

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Net Rate	Net Absorption		
				Direct	Direct SF	Sublet		2019	2020	2021 YTD
TIER I										
Pinnacle Corporate Park - Bldg II	110,602	2001	4.0x	17.3%	19,130	0.0%	\$23.00	37,416	(19,130)	0
Pinnacle Corporate Park - Bldg I	151,832	1986	4.0x	14.9%	22,666	1.0%	\$23.00	22,367	(21,153)	0
Cypress Financial Center	206,773	1988	4.0x	10.2%	21,087	6.7%	\$21.50	(15,182)	9,763	52,903
Trade Centre South	216,038	1984	4.0x	13.8%	29,860	0.0%	\$20.50	30,158	(10,031)	(1,748)
Cypress Park West II	111,793	2003	4.6x	4.1%	4,577	0.0%	\$20.50	0	(4,577)	0
Cypress Park West I	113,964	1987	4.5x	39.2%	44,705	11.9%	\$19.50	1,491	(11,690)	(10,714)
Radice Corporate Center III	129,000	1987	4.0x	47.9%	61,821	0.0%	\$19.00	(4,052)	(24,112)	0
Radice Corporate Center II	122,625	1985	4.0x	30.1%	36,888	0.0%	\$18.50	13,851	(21,988)	(7,509)
Radice Corporate Center I	102,468	1983	4.0x	8.5%	8,673	0.0%	\$18.50	22,113	(5,816)	1,922
Cypress Centre	121,000	1985	4.0x	0.0%	0	0.0%	-	8,896	0	0
Broward Trade Center	99,740	1984	4.0x	0.0%	0	0.0%	-	0	0	0
Total / Weighted Average	1,485,835	1988	4.1x	16.8%	249,407	1.9%	\$20.58	117,058	(108,734)	34,854
TIER II										
The 6400 Building	55,697	1985	4.0x	2.9%	1,603	0.0%	\$18.50	872	2,432	0
Lakeside Plaza	119,339	1983	4.0x	34.7%	41,435	0.0%	\$14.50	1,363	(18,057)	(1,770)
Cypress Court	42,021	1986	5.0x	17.8%	7,460	0.0%	\$15.54	1,200	0	(3,693)
Cypress Exec Center	140,635	1987	6.0x	14.4%	20,267	0.0%	\$15.50	(25,217)	41,653	0
Cypress Creek Tower	61,917	1974	3.0x	14.2%	8,805	3.7%	\$14.95	(1,049)	(1,284)	(2,312)
Cypress Plaza	39,513	1988	4.0x	41.6%	16,422	0.0%	\$14.50	0	550	(6,216)
Park Center	119,224	1984	4.0x	0.0%	0	0.0%	-	0	0	0
One Cypress Place	32,196	1984	5.0x	0.0%	0	0.0%	-	0	0	0
Total / Weighted Average	610,542	1984	4.4x	15.7%	95,992	0.4%	\$15.45	(22,831)	25,294	(13,991)
Total Competitive Set										
	2,096,377	1987	4.2x	16.5%	345,399	1.5%	\$19.22	94,227	(83,440)	20,863

Property Name	Owner	Last Sale Detail						Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate	Seller		
TIER I									
Pinnacle Corporate Park - Bldg II	Banyan Street	Oct-13	\$16	\$145	85.0%	7.8%	Northwestern Mutual	Banyan Street	Avison Young
Pinnacle Corporate Park - Bldg I	Banyan Street	Oct-13	\$22	\$145	85.0%	7.8%	Northwestern Mutual	Banyan Street	Avison Young
Cypress Financial Center	Vision Properties	Jan-21	\$44	\$214	90.1%	-	Tricony Management LLC	-	C&W
Trade Centre South	Cardinal Point Mgmt	Feb-19	\$42	\$194	89.2%	6.6%	DRA Advisors LLC	Cardinal Point	Colliers
Cypress Park West II	Naya USA	Sep-16	\$21	\$191	97.0%	7.8%	Stockbridge Capital Group LLC	JLL	Colliers
Cypress Park West I	Naya USA	Sep-16	\$22	\$191	97.0%	7.8%	Stockbridge Capital Group LLC	JLL	Colliers
Radice Corporate Center III	Sergio R Fernandez	May-19	\$24	\$187	78.9%	-	Ghitis Property Company	CBRE	C&W
Radice Corporate Center II	Zell Holdings	-	-	-	-	-	Wells Fargo Bank	C&W	C&W
Radice Corporate Center I	Greenberg Traurig, LLP	-	-	-	-	-	-	C&W	C&W
Cypress Centre	Omnicom Group	Apr-12	\$13	\$107	48.2%	-	New York Life	Omnicon	CBRE
Broward Trade Center	MCNA Dental	Dec-15	\$15	\$147	79.5%	-	Liberty Property Trust	JLL	MCNA Dental
TIER II									
The 6400 Building	Pebb	Jan-04	\$6	\$113	94.0%	-	Sea Watch of Florida Ptshp	Pebb Enterprises	NAI/Merin Hunter
Lakeside Plaza	Naya USA	Jan-18	\$18	\$148	71.0%	5.1%	Delma Properties Inc.	-	C&W
Cypress Court	Howard Dvorkin	Jun-13	\$4	\$102	69.1%	-	Mantic Cypress Court LLC	-	NAI/Merin
Cypress Exec Center	Harry Spitzer	Dec-20	\$18	\$124	85.6%	-	ICM Realty	Songy Partners	Colliers
Cypress Creek Tower	Robert Coppola	Jul-15	\$6	\$98	75.2%	6.7%	LNR Partners LLC	-	Berger Commercial
Cypress Plaza	HSD Holdings	Dec-17	\$4	\$106	63.0%	-	Mainstreet Capital Partners	JLL	C&W
Park Center	Gladstone Commercial	Sep-16	\$24	\$201	100.0%	8.3%	Mainstreet Capital Partners	JLL	ComReal
One Cypress Place	Citrix Systems	Dec-12	\$5	\$154	94.3%	-	Stiles Realty	Stiles Realty	-