

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Gross Rent	Net Absorption		
				Direct	Direct SF	Sublet		2019	2020	2021 YTD
TIER I										
Doral Concourse	245,803	2001	4.8x	5.3%	12,907	0.0%	\$40.50	(17,088)	33,906	0
8333 Downtown Doral	150,000	2010	4.0x	20.3%	30,454	0.0%	\$40.00	(15,657)	(8,742)	(1,197)
One Park Square at Doral	281,785	2009	2.9x	18.2%	51,259	1.1%	\$39.50	(23,646)	7,273	(9,619)
Total / Weighted Average	677,588	2006	3.8x	14.0%	94,620	0.5%	\$39.97	(56,391)	32,437	(10,816)

TIER II										
Centrum Doral II	138,607	1990	4.0x	55.7%	77,205	0.0%	\$37.52	(11,714)	(19,536)	0
Centrum Doral I	140,554	1985	4.0x	59.2%	83,224	0.0%	\$37.52	4,010	(37,363)	0
Doral Costa Office Park (9850)	136,164	2006	4.0x	45.6%	62,029	20.2%	\$36.00	(14,653)	(12,648)	(36,720)
Offices at Doral Square	141,205	1984	4.0x	14.0%	19,830	7.1%	\$35.00	3,414	(13,633)	0
Doral Commons	59,591	1999	4.0x	68.8%	41,020	6.8%	\$34.00	1,395	(41,020)	0
Trenton	91,512	1987	4.0x	10.4%	9,541	0.0%	\$33.34	0	(3,733)	(3,926)
Spokane	92,786	1988	4.0x	15.9%	14,732	11.0%	\$32.50	(8,613)	(16,609)	4,748
Dawson	112,726	1990	4.0x	7.3%	8,283	6.4%	\$32.50	567	(6,968)	0
Davenport	79,000	1999	4.0x	0.0%	0	1.6%	\$32.50	10,866	(1,281)	0
8200 Doral	101,144	1999	4.0x	12.5%	12,639	0.0%	\$31.00	1,731	(10,753)	0
Westside Plaza I	153,365	1996	4.5x	38.1%	58,442	0.0%	\$28.30	5,673	21,816	7,106
Westside Plaza II	105,403	1999	3.5x	0.0%	0	2.6%	-	0	(2,699)	0
Westside Plaza III	105,221	2001	4.5x	25.9%	27,303	0.0%	-	0	0	0
American Welding Society	122,000	1972	3.8x	0.0%	0	0.0%	-	0	0	0
Total / Weighted Average	1,579,278	1993	4.0x	26.2%	414,248	4.0%	\$33.78	(7,324)	(144,427)	(28,792)

Total Competitive Set	2,256,866	1997	4.0x	22.5%	508,868	2.9%	\$35.96	(63,715)	(111,990)	(39,608)
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UNDER CONSTRUCTION										
Property Name	RSF	Delivery Date	Asking Rent	OpEx	Preleased SF	Tenants				

None	-	-	-	-	-					
Total / Weighted Average	-	-	-	-	-					

Property Name	Owner	Last Sale Detail						Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate	Seller		
TIER I									
Doral Concourse	DRA	Jun-14	\$48	\$197	77.5%	6.7%	Prisa	Flagler	C&W
8333 Downtown Doral	Codina Partners	-	-	-	-	-	-	Codina	Fairchild Partners
One Park Square at Doral	Cogency Global	Sep-17	\$96	\$341	88.1%	5.6%	New Boston Fund, Inc.	Stiles	JLL
TIER II									
Centrum Doral II	Banyan	Sep-20	\$21	\$154	44.3%	-	Rialto Capital	Banyan	C&W
Centrum Doral I	Banyan	Sep-20	\$22	\$154	40.8%	-	Rialto Capital	Banyan	C&W
Doral Costa Office Park (9850)	Triarch Capital	Mar-16	\$30	\$220	96.0%	7.3%	TA Realty	Doral Costa Capital	Robinson Commercial
Offices at Doral Square	Bridge Inv. Group	Jul-19	\$37	\$262	91.0%	-	DRA Advisors LLC	-	JLL
Doral Commons	Patton Real Estate	Dec-19	\$13	\$215	50.0%	-	Arnold Wax	-	Patton Real Estate
Trenton	Codina Partners	-	-	-	-	-	-	Codina	Fairchild Partners
Spokane	Codina Partners	-	-	-	-	-	-	Codina	Fairchild Partners
Dawson	Codina Partners	-	-	-	-	-	-	Codina	Fairchild Partners
Davenport	Codina Partners	-	-	-	-	-	Ljudoe, LLC	Codina	Fairchild Partners
8200 Doral	S&K Worldwide	Jul-06	\$25	\$242	90.3%	-	-	Research Mgmt Corp	Allen Morris
Westside Plaza I	Prudential Insurance	Dec-96	\$16	\$104	-	-	Flagler Real Estate Services, LLC	C&W	State Street Realty
Westside Plaza II	Prudential Insurance	Feb-99	\$10	\$95	-	7.9%	Prudential Ins Co Of Amer	C&W	State Street Realty
Westside Plaza III	Prudential Insurance	Nov-01	\$11	\$104	44.0%	12.1%	Prudential Ins Co Of Amer	C&W	State Street Realty
American Welding Society	American Welding	May-10	\$19	\$156	15.0%	-	Pan American Group Inc.	Pan American	Pan American

UNDER CONSTRUCTION				
Property Name	Developer	Investor	Land Price (\$MM)	Dev. Cost (PSF)