

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Gross Rate	Net Absorption		
				Direct	Direct SF	Sublet		2018	2019	2020 YTD
TIER I										
The Plaza Coral Gables - North Tower	291,267	2020	3.0x	76.2%	221,969	0.0%	\$57.75	0	0	69,298
Alhambra Towers	174,307	2003	3.0x	2.4%	4,171	0.0%	\$50.00	(29,866)	25,269	4,826
The Building on Ponce Circle	59,137	2012	3.5x	32.5%	19,224	2.6%	\$49.00	(1,152)	1,442	(8,713)
396 Alhambra - South	101,976	1964	3.0x	9.1%	9,298	1.5%	\$47.00	(1,119)	0	(8,179)
Regions Bank Tower	146,202	1997	3.3x	33.0%	48,307	3.3%	\$46.87	0	(25,772)	(28,754)
Columbus Center	261,867	1991	3.2x	26.8%	70,292	0.1%	\$46.70	(11,445)	2,712	(69,811)
2525 Ponce De Leon Blvd	254,592	2004	3.0x	5.0%	12,824	4.1%	\$46.07	0	(2,596)	(10,611)
The Alhambra	231,632	1987	2.0x	15.5%	36,831	2.8%	\$45.46	18,146	(1,902)	(21,107)
396 Alhambra - North	170,185	2012	3.0x	0.0%	0	13.1%	\$45.00	0	(22,306)	11,153
355 Alhambra Cir	222,884	2001	1.4x	13.1%	29,111	0.0%	\$44.00	2,470	(17,631)	6,892
BAC Colonnade	205,463	1988	2.0x	4.1%	13,164	0.0%	\$44.00	14,654	(4,617)	4,001
220 Alhambra	176,990	1997	2.5x	18.9%	33,501	0.0%	\$42.69	0	(17,986)	10,016
The Collection	183,696	2002	3.0x	20.0%	36,816	0.0%	\$40.38	(4,136)	(31,734)	(1,982)
Bacardi Building	551,110	2009	2.0x	0.0%	0	0.0%	-	(29,374)	29,374	23,857
Total / Weighted Average	3,031,308	2001	2.6x	17.5%	535,508	1.6%	\$46.79	(41,822)	(65,747)	(19,114)

TIER II										
2020 Salzedo St	56,000	2016	2.5x	12.2%	6,844	0.0%	\$47.00	2,435	2,838	(6,844)
550 Biltmore	162,293	1986	2.0x	2.2%	3,632	0.0%	\$45.00	1,862	2,732	14,188
255 Alhambra	219,713	1974	2.5x	23.5%	51,705	0.0%	\$44.09	(7,606)	4,230	(34,327)
Alhambra West	100,002	1961	2.0x	12.6%	12,585	1.0%	\$42.00	1,139	(2,329)	(7,746)
2121 Ponce de Leon Bldg	164,848	1971	3.0x	18.1%	29,889	0.0%	\$41.00	(5,604)	(5,193)	(4,954)
806 S Douglas Rd	160,102	1998	3.2x	24.4%	39,112	0.0%	\$38.00	(48,512)	6,924	(6,146)
Executive Tower	70,303	1986	3.2x	48.4%	34,026	0.0%	\$38.00	(5,880)	1,250	(1,319)
800 S Douglas Rd	138,839	1986	3.2x	20.7%	28,752	0.0%	\$37.72	10,900	(6,938)	10,728
2000 Ponce De Leon Blvd	42,500	1999	3.0x	8.4%	3,554	0.0%	\$35.52	0	2,375	(3,554)
Total / Weighted Average	1,114,600	1986	2.7x	18.8%	210,099	0.1%	\$41.35	(51,266)	5,889	(39,974)

TIER III										
150 Alhambra	108,959	1984	2.5x	26.3%	28,645	0.0%	\$40.92	(12,560)	13,458	(2,672)
Gables Cititower	129,000	1981	3.0x	24.6%	31,722	4.0%	\$38.64	(1,958)	(6,115)	(17,715)
901 Ponce Building	108,856	1986	3.0x	8.2%	8,929	1.6%	\$38.35	11,315	11,473	(5,275)
Gables International Plaza	188,000	1981	4.0x	7.5%	14,134	1.3%	\$35.96	(10,162)	822	(5,219)
SunTrust Plaza	234,000	1973	3.0x	14.8%	34,744	0.0%	\$32.00	(14,212)	22,075	(13,484)
Plaza San Remo	100,000	2007	5.0x	2.4%	2,434	0.0%	-	(7,275)	8,163	1,406
2555 Ponce	91,736	1953	3.5x	40.2%	36,906	0.0%	-	(18,745)	0	(16,011)
Sevilla Center	56,150	1987	2.5x	0.0%	0	0.0%	-	0	0	0
Total / Weighted Average	1,016,701	1980	3.3x	15.5%	157,514	0.9%	\$36.25	(53,597)	49,876	(58,970)

