

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Rent		Net Absorption		
				Direct	Direct SF	Sublet	NNN	OpEx	2018	2019	2020 YTD
TIER I											
The Main Las Olas - South	385,265	2020	3.0x	58.1%	223,702	0.0%	\$44.27	\$16.00	0	0	161,563
450 E Las Olas Blvd	210,225	1997	3.0x	3.2%	6,760	2.8%	\$40.00	\$17.50	32,458	12,328	(693)
BAML Plaza at Las Olas City Centre	408,079	2002	3.0x	14.6%	59,706	0.8%	\$40.00	\$17.90	(9,317)	(8,378)	(35,859)
350 Las Olas Centre	264,214	1999	3.0x	31.2%	82,410	11.1%	\$40.00	\$17.50	(6,976)	(4,658)	(38,624)
Total / Weighted Average	1,267,783	2006	3.0x	29.4%	372,578	3.0%	\$41.30	\$17.17	16,165	(708)	86,387

TIER II											
SunTrust Center	218,635	1992	2.5x	17.0%	37,187	1.9%	\$38.88	\$17.57	4,133	(12,875)	5,952
200 East Las Olas	287,043	1990	2.4x	26.1%	75,030	0.8%	\$36.00	\$16.94	(21,327)	(32,331)	8,940
One Financial Plaza	272,653	1972	2.5x	16.1%	43,381	1.0%	\$34.99	\$17.66	4,779	(10,178)	23,567
200 East Broward	235,103	1992	2.4x	17.1%	40,174	0.0%	\$34.50	\$17.57	2,193	6,630	(23,778)
The AutoNation Building	204,337	2007	2.5x	4.9%	9,916	0.0%	\$30.00	\$16.93	6,336	(4,516)	(2,115)
550 Building	100,316	2020	6.3x	61.8%	61,971	0.0%	\$30.00	\$16.00	0	0	34,277
301 Plaza @ Las Olas Blvd	87,741	1947	2.5x	39.3%	34,471	0.0%	\$30.00	\$15.75	0	(23,875)	(10,596)
Broward Financial Centre	325,486	1986	3.0x	21.7%	70,567	7.0%	\$29.36	\$16.78	(9,554)	(35,865)	(40,133)
300 Las Olas Place	219,220	2000	2.0x	5.2%	11,500	0.0%	\$34.01	\$16.43	(345)	5,471	(975)
Total / Weighted Average	1,950,534	1990	2.9x	19.7%	384,197	1.6%	\$33.46	\$17.00	(13,785)	(107,539)	(4,861)

TIER III											
110 Tower	394,830	1988	2.5x	15.2%	59,957	1.5%	\$31.32	\$15.67	(35,097)	55,108	16,331
1 E Broward	351,705	1983	2.5x	16.2%	56,963	2.1%	\$29.00	\$15.75	5,735	479	(23,635)
Corporate Center	342,465	1981	4.0x	63.4%	217,186	0.8%	\$28.00	\$12.53	(22,329)	80	10,263
Tower 101	266,620	2001	2.5x	20.6%	54,893	18.6%	\$27.00	\$17.05	(22,453)	(9,034)	(67,190)
Plaza 100	165,627	1983	3.0x	36.6%	60,648	0.0%	\$25.00	\$14.11	(15,121)	(7,924)	(20,677)
101 Centre	50,205	1986	2.5x	12.7%	6,354	0.0%	\$24.00	\$16.86	4,793	(35)	(2,141)
Total / Weighted Average	1,571,452	1987	2.9x	29.0%	456,001	4.2%	\$28.44	\$15.11	(84,472)	38,674	(87,049)

Total Competitive Set*	4,789,769	1993	2.9x	25.3%	1,212,776	2.8%	\$33.89	\$16.43	(82,092)	(69,573)	(5,523)
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Note: 36% of the market's vacancy is due to the The Main Las Olas and Corporate Center

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										
The Main Las Olas - South	Shorenstein	-	-	-	-	-	-		Stiles	Blanca
450 E Las Olas Blvd	RREEF	Mar-14	\$99	\$430	88.0%	6.2%	USAA		Transwestern	ComReal
BAML Plaza at Las Olas City Centre	RREEF	Sep-16	\$220	\$539	99.0%	6.0%	JP Morgan		JLL	ComReal
350 Las Olas Centre	RREEF	Mar-14	\$105	\$430	88.0%	6.2%	USAA		Transwestern	ComReal
TIER II										
SunTrust Center	Steelbridge	Jun-16	\$75	\$342	89.8%	5.5%	SunTrust		Steelbridge	C&W
200 East Las Olas	PGIM/Stiles JV	Dec-14	\$108	\$383	85.6%	4.9%	Invesco		Stiles	Avison Young
One Financial Plaza	Alliance HSP	Sep-19	\$117	\$429	88.3%	6.0%	Crocker Partners		Crocker Partners	Tower
200 East Broward	Oak Tree/Banyan JV	Oct-17	\$82	\$361	85.0%	5.5%	TA Realty		Colliers	Colliers
The AutoNation Building	Stiles	-	-	-	-	-	-		Stiles	Stiles
550 Building	Douglas Realty	-	-	-	-	-	-		-	Berger Commercial
301 Plaza @ Las Olas Blvd	Stiles	-	-	-	-	-	Third Avenue Associates		Stiles	Stiles
Broward Financial Centre	AGS Properties	Nov-14	\$112	\$345	88.2%	5.2%	DRA		Butters Realty	ComReal
300 Las Olas Place	Franklin Resources	Dec-10	\$30	\$290	98.0%	6.7%	Stiles		-	Echelon RE
TIER III										
110 Tower	IP Capital/GEM JV	Oct-16	\$113	\$286	83.0%	5.9%	GenCap Group		C&W	Colliers
1 E Broward	PCCP/NAI JV	Oct-18	\$109	\$308	90.7%	6.3%	Ivy		NAI	NAI
Corporate Center	Stockbridge	Jan-18	\$41	\$120	42.0%	(0.9%)	LNR		CBRE	C&W
Tower 101	Ivy	Jan-16	\$44	\$247	97.0%	6.6%	PCCP		-	C&W
Plaza 100	Zurich	Aug-16	\$47	\$281	94.0%	6.2%	Brookwood		Brookwood Management	JLL
101 Centre	Ivy	Jan-16	\$12	\$247	83.3%	6.6%	PCCP		Banyan Street	C&W

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