

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Gross Rate	Net Absorption		
				Direct	Direct SF	Sublet		2019	2020	2021 YTD
TIER I										
Two Brickell City Centre	132,280	2016	2.0x	1.6%	2,074	0.0%	\$75.00	0	0	0
1450 Brickell	591,336	2010	2.0x	4.7%	27,600	0.2%	\$73.93	(27,834)	674	(1,600)
701 Brickell	677,667	1985	1.9x	7.9%	53,714	1.9%	\$69.94	(10,477)	11,252	(5,103)
Brickell World Plaza	631,866	2011	1.4x	5.7%	35,721	1.5%	\$69.12	14,746	10,822	(1,870)
Three Brickell City Centre (Akerman)	134,552	2016	2.0x	6.6%	8,933	13.0%	\$68.00	(8,933)	17,472	(17,472)
801 Brickell	415,150	1985	1.4x	15.8%	65,556	1.7%	\$63.51	11,123	(4,984)	(28,096)
Four Seasons Hotel & Tower Office	260,517	2003	2.0x	10.0%	25,961	5.1%	\$62.18	(12,944)	(12,998)	5,482
Sabadell Financial Center	522,377	2000	2.0x	29.9%	156,371	4.8%	\$58.94	236	16,657	(66,797)
Brickell Arch	268,000	2004	2.0x	14.6%	39,113	3.9%	\$55.56	4,288	(10,644)	895
Brickell Bay Office Tower	280,500	1985	2.7x	30.3%	85,131	0.7%	\$53.91	(42,083)	(19,597)	2,069
Courvoisier Centre I	120,531	1986	2.6x	26.5%	31,930	9.0%	\$52.68	(3,879)	(215)	0
Courvoisier Centre II	222,469	1989	3.0x	7.8%	17,392	1.5%	\$50.89	11,995	(12,781)	(116)
Total / Weighted Average	4,257,245	1999	2.0x	12.9%	549,496	2.7%	\$64.57	(63,762)	(4,342)	(112,608)

TIER II										
1221 Brickell	408,649	1986	2.3x	19.2%	78,431	1.2%	\$54.01	(27,673)	8,916	18,665
800 Brickell	209,122	1981	2.0x	34.0%	71,155	0.0%	\$47.53	(1,674)	(22,011)	(22,461)
Brickell City Tower	290,000	1985	1.7x	13.9%	40,228	8.0%	\$45.58	(2,803)	(9,847)	20,451
Brickell Office Plaza	288,457	1978	2.0x	26.7%	76,921	0.0%	\$41.64	(42,602)	(9,452)	5,191
848 Brickell Ave	100,425	1981	1.3x	13.0%	13,046	0.0%	\$40.18	229	(5,929)	2,763
Colonnade Plaza	45,846	1967	2.0x	0.0%	0	0.0%	-	0	9,551	0
Total / Weighted Average	1,342,499	1980	1.9x	20.8%	279,781	2.1%	\$47.26	(74,523)	(28,772)	24,609

TIER III										
Banco Santander Building	188,138	1974	2.9x	28.3%	53,221	0.0%	\$39.26	3,881	(16,358)	(7,645)
1101 Brickell South Tower	105,601	1964	1.5x	36.9%	39,019	0.0%	\$36.09	(1,993)	(1,833)	(3,376)
1101 Brickell North Tower	146,228	1985	1.5x	37.6%	54,965	0.0%	\$36.00	(2,949)	(3,142)	(9,574)
Pacific Bank	53,468	1961	1.0x	9.8%	5,237	0.0%	\$36.00	1,100	(3,774)	1,166
444 Brickell	200,368	1973	2.0x	37.3%	74,652	0.4%	\$34.00	(1,026)	1,139	5,627
1428 Brickell	67,599	1973	2.0x	25.6%	17,284	0.0%	\$34.00	6,627	(6,315)	(10,969)
999 Brickell Ave	101,073	1973	3.0x	13.7%	13,868	0.0%	\$34.00	(349)	769	(7,872)
Brickell Center	86,101	1981	3.0x	0.0%	0	0.0%	-	0	0	0
Total / Weighted Average	948,576	1974	2.2x	27.2%	258,246	0.1%	\$35.87	5,291	(29,514)	(32,643)

Total Competitive Set	6,548,320	1991	2.0x	16.6%	1,087,523	2.2%	\$57.21	(132,994)	(62,628)	(120,642)
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UNDER CONSTRUCTION						
Property Name	RSF	Delivery Date	Asking Rent	OpEx	Preleased SF	Tenants
830 Brickell Plaza*	613,820	2022	\$78.00	-	185,520	WeWork, Thoma Bravo
*593k of office space and 20k of retail						
Total / Weighted Average	613,820	2022	\$78.00	-	185,520	

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
1450 Brickell	Ramon Llorens	-	-	-	-	-	-	EPSA of America	Blanca Commercial
701 Brickell	TIAA	Nov-02	\$172	\$254	97.9%	8.2%	MetLife	JLL	C&W
Brickell World Plaza	Elm Spring	-	-	-	-	-	-	Elm Spring	Elm Spring
Three Brickell City Centre (Akerman)	Northwood Investors	Jul-20	\$83	\$615	93.4%	5.0%	Swire Properties	-	JLL
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 Arch	Gaedeke	Sep-15	\$142	\$530	97.0%	3.6%	Banco Espirito Santo	Gaedeke Group	Gaedeke
Brickell Bay Office Tower	AIMCO	Jul-19	\$157	\$560	85.7%	-	Miami Blue	Stiles	Blanca Commercial
Courvoisier Centre I	Masaveu Inmobliaria	Feb-16	\$62	\$512	83.0%	4.5%	Cousins Properties	Exan Capital	JLL
Courvoisier Centre II	Masaveu Inmobliaria	Feb-16	\$114	\$512	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	JLL
Brickell Office Plaza	Alliance RE	Feb-15	\$140	\$485	93.0%	3.6%	CBREI	CBRE	CBRE
848 Brickell Ave	Key International	-	-	-	-	-	-	Key International	Key International
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 South Tower	Florida East Coast	Jun-09	\$15	\$139	51.5%	2.0%	Africa Israel Inv.	1101 Brickell Mgmt	C&W
1101 Brickell North Tower	Florida East Coast	Jun-09	\$20	\$139	38.0%	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
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