

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Gross Rate	Net Absorption		
				Direct	Direct SF	Sublet		2018	2019	2020 YTD
TIER I										
Two Brickell City Centre	132,280	2016	2.0x	1.6%	2,074	0.0%	\$75.00	14,852	0	0
Brickell World Plaza	631,866	2011	1.4x	4.7%	29,795	1.5%	\$69.93	732	14,746	14,878
1450 Brickell	591,336	2010	2.0x	4.2%	24,900	0.2%	\$68.45	28,191	(27,834)	1,350
Three Brickell City Centre (Akerman)	134,552	2016	2.0x	6.6%	8,933	0.0%	\$68.00	(17,472)	(8,933)	0
701 Brickell	677,667	1985	1.9x	6.9%	46,430	1.9%	\$67.00	2,839	(10,477)	4,667
801 Brickell	415,150	1985	1.4x	13.8%	57,228	6.9%	\$63.10	5,371	11,123	(20,776)
Four Seasons Hotel & Tower Office	260,517	2003	2.0x	10.0%	25,961	7.2%	\$62.18	(12,663)	(12,944)	(12,911)
Sabadell Financial Center	522,377	2000	2.0x	29.1%	151,752	5.7%	\$55.95	(27,960)	236	16,657
Brickell Bay Office Tower	280,500	1985	2.7x	30.0%	84,251	0.7%	\$54.76	5,253	(42,083)	7,476
Brickell Arch	268,000	2004	2.0x	11.8%	31,506	4.9%	\$54.50	(4,385)	4,288	(3,104)
Courvoisier Centre II	222,469	1989	3.0x	10.5%	23,273	1.5%	\$50.88	(4,183)	11,995	(9,898)
Courvoisier Centre I	120,531	1986	2.6x	33.4%	40,277	9.0%	\$49.87	(3,543)	(3,879)	(1,140)
Total / Weighted Average	4,257,245	1999	2.0x	12.4%	526,380	3.1%	\$62.97	(12,968)	(63,762)	(2,801)

TIER II										
1221 Brickell	408,649	1986	2.3x	20.0%	81,929	0.0%	\$50.94	(17,992)	(27,673)	(3,778)
800 Brickell	209,122	1981	2.0x	27.6%	57,815	0.0%	\$48.61	5,790	(1,674)	5,430
Brickell City Tower	290,000	1985	1.7x	22.0%	63,710	5.8%	\$45.58	(1,645)	(2,803)	(3,303)
848 Brickell Ave	100,425	1981	2.0x	8.3%	8,322	0.0%	\$40.47	609	229	(5,929)
Brickell Office Plaza	288,457	1978	2.0x	26.7%	76,921	0.0%	\$39.38	5,283	(42,602)	2,134
Colonnade Plaza	45,846	1967	2.0x	0.0%	0	0.0%	-	6,577	0	9,551
Total / Weighted Average	1,342,499	1980	2.0x	21.5%	288,697	1.3%	\$45.98	(1,378)	(74,523)	4,105

TIER III										
Banco Santander Building	188,138	1974	2.9x	24.2%	45,576	0.0%	\$39.26	(5,102)	3,881	(25,431)
1101 Brickell North Tower	146,228	1985	1.5x	31.0%	45,391	8.0%	\$36.00	(17,893)	(2,949)	(3,142)
1101 Brickell South Tower	105,601	1964	1.5x	33.8%	35,643	0.0%	\$36.00	(10,387)	(1,993)	(1,833)
Pacific Bank	53,468	1961	1.0x	8.2%	4,359	0.0%	\$36.00	1,915	1,100	(2,831)
444 Brickell	200,368	1973	2.0x	36.5%	73,204	0.8%	\$34.00	(11,783)	(1,026)	1,286
1428 Brickell	67,599	1973	2.0x	20.2%	13,687	0.0%	\$34.00	17,512	6,627	(13,687)
999 Brickell Ave	101,073	1973	3.0x	5.9%	5,996	0.0%	\$34.00	1,383	(349)	(4,589)
Rivergate West	101,902	1976	2.0x	0.0%	0	0.0%	-	0	0	0
Brickell Center	86,101	1981	3.0x	0.0%	0	0.0%	-	0	0	0
Total / Weighted Average	1,050,478	1974	2.2x	21.3%	223,856	1.3%	\$35.86	(24,355)	5,291	(50,227)

