

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Gross Rate	Net Absorption		
				Direct	Direct SF	Sublet		2019	2020	2021 YTD
TIER I										
The Plaza Coral Gables - North Tower	291,267	2020	3.0x	75.4%	219,531	0.0%	\$58.00	0	69,298	0
Alhambra Towers	174,307	2003	3.0x	2.4%	4,171	4.0%	\$50.00	25,269	4,826	(7,033)
The Building on Ponce Circle	59,137	2012	3.5x	33.5%	19,787	2.6%	\$48.00	1,442	(7,014)	0
396 Alhambra - North	170,185	2012	3.0x	0.0%	0	13.1%	\$47.00	(22,306)	11,153	(4,610)
Regions Bank Tower	146,202	1997	3.3x	33.0%	48,307	3.3%	\$46.87	(25,772)	(3,216)	(1,988)
Columbus Center	261,867	1991	3.2x	26.8%	70,292	0.1%	\$46.70	2,712	(69,811)	21,008
396 Alhambra - South	101,976	1964	3.0x	9.1%	9,298	22.9%	\$46.43	0	(8,179)	0
2525 Ponce De Leon Blvd	254,592	2004	3.0x	5.0%	12,824	4.1%	\$46.07	(2,596)	(10,611)	(3,418)
The Alhambra	231,632	1987	2.0x	17.5%	36,831	4.4%	\$45.46	(1,902)	(12,529)	0
BAC Colonnade	205,463	1988	2.0x	7.4%	13,164	0.0%	\$45.00	(4,617)	1,806	(6,935)
355 Alhambra Cir	222,884	2001	1.4x	13.1%	29,111	0.0%	\$45.00	(17,631)	24,475	(7,462)
220 Alhambra	176,990	1997	2.5x	18.9%	33,501	0.0%	\$42.69	(17,986)	(1)	0
The Collection	183,696	2002	3.0x	20.0%	36,816	0.0%	\$40.22	(31,734)	(1,982)	8,343
Bacardi Building	551,110	2009	2.0x	0.0%	0	0.0%	-	29,374	23,857	0
Total / Weighted Average	3,031,308	2001	2.6x	17.8%	533,633	2.6%	\$47.07	(65,747)	22,072	(2,095)

TIER II										
2020 Salzedo St	56,000	2016	2.5x	12.2%	6,844	0.0%	\$47.00	2,838	(1,694)	0
550 Biltmore	162,293	1986	2.0x	2.2%	3,632	0.0%	\$45.00	2,732	8,818	0
255 Alhambra	219,713	1974	2.5x	23.5%	51,705	2.6%	\$44.09	4,230	(32,327)	(5,652)
Alhambra West	100,002	1961	2.0x	12.6%	12,585	0.0%	\$42.00	(2,329)	(7,746)	0
2121 Ponce de Leon Bldg	164,848	1971	3.0x	18.1%	29,889	0.0%	\$41.00	(5,193)	(9,357)	0
806 S Douglas Rd	160,102	1998	3.2x	24.4%	39,112	0.0%	\$38.00	6,924	144	1,989
Executive Tower	70,303	1986	3.2x	48.4%	34,026	0.0%	\$38.00	1,250	(12,492)	0
800 S Douglas Rd	138,839	1986	3.2x	20.7%	28,752	2.1%	\$38.00	(6,938)	(1,680)	(3,441)
2000 Ponce De Leon Blvd	42,500	1999	3.0x	8.4%	3,554	0.0%	\$35.52	2,375	(3,554)	0
Total / Weighted Average	1,114,600	1986	2.7x	18.8%	210,099	0.8%	\$41.38	5,889	(59,888)	(7,104)

TIER III										
150 Alhambra	108,959	1984	2.5x	26.3%	28,645	0.0%	\$40.37	13,458	(2,672)	0
Gables Cititower	129,000	1981	3.0x	24.6%	31,722	4.0%	\$38.64	(6,115)	(12,924)	0
901 Ponce Building	108,856	1986	3.0x	14.4%	15,718	1.6%	\$38.31	11,473	(5,275)	(6,748)
Gables International Plaza	188,000	1981	4.0x	7.7%	14,403	0.0%	\$36.21	822	(5,219)	3,511
SunTrust Plaza	234,000	1973	3.0x	17.1%	39,951	0.0%	\$32.81	22,075	(13,484)	(3,207)
Plaza San Remo	100,000	2007	5.0x	0.0%	0	0.0%	-	8,163	1,406	2,434
2555 Ponce	91,736	1953	3.5x	43.4%	39,790	0.0%	-	0	(16,011)	(2,884)
Sevilla Center	56,150	1987	2.5x	0.0%	0	0.0%	-	0	0	0
Total / Weighted Average	1,016,701	1980	3.3x	16.7%	170,229	0.7%	\$36.47	49,876	(54,179)	(6,894)

Total Competitive Set	5,162,609	1994	2.8x	17.8%	913,961	1.9%	\$43.75	(9,982)	(91,995)	(16,093)
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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 - North	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	
396 Alhambra - South	Agave	-	-	-	-	-	Exxon	CBRE	Blanca	
2525 Ponce De Leon Blvd	Prudential Insurance	-	-	-	-	-	Hines	Hines	-	
The Alhambra	Deutsche	Dec-15	\$89	\$386	73.7%	-	USAA RE	Transwestern	JLL	
BAC Colonnade	TA Realty	Jun-13	\$81	\$394	91.5%	7.0%	Deka Immobilien Investment	-	C&W	
355 Alhambra Cir	Prudential Insurance	Dec-15	\$83	\$370	69.1%	-	AEW Capital Management	C&W	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	C&W	
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