Total Competitive Set	5,162,609	1994	2.8x	17.4%	903,121	1.1%	\$43.54	(146,685)	(9,982)	(118,058)
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UNDER CONSTRUCTION										
Property Name	RSF	Delivery Date	Asking Rent	OpEx	Preleased SF	Tenants				
The Plaza Coral Gables - South Tower	245,300	2021	\$58.00	NM	144,482	BAC Florida Bank, Faces, Med Expeditors, Sommers Inc				
Total / Weighted Average	245,300	2021	\$58.00	NM	144,482					

Property Name	Owner	Last Sale Detail						Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate	Seller		
TIER I									
The Plaza Coral Gables - North Tower	Agave	-	-	-	-	-	-	Agave	Blanca
Alhambra Towers	Allen Morris	-	-	-	-	-	-	Allen Morris	Allen Morris
The Building on Ponce Circle	TA Realty	Jan-14	\$26	\$440	79.3%	-	Taz Partners	-	Blanca
396 Alhambra - South	Agave	-	-	-	-	-	Exxon	CBRE	Blanca
Regions Bank Tower	TA Realty	Jun-19	\$60	\$422	-	4.7%	Regions Bank	Avison Young	Avison Young
Columbus Center	USAA	-	-	-	-	-	-	CBRE	CBRE
2525 Ponce De Leon Blvd	Prudential Insurance	-	-	-	-	-	Hines	Hines	-
The Alhambra	Deutsche	Dec-15	\$89	\$386	73.7%	-	USAA RE	Transwestern	JLL
396 Alhambra - North	Agave	-	-	-	-	-	Exxon	CBRE	Blanca
355 Alhambra Cir	Prudential Insurance	Dec-15	\$83	\$370	69.1%	-	AEW Capital Management	C&W	C&W
BAC Colonnade	TA Realty	Jun-13	\$81	\$394	91.5%	7.0%	Deka Immobilien Investment	-	C&W
220 Alhambra	Mercantil Commerce Bank	Oct-14	\$75	\$424	79.0%	-	JK Investments	-	C&W
The Collection	CMC Group	-	-	-	-	-	-	CMC Group, Inc.	Patton Real Estate
Bacardi Building	Ponte Gadea	Dec-09	\$120	\$218	92.2%	-	JP Morgan	-	CBRE
TIER II									
2020 Salzedo St	Codina-Carr	-	-	-	-	-	-	C&W	Blanca
550 Biltmore	CGI Merchant Group	Jun-19	\$50	\$309	89.0%	5.2%	PGIM	C&W	C&W
255 Alhambra	RREEF	Jul-06	\$60	\$273	98.5%	6.2%	Blumberg Invest	Transwestern	JLL
Alhambra West	Deutsche	Dec-15	\$29	\$311	90.4%	-	USAA RE	Transwestern	JLL
2121 Ponce de Leon Bldg	Zurich AM	Jun-16	\$58	\$349	94.9%	-	Colliers International	Colliers	JLL
806 S Douglas Rd	Banyan/Oaktree	Mar-14	\$35	\$220	88.5%	-	Pealmark RE Partners	Banyan	C&W
Executive Tower	Banyan/Oaktree	Mar-14	\$15	\$220	96.3%	-	Pealmark RE Partners	Banyan	C&W
800 S Douglas Rd	Banyan/Oaktree	Mar-14	\$30	\$220	77.0%	-	Pealmark RE Partners	Banyan	C&W
2000 Ponce De Leon Blvd	Edundo Kronfle	-	-	-	-	-	-	Davide Realty	Blue Box RE
TIER III									
150 Alhambra	MDR Americana	Dec-15	\$34	\$312	85.0%	5.5%	Pan American Group	-	Blanca
Gables Cititower	Weda Developers	May-05	\$21	\$162	85.7%	7.0%	Brookwood Investors	Lincoln Property	Blue Box RE
901 Ponce Building	Altis Cardinal	Nov-18	\$31	\$285	86.1%	6.4%	Research Managemetn Corp	-	Blanca
Gables International Plaza	Gables International	-	-	-	-	-	-	Gables International	Gables International
SunTrust Plaza	MG Investment	-	-	-	-	-	-	MG Investment	MG Investment
Plaza San Remo	-	-	-	-	-	-	-	Gibson Commercial	Fairchild
2555 Ponce	Prudential Insurance	Dec-00	\$18	\$163	100.0%	9.0%	First Union National Bank	Hines	Hines
Sevilla Center	Fresh Del Monte	Dec-00	\$11	\$187	100.0%	-	Four Townes USA	-	-

UNDER CONSTRUCTION				
Property Name	Developer	Investor	Land Price (\$MM)	Dev. Cost (PSF)
The Plaza Coral Gables - North Tower	Coastal Tishman	Agave Holdings	Unknown	Unknown