

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Rent		Net Absorption		
				Direct	Direct SF	Sublet	NNN	OpEx	2018	2019	2020 YTD
TIER I											
Mizner Park Office Tower	167,440	1999	4.0x	17.2%	28,748	1.8%	\$32.50	\$15.40	(5,834)	2,331	7,880
Palmetto Park City Center	66,966	1996	3.1x	17.6%	11,756	0.0%	\$32.00	\$15.00	28,392	(8,959)	(2,797)
Wells Fargo Plaza	88,509	2000	3.5x	6.0%	5,317	6.2%	\$30.00	\$16.10	10,318	(3,097)	(1,280)
Bank of America Tower	109,497	1970	3.0x	40.5%	44,348	0.0%	\$28.00	\$15.91	12,112	(8,545)	(2,909)
595 Financial Center	82,998	2003	3.5x	22.2%	18,450	0.0%	\$23.00	\$8.56	0	0	(3,579)
Total / Weighted Average	515,410	1993	3.5x	21.1%	108,619	1.7%	\$29.52	\$14.48	44,988	(18,270)	(2,685)
TIER II											
One Royal Palm Place	27,944	1999	2.5x	3.6%	1,004	0.0%	\$29.99	\$12.00	(1,693)	1,693	(3,296)
Plaza Real Offices	140,089	1990	4.0x	23.6%	33,008	1.6%	\$26.00	\$12.02	3,729	9,271	(15,199)
980 N Federal Hwy	93,762	1987	4.0x	3.1%	2,869	0.0%	\$22.00	\$13.00	10,505	(2,869)	0
South City Plaza	177,911	1986	3.9x	22.7%	40,304	0.0%	\$21.50	\$11.50	(32,861)	(17,619)	13,681
1200 Corporate Place	137,021	1984	3.1x	14.6%	20,015	0.0%	\$18.75	\$12.46	(25,173)	(7,097)	11,117
Atrium Financial Center	106,000	1982	2.9x	24.6%	26,035	1.0%	\$18.50	\$13.00	-	-	13,941
Total / Weighted Average	682,727	1988	3.4x	18.1%	123,235	0.5%	\$21.82	\$12.26	(45,493)	(16,621)	20,244
TIER III											
301 Yamato Plaza	212,109	1986	3.4x	21.9%	46,394	1.0%	\$23.57	\$12.15	4,679	7,340	(2,079)
Peninsula Plaza	162,484	1987	4.0x	12.2%	19,780	3.8%	\$21.50	\$13.03	10,593	8,026	3,150
4400 N Federal Hwy	70,000	1981	4.0x	11.9%	8,354	0.0%	\$20.00	\$15.00	3,042	2,265	(7,514)
The Greenhouse Offices	71,820	1983	2.9x	4.4%	3,150	0.0%	\$17.00	\$12.00	(850)	(341)	(3,450)
123 Nw 13th St	54,570	1987	4.1x	0.0%	0	0.0%	-	-	10,550	0	0
Total / Weighted Average	570,983	1985	3.6x	13.6%	77,678	1.5%	\$21.52	\$12.79	28,014	17,290	(9,893)
Total Competitive Set	1,769,120	1989	3.5x	17.5%	309,532	1.1%	\$23.97	\$13.09	27,509	(17,601)	7,666

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	
980 N Federal Hwy	Boca East Investments	Jul-13	\$107	\$114	21.0%	-	Starwood Property Trust, Inc.	Fairman	Whelchel	
South City Plaza	Penn-Florida	Mar-06	\$265	\$149	82.0%	-	Sun Life Institutional Investments	Penn-Florida	Penn-Florida	
1200 Corporate Place	Keystone	Jun-11	\$153	\$111	55.8%	4.0%	Equity Group Investments Inc	Keystone	Keystone	
Atrium Financial Center	Penn-Florida	-	-	-	-	-	-	Penn-Florida	Penn-Florida	
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	