

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Gross Rate	Net Absorption		
				Direct	Direct SF	Sublet		2019	2020	2021 YTD
TIER I										
Two Dattran Center	217,576	1986	2.5x	8.3%	18,063	0.0%	\$43.14	10,038	16,039	(18,063)
One Dattran Center	256,368	1984	2.5x	13.6%	34,745	7.8%	\$42.80	3,265	(7,498)	(2,104)
Dadeland Centre II	112,390	2008	3.0x	2.5%	2,766	0.0%	\$40.95	0	(5,277)	2,511
Dadeland Centre I	127,353	2001	3.0x	11.3%	14,364	5.4%	\$42.57	(968)	3,204	(5,358)
9350 Financial Centre	105,472	1989	3.0x	28.8%	30,427	0.0%	\$40.90	(1,243)	(24,558)	0
7000 SW 62nd Ave	106,400	1972	3.0x	20.9%	22,231	0.0%	-	11	(2,321)	(6,600)
Interval International	100,798	1986	3.8x	43.5%	43,882	0.0%	-	0	(43,882)	0
Total / Weighted Average	1,026,357	1989	2.8x	16.2%	166,478	2.6%	\$42.36	11,103	(64,293)	(29,614)

TIER II										
Citibank Bldg	113,500	1972	2.0x	21.4%	24,315	0.0%	\$37.25	1,200	(3,486)	4,799
Dadeland Towers N (9300)	79,374	1972	3.0x	21.2%	16,862	0.0%	\$32.50	0	0	(16,862)
Dadeland Towers N (9200)	151,936	1971	3.0x	20.1%	30,533	11.9%	\$32.04	(8,000)	(10,104)	(16,315)
9400 S Dadeland Blvd	139,691	1980	3.0x	2.2%	3,085	0.0%	\$31.50	1,220	628	0
14221 SW 120th St	47,812	2008	4.0x	16.4%	7,827	0.0%	\$30.00	(648)	(2,067)	(5,112)
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	11.4%	82,622	2.5%	\$32.89	(6,228)	(15,029)	(33,490)

TIER III										
The Grenery	84,843	1983	3.0x	18.4%	15,571	0.0%	\$34.00	4,431	(11,697)	2,050
Dadeland Exec Center	68,142	1982	3.0x	3.1%	2,100	0.0%	\$33.00	308	3,062	(1,045)
Dadeland Towers South	91,720	1983	3.0x	8.9%	8,139	0.0%	\$31.50	1,987	(2,656)	0
Kendall I Plaza	69,900	1990	5.6x	5.4%	3,807	0.0%	\$27.00	1,615	(2,626)	2,947
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	7.4%	29,617	0.0%	\$31.50	8,341	(13,917)	3,952

Total Competitive Set	2,149,995	1987	3.2x	13.0%	278,717	2.1%	\$37.28	13,216	(93,239)	(59,152)
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Property Name	Owner	Last Sale Detail						Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate	Seller		
TIER I									
Two Dattran Center	ABS Partners	Jun-16	\$62	\$287	80.0%	6.1%	USAA RE	Transwestern	C&W
One Dattran Center	ABS Partners	Jun-16	\$73	\$287	80.0%	6.1%	USAA RE	Transwestern	C&W
Dadeland Centre II	Green Companies	-	-	-	-	-	-	Green Companies	Green Companies
Dadeland Centre I	Green Companies	-	-	-	-	-	-	Green Companies	Green Companies
9350 Financial Centre	Banyan Street	Nov-17	\$33	\$313	100.0%	-	Delma Properties	Delma Realty	Blue Box RE
7000 SW 62nd Ave	Healthcare Realty	-	-	-	-	-	-	Healthcare Realty	Blanca
Interval International	The Ardent Companies	Dec-20	\$37	\$379	54.7%	-	USAA RE	-	CBRE
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	Dadeland Office Park	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	-