0x	14.2%	207,657	5.1%	\$18.98	\$7.57	39,435	87,344	89,074
Total Competitive Set	5,276,836	1989	4.1x	15.6%	821,657	4.8%	\$21.55	\$9.52	55,903	128,376	(6,411)

Property Name	Owner	Last Sale Detail						Seller	Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate				
TIER I										
Boca Village Corporate Center	AGS Properties Corp.	Oct-11	\$329	\$303	100.0%	8.0%	Butters Realty & Management	Butters	C&W	
1750 Clint Moore Rd	StateTrust Group, LLC	Jun-18	\$130	\$260		-	Melvin Stier	-	-	
Boca Colonnade II	Workspace Property Trust	Oct-16	\$156	\$163	96.0%	-	Starwood Property Trust, Inc.	-	Workspace Property	
Boca Colonnade	Workspace Property Trust	Oct-16	\$305	\$163	100.0%	-	Trinsic Residential Group	Workspace Property	Workspace Property	
951 Yamato	951 Yamato Acquisition Co	Jul-06	\$254	\$174	95.7%	-	Patriot Realty Partners I LLC	NAI/Merin	NAI/Merin	
Yamato Office Center: Bldg II	Adler Kawa	Nov-15	\$213	\$259	91.0%	-	American Realty Advisors	Adler Realty	CBRE	
The Atrium at Broken Sound	Alchemy-ABR	Nov-18	\$214	\$229	77.3%	7.2%	ICM Asset Management	CBRE	CBRE	
900 Broken Sound	NAI/Merin	Jun-18	\$237	\$204	79.0%	-	The Davis Companies	NAI/Merin	NAI/Merin	
750@Park	Fred Kriz	May-11	\$70	\$51		-	Liberty Property Trust	NAI/Merin	Avison Young	
The Millennium	Millennium	-	-	-	-	-	Norman Codo	-	Boca Office Center	
One Park Place	Canpro Investments	-	-	-	-	-	-	Canpro Investments	JLL	

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TIER II										
Sabre Centre I	Grover & Corlew	-	-	-	-	-	-	C&S Premier Properties, LLC	Grover & Corlew	C&W
BRIC - 3-Story	Crocker Partners	Apr-18	\$725	\$109	66.6%	7.6%	-	-	Crocker Partners	CBRE
North 40 - Yamato	Mainstreet Capital	Feb-19	\$285	\$191	82.0%	6.9%	-	CarVal Investors	Mainstreet Capital	Avison Young
Broken Sound Plaza B - Phase II	Cancer Treatment Centers of America	May-16	\$116	\$149	100.0%	-	-	SBA DAS & Small Cells, LLC	-	CBRE
Yamato Office Center: Bldg I	Adler Kawa	Nov-15	\$110	\$124	97.1%	-	-	American Realty Advisors	Adler Realty	CBRE
Sabre Centre II	DSN Holdings	Dec-14	\$135	\$131	55.0%	-	-	Louja Realty, Inc.	Louja Realty	Carros Commercial
North 40 - Congress	Mainstreet Capital	Feb-19	\$398	\$195	82.0%	6.9%	-	CarVal Investors	Mainstreet Capital	Avison Young
Broken Sound Corporate Center	Marc Bell Capital	-	-	-	-	-	-	Cuttroat	Marc Bell Capital	CBRE
Peninsula Center at Congress	Butters	Jan-20	\$130	\$275	92.7%	7.1%	-	Greenway Properties LLC	-	Butters Realty
Applied Card Systems	Applied Card Systems	May-07	\$93	\$139	100.0%	-	-	Sawgrass Bend, Inc	-	C&W
Congress Corporate Center	AmTrust Financial	Sep-10	\$55	\$83	-	-	-	MB Financial, Inc.	AmTrust Financial	CBRE
7800 Congress Center	Naya USA Investment	Nov-15	\$75	\$183	100.0%	6.9%	-	REM Management, Inc.	REM Management	C&W
791 Park of Commerce Blvd	Commercial Financial	May-05	\$261	\$167	100.0%	5.0%	-	Yamato-Dixie Associates, LLC	Commercial Financial	Mattis Advisors
The Siena at Broken Sound	VapeWorld	Oct-18	\$100	\$174	100.0%	-	-	Luxury Floors	Center Realty	One Investment Group
GEO Group HQ	Geo Group	-	-	-	-	-	-	-	GEO Group	-
1501 Yamato Rd	Pebb Enterprises	Jun-18	\$421	\$245	100.0%	-	-	RAIT Financial Trust	Songy Highroads	Pebb Enterprises
Beacon Square	SBA Communications	Nov-13	\$227	\$142	37.1%	-	-	Flagler Real Estate Services, LLC	-	-
Broken Sound Plaza A - Phase I	David J Long, III	May-16	\$139	\$185	51.5%	-	-	Milhous Group	-	David J Long, III
Meridian Office Center North	Ivy Realty Services	Dec-15	\$144	\$205	100.0%	5.3%	-	Black Rock	Ivy Realty Services	CBRE
Meridian Office Center North	Ivy Realty Services	Dec-15	\$126	\$205	100.0%	5.3%	-	Black Rock	Ivy Realty Services	CBRE

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TIER III										
RailAmerica Bldg	Louis Giorgi	Aug-08	\$121	\$203	100.0%	-		Planview Terminal Company	Bark Management	Bark Management
BRIC - Single-Story	Crocker Partners	Apr-18	\$1,094	\$109	77.0%	7.6%	-		Crocker Partners	CBRE
Congress Corporate Plaza II-E&W	Paul Berkoeitz	May-19	\$106	\$99	100.0%	-		Ghitis Property Company	-	Equistone Partners
6421 Congress Ave	Catexor Limited	-	-	-	-	-	-		CBRE	CBRE
6413 Congress Ave	Catexor Limited	-	-	-	-	-	-		CBRE	CBRE
6401 Congress Ave	Catexor Limited	-	-	-	-	-	-		CBRE	CBRE
Paragon Business Center	Workspace Property Trust	Oct-16	\$128	\$149	86.2%	-		Liberty Property Trust	-	Workspace Property
Delray Corporate Center	Levy Realty Advisors	Jul-06	\$124	\$286	90.7%	-		The David Associates	Levy Realty Advisors	Levy Realty Advisors