

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Gross Rate	Net Absorption		
				Direct	Direct SF	Sublet		2018	2019	2020 YTD
TIER I										
Dadeland Centre I	127,353	2001	3.0x	7.1%	9,006	5.4%	\$44.97	(5,217)	(968)	3,204
Two Datran Center	217,576	1986	2.5x	7.3%	15,939	0.0%	\$44.00	(3,516)	10,038	16,039
One Datran Center	256,368	1984	2.5x	13.6%	34,745	6.9%	\$42.80	6,828	3,265	(7,498)
9350 Financial Centre	105,472	1989	3.0x	28.8%	30,427	0.0%	\$41.29	5,127	(1,243)	(24,558)
Dadeland Centre II	112,390	2008	3.0x	4.7%	5,277	0.0%	\$40.95	0	0	(5,277)
7000 SW 62nd Ave	106,400	1972	3.0x	15.2%	16,125	0.0%	-	590	11	(2,321)
Interval International	100,798	1986	3.8x	43.5%	43,882	0.0%	-	0	0	(43,882)
Total / Weighted Average	1,026,357	1989	2.8x	15.1%	155,401	2.4%	\$43.01	3,812	11,103	(64,293)

TIER II										
Citibank Bldg	113,500	1972	2.0x	25.7%	29,114	2.8%	\$37.25	14,054	1,200	(3,486)
Dadeland Towers N (9300)	79,374	1972	3.0x	6.8%	5,362	0.0%	\$32.50	0	0	0
Dadeland Towers N (9200)	151,936	1971	3.0x	9.4%	14,218	11.9%	\$32.06	(7,293)	(8,000)	(10,104)
9400 S Dadeland Blvd	139,691	1980	3.0x	2.2%	3,085	0.0%	\$31.50	(1,848)	1,220	628
14221 SW 120th St	47,812	2008	4.0x	5.7%	2,715	0.0%	\$28.00	4,134	(648)	(2,067)
Bell South Bldg	117,458	1986	5.0x	0.0%	0	0.0%	-	0	0	0
Kendall Corporate Center	73,165	1986	6.0x	0.0%	0	0.0%	-	0	0	0
Total / Weighted Average	722,936	1982	3.7x	7.5%	54,494	2.9%	\$32.72	9,047	(6,228)	(15,029)

TIER III										
The Grenery	84,843	1983	3.0x	20.8%	17,621	0.0%	\$34.00	(6,446)	4,431	(11,697)
Dadeland Exec Center	68,142	1982	3.0x	1.5%	1,055	0.0%	\$33.00	(4,425)	308	3,062
Dadeland Towers South	91,720	1983	3.0x	8.9%	8,139	0.0%	\$31.50	3,507	1,987	(2,656)
Kendall I Plaza	69,900	1990	5.6x	8.6%	6,034	0.0%	\$27.00	(2,086)	1,615	(2,626)
12039 SW 132nd Ct	40,186	2008	1.7x	0.0%	0	0.0%	-	0	0	0
U.S. Immigration Services	45,911	2008	3.2x	0.0%	0	0.0%	-	0	0	0
Total / Weighted Average	400,702	1989	3.4x	8.2%	32,849		\$31.50	(9,450)	8,341	(13,917)

Total Competitive Set	2,149,995	1987	3.2x	11.3%	242,744	2.1%	\$37.55	3,409	13,216	(93,239)
-----------------------	-----------	------	------	-------	---------	------	---------	-------	--------	----------

UNDER CONSTRUCTION						
Property Name	RSF	Delivery Date	Asking Rent	OpEx	Preleased SF	Tenants
None	-	-	-	-	-	-

Property Name	Owner	Last Sale Detail						Seller	Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate				
TIER I										
Dadeland Centre I	Green Companies	-	-	-	-	-	-		Green Companies	Green Companies
Two Datran Center	ABS Partners	Jun-16	\$62	\$287	80.0%	6.1%	USAA RE		Transwestern	C&W
One Datran Center	ABS Partners	Jun-16	\$73	\$287	80.0%	6.1%	USAA RE		Transwestern	C&W
9350 Financial Centre	Banyan Street	Nov-17	\$33	\$313	100.0%	-	Delma Properties		Delma Realty	Blue Box RE
Dadeland Centre II	Green Companies	-	-	-	-	-	-		Green Companies	Green Companies
7000 SW 62nd Ave	Healthcare Realty	-	-	-	-	-	-		Healthcare Realty	Stringer Realty
Interval International	USAA RE	Dec-15	\$40	\$397	100.0%	6.9%	Advance Dev Corp		USAA RE	xxxxx
TIER II										
Citibank Bldg	Tate Capital	-	-	-	-	-	-		Tate Management	NAI Miami
Dadeland Towers N (9300)	Keystone Property	Feb-08	\$13	\$169	35.7%	-	Cabot Investment		Keystone Property	Keystone Property
Dadeland Towers N (9200)	Keystone Property	Feb-08	\$26	\$169	86.1%	-	Cabot Investment		Keystone Property	Keystone Property
9400 S Dadeland Blvd	Keystone Property	Jun-17	\$22	\$158	79.0%	-	AvMed		Keystone Property	Keystone
14221 SW 120th St	Lucky Start	-	-	-	-	-	-		Lucky Start	Lucky Start
Bell South Bldg	Baptist Health	Mar-10	\$23	\$195	100.0%	-	DWS		Baptist Health	-
Kendall Corporate Center	Leon Medical	Oct-08	\$13	\$172	55.3%	-	Panther RE		-	Leon Medical
TIER III										
The Grenery	CoFe Properties	Jul-14	\$16	\$193	93.2%	6.4%	Green Companies		JCT Management	Fairchild Partners,
Dadeland Exec Center	Capital Realty	Sep-13	\$8	\$114	64.5%	9.2%	ComReal Miami		-	Avison Young
Dadeland Towers South	Keystone	Jun-17	\$36	\$158	79.8%	-	AvMed		-	Keystone
Kendall I Plaza	Fryd Properties	-	-	-	-	-	-		Fryd Properties	NAI Miami
12039 SW 132nd Ct	Rafael Robles Rosado	-	-	-	-	-	-		-	L.B.D. of S. Florida
U.S. Immigration Services	NGP Mgmt	Jun-10	\$21	\$451	100.0%	7.8%	SFL Federal Partners		Sustainable RE	-

UNDER CONSTRUCTION				
Property Name	Developer	Investor	Land Price	Dev. Cost
None				