Total Competitive Set	6,650,222	1991	2.0x	15.6%	1,038,933	2.4%	\$55.89	(38,701)	(132,994)	(48,923)
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UNDER CONSTRUCTION						
Property Name	RSF	Delivery Date	Asking Rent	OpEx	Preleased SF	Tenants
830 Brickell Plaza*	613,820	2022	\$74.00	-	146,120	WeWork
*593k of office space and 20k of retail						
Total / Weighted Average	613,820	2022	\$74.00	-	146,120	

Property Name	Owner	Last Sale Detail						Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate	Seller		
TIER I									
Two Brickell City Centre	Northwood Investors	Jul-20	\$80	\$607	98.4%	5.0%	Swire Properties	-	JLL
Brickell World Plaza	Elm Spring	-	-	-	-	-	-	Elm Spring	Elm Spring
1450 Brickell	Ramon Llorens	-	-	-	-	-	-	EPSA of America	Blanca Commercial
Three Brickell City Centre (Akerman)	Northwood Investors	Jul-20	\$83	\$615	93.4%	5.0%	Swire Properties	-	JLL
701 Brickell	TIAA	Nov-02	\$172	\$254	97.9%	8.2%	MetLife	JLL	C&W
801 Brickell	TIAA	Aug-02	\$80	\$193	89.0%	6.5%	AFA Real Estate	JLL	Colliers
Four Seasons Hotel & Tower Office	Millenium Partners	Jul-13	\$52	\$199	92.0%	-	-	Millenium Partners	C&W
Sabadell Financial Center	KKR	Jun-18	\$249	\$476	83.0%	5.1%	PGIM	Parkway	Parkway
Brickell Bay Office Tower	AIMCO	Jul-19	\$157	\$560	85.7%	-	Miami Blue	Stiles	Blanca Commercial
Brickell Arch	Gaedeke	Sep-15	\$142	\$530	97.0%	3.6%	Banco Espirito Santo	Gaedeke Group	Gaedeke
Courvoisier Centre II	Masaveu Inmobliaria	Feb-16	\$56	\$254	83.0%	4.5%	Cousins Properties	Exan Capital	JLL
Courvoisier Centre I	Masaveu Inmobliaria	Feb-16	\$31	\$254	83.0%	4.5%	Cousins Properties	Exan Capital	JLL
TIER II									
1221 Brickell	Rockpoint Group	Apr-17	\$155	\$379	80.8%	5.0%	EQ Office	Rockhill	JLL
800 Brickell	Gatsby Realty	Jul-19	\$126	\$600	83.1%	3.5%	RREEF Management	CBRE	Colliers
Brickell City Tower	New York Life	Sep-18	\$117	\$404	81.0%	4.5%	Crocker Partners	Banyan Street	Blanca Commercial
848 Brickell Ave	Key International	-	-	-	-	-	-	Key International	Key International
Brickell Office Plaza	Alliance RE	Feb-15	\$140	\$485	93.0%	3.6%	CBREI	CBRE	CBRE
Colonnade Plaza	Florida East Coast	-	-	-	-	-	-	Exec & Professional Mgmt	Avison Young
TIER III									
Banco Santander Building	Santander Group	Apr-08	\$114	\$606 ¹	99.0%	-	Testa Inmuebles SOCIMI	MD Datran	Santander Group
1101 Brickell North Tower	Florida East Coast	Jun-09	\$20	\$139	38.0%	2.0%	Africa Israel Inv.	1101 Brickell Mgmt	C&W
1101 Brickell South Tower	Florida East Coast	Jun-09	\$15	\$139	51.5%	2.0%	Africa Israel Inv.	1101 Brickell Mgmt	C&W
Pacific Bank	Pacific National	-	-	-	-	-	-	Flagler Real Estate	Colliers
444 Brickell	Related Group	Dec-13	\$69	\$344	57.9%	1.2%	CW Asset Management	Stiles	C&W
1428 Brickell	YTECH	Jan-17	\$27	\$392	85.0%	-	Taplin Company	YTECH	Blanca Commercial
999 Brickell Ave	Carlos Mattos	-	-	-	-	-	The Congress Group	Isanic Trading	C&W
Rivergate West	Related Group	Dec-13	\$35	\$344 ¹	100.0%	4.2%	CW Asset Management	Stiles	-
Brickell Center	Swire Properties	-	-	-	-	-	Eastern National Bank	-	-

¹ Sale includes development rights

UNDER CONSTRUCTION				
Property Name	Developer	Investor	Land Price	Dev. Cost (PSF)
830 Brickell Plaza	OKO Group	Cain International	\$45.0	\$696*

*Inclusive of land and financing costs