

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Gross Rate	Net Absorption		
				Direct	Direct SF	Sublet		2018	2019	2020 YTD
TIER I										
Southeast Financial Center*	1,160,206	1984	1.0x	15.5%	180,206	2.0%	\$58.81	(68,037)	24,987	78,604
Wells Fargo Center	752,845	2010	2.0x	10.0%	75,285	0.0%	\$50.00	20,559	(26,726)	33,394
Citigroup Center**	809,594	1983	1.1x	37.6%	304,739	2.6%	\$49.00	(10,359)	25,626	(13,215)
Two MiamiCentral	194,353	2018	1.5x	0.0%	0	0.0%	-	109,148	66,714	4,566
Three MiamiCentral	127,158	2017	3.0x	0.0%	0	0.0%	-	0	32,298	6,730
Total / Weighted Average	3,044,156	1994	1.4x	18.4%	560,230	1.5%	\$53.46	51,311	122,899	110,079

*Adjusted to exclude 20K SF of retail space and 45K SF of non-traditional office space

**Adjusted for known vacates

TIER II										
Miami Tower*	627,152	1987	2.3x	35.8%	224,766	0.0%	\$48.00	4,928	38,763	(63,542)
One Biscayne Tower	691,783	1972	1.2x	33.3%	230,221	8.1%	\$44.00	(29,309)	(10,048)	(15,830)
New World Tower	310,000	1966	1.5x	22.4%	69,506	0.0%	\$42.00	(23,497)	372	0
SunTrust International Center	440,325	1973	1.4x	32.2%	141,938	0.5%	\$41.50	4,247	11,752	8,500
Museum Tower	243,166	1983	2.1x	19.7%	47,940	0.0%	\$40.57	(25,235)	(11,140)	10,928
Total / Weighted Average	2,312,426	1976	1.7x	30.9%	714,371	2.5%	\$43.98	(68,866)	29,699	(59,944)

*Adjusted for known vacates

TIER III										
200 Building	141,687	1958	3.0x	20.8%	29,457	0.0%	\$34.00	(5,157)	(7,098)	1,622
Courthouse Tower	163,156	1974	-	35.4%	57,695	0.0%	\$33.55	(4,142)	(10,822)	(4,744)
Chase Bank Bldg	140,000	1965	-	7.9%	11,049	0.1%	\$30.50	(9,072)	6,997	7,505
Bayside Office Center	57,093	1923	5.0x	24.3%	13,851	0.0%	\$23.56	(4,864)	3,878	(1,283)
The Ingraham Bldg	156,960	1927	-	16.2%	25,484	0.0%	\$23.23	(11,038)	(11,922)	(1,024)
Courthouse Plaza	74,820	1968	2.0x	9.1%	6,830	7.6%	\$17.66	1,064	(5,700)	1,100
155 S Miami Ave	160,712	1980	2.1x	0.0%	0	0.0%	-	(30,000)	(40,000)	(12,600)
Total / Weighted Average	894,428	1959	1.3x	16.1%	144,366	0.7%	\$28.45	(63,209)	(64,667)	(9,424)

Total Competitive Set	6,251,010	1982	1.5x	22.7%	1,418,967	1.7%	\$46.48	(80,764)	87,931	40,711
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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					Seller	Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate			
TIER I									
Southeast Financial Center	Ponte Gadea USA	Dec-16	\$517	\$445	74.0%	5.7%	JP Morgan Chase	JLL	JLL
Wells Fargo Center	MetLife/NY State	Dec-15	\$428	\$569	67.0%	4.4%	MetLife	C&W	C&W
Citigroup Center	Crocker Partners	Jun-12	\$263	\$324	80.2%	5.2%	Sumitomo	Crocker Partners	Blanca
Two MiamiCentral	Shorenstein	Apr-19	\$96	\$496	83.0%	6.2%	Flagler Real Estate Services	Stiles	Blanca
Three MiamiCentral	Shorenstein	Apr-19	\$63	\$496	83.0%	6.2%	Flagler Real Estate Services	Stiles	Blanca
TIER II									
Miami Tower	Sumitomo Corp	May-16	\$220	\$351	84.0%	5.6%	LaSalle Investment	Transwestern	Transwestern
One Biscayne Tower	L&B Realty	Dec-95	\$87	\$126	-	-	-	Institutional Prop Mgr	C&W
New World Tower	East End Capital	Oct-16	\$84	\$271	85.0%	5.6%	Highgate Holdings	JLL	C&W
SunTrust International Center	PCCP/Crocker JV	May-18	\$127	\$288	64.0%	4.3%	Crocker Partners	Crocker Partners	Tower Commercial
Museum Tower	Bridge Investment Group	Oct-19	\$65	\$266	78.0%	4.9%	Gaedke Group	Gaedeke	JLL
TIER III									
200 Building	Brickman	Feb-16	\$34	\$239	82.0%	5.0%	Integra	CBRE	C&W
Courthouse Tower	Digital Realty	Mar-16	\$28	\$169	98.3%	-	Rick Donovan	CBRE	Blanca
Chase Bank Bldg ¹	Lincoln Property	-	-	-	-	-	-	Lincoln Property	AG Real Estate
Bayside Office Center	Robert Balogh	-	-	-	-	-	-	Continental Fidelity	Coldwell Banker
The Ingraham Bldg	Ingraham	Apr-01	\$9	\$60	76.3%	-	-	Ingraham	Ingraham
Courthouse Plaza	LeaseFlorida	Dec-10	\$3	\$37	52.0%	-	FirstCity Servicing	LeaseFlorida	LeaseFlorida
155 S Miami Ave	Mana Wynwood	Jun-15	\$14	\$89	46.6%	-	Columbus Properties	Mana Wynwood	Mana Wynwood

¹ Office condominium building

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