

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Gross Rate	Net Absorption		
				Direct	Direct SF	Sublet		2019	2020	2021 YTD
TIER I										
Southeast Financial Center*	1,160,206	1984	1.0x	23.2%	269,019	2.0%	\$61.42	3,487	24,987	(39,630)
Wells Fargo Center	752,845	2010	2.0x	10.0%	75,285	0.0%	\$52.00	(26,726)	(11,626)	23,711
Citigroup Center**	809,594	1983	1.1x	38.5%	312,029	5.6%	\$49.00	20,827	(13,215)	6,492
Two MiamiCentral	194,353	2018	1.5x	0.0%	0	0.0%	-	66,714	4,566	0
Three MiamiCentral	127,158	2017	3.0x	0.0%	0	0.0%	-	32,298	6,730	0
Total / Weighted Average	3,044,156	1994	1.4x	21.6%	656,332	2.2%	\$55.12	96,600	11,442	(9,427)

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

**Adjusted for known vacates

TIER II										
One Biscayne Tower	691,783	1972	1.2x	33.3%	230,221	5.8%	\$46.31	(10,048)	(15,830)	(4,076)
Miami Tower*	627,152	1987	2.3x	48.1%	301,730	0.0%	\$43.72	38,763	(63,542)	(5,245)
New World Tower	310,000	1966	1.5x	22.4%	69,506	0.0%	\$42.00	372	0	0
SunTrust International Center	440,325	1973	1.4x	34.9%	153,469	6.0%	\$41.50	11,752	8,500	15,318
Museum Tower	243,166	1983	2.1x	19.7%	47,940	0.0%	\$40.55	(3,957)	3,211	(8,398)
Total / Weighted Average	2,312,426	1976	1.7x	34.7%	802,866	2.9%	\$43.51	36,882	(67,661)	(2,401)

*Adjusted for known vacates

TIER III										
200 Building	141,687	1958	3.0x	20.8%	29,457	0.0%	\$34.00	(7,098)	1,622	5,203
Courthouse Tower	163,156	1974	-	35.4%	57,695	1.8%	\$33.78	(10,822)	(4,744)	1,935
Chase Bank Bldg	140,000	1965	-	13.0%	18,263	0.1%	\$32.66	6,997	7,505	(1,137)
Bayside Office Center	57,093	1923	5.0x	24.3%	13,851	0.0%	\$23.56	3,878	(12,568)	2,595
The Ingraham Bldg	156,960	1927	-	16.2%	25,484	0.0%	\$23.23	(11,922)	(1,024)	0
Courthouse Plaza	74,820	1968	2.0x	9.1%	6,830	7.6%	\$17.66	(5,700)	1,100	0
155 S Miami Ave	160,712	1980	2.1x	0.0%	0	0.0%	-	0	0	0
Total / Weighted Average	894,428	1959	1.3x	16.9%	151,580	1.0%	\$28.91	(24,667)	(8,109)	8,596

Total Competitive Set	6,251,010	1982	1.5x	25.8%	1,610,778	2.3%	\$47.13	108,815	(64,328)	(3,232)
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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	Mar-21	\$96	\$496	83.0%	6.2%	Flagler Real Estate Services	-	-
Three MiamiCentral	Shorenstein	Mar-21	\$63	\$496	83.0%	6.2%	Flagler Real Estate Services	Stiles	-
TIER II									
One Biscayne Tower	L&B Realty	Dec-95	\$87	\$126	-	-	-	Institutional Prop Mgr	C&W
Miami Tower	Sumitomo Corp	May-16	\$220	\$351	84.0%	5.6%	LaSalle Investment	Transwestern	Transwestern
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				