

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Rent		Net Absorption		
				Direct	Direct SF	Sublet	NNN	OpEx	2019	2020	2021 YTD
TIER I											
The Main Las Olas - South	385,265	2020	3.0x	57.9%	222,965	0.0%	\$44.36	\$16.00	0	161,563	26,829
450 E Las Olas Blvd	210,225	1997	3.0x	3.2%	6,760	0.0%	\$40.00	\$18.04	12,328	(693)	0
BAML Plaza at Las Olas City Centre	408,079	2002	3.0x	13.3%	54,176	0.8%	\$40.00	\$18.46	(8,378)	(22,640)	(15,537)
350 Las Olas Centre	264,214	1999	3.0x	19.2%	50,614	11.1%	\$40.00	\$16.29	(4,658)	(38,624)	0
Total / Weighted Average	1,267,783	2006	3.0x	26.4%	334,515	2.6%	\$41.32	\$17.19	(708)	99,606	11,292

TIER II											
The AutoNation Building	204,337	2007	2.5x	4.9%	9,916	0.0%	\$40.00	\$16.84	(4,516)	8,155	0
200 East Las Olas	287,043	1990	2.4x	26.1%	75,030	0.8%	\$36.00	\$16.94	(32,331)	(4,393)	0
SunTrust Center	218,635	1992	2.5x	11.3%	24,750	1.9%	\$35.62	\$17.57	(12,875)	(9,510)	1,915
One Financial Plaza	272,653	1972	2.5x	16.1%	47,831	1.0%	\$34.99	\$17.66	(10,178)	(3,246)	0
200 East Broward	235,103	1992	2.4x	12.6%	29,728	0.0%	\$34.50	\$15.55	6,630	(37,439)	10,446
300 Las Olas Place	219,220	2000	2.0x	5.2%	11,500	0.0%	\$34.01	\$16.43	5,471	(975)	0
550 Building	100,316	2020	6.3x	61.8%	61,971	0.0%	\$30.00	\$16.00	0	39,881	(17,493)
301 Plaza @ Las Olas Blvd	87,741	1947	2.5x	71.7%	62,930	0.0%	\$30.00	\$15.75	(23,875)	(10,596)	(24,339)
Broward Financial Centre	325,486	1986	3.0x	21.7%	70,567	7.0%	\$29.60	\$16.78	(35,865)	(13,007)	(3,944)
Total / Weighted Average	1,746,197	1987	2.9x	21.8%	384,307	1.8%	\$33.50	\$16.74	(103,023)	(39,285)	(33,415)

TIER III											
110 Tower	394,830	1988	2.5x	15.2%	59,957	0.4%	\$31.32	\$15.67	55,108	16,331	(5,647)
1 E Broward	351,705	1983	2.5x	26.4%	92,782	0.0%	\$29.00	\$15.75	479	(23,635)	(10,387)
Corporate Center	342,465	1981	4.0x	60.7%	207,800	1.8%	\$28.00	\$12.53	80	10,263	1,024
Tower 101	266,620	2001	2.5x	20.6%	54,893	18.6%	\$27.00	\$17.05	(9,034)	(67,190)	0
Plaza 100	165,627	1983	3.0x	36.6%	60,648	0.0%	\$25.00	\$14.11	(7,924)	(20,677)	0
101 Centre	50,205	1986	2.5x	12.7%	6,354	0.0%	\$24.00	\$16.86	(35)	(2,141)	0
Total / Weighted Average	1,571,452	1987	2.9x	30.7%	482,434	3.7%	\$28.44	\$15.11	38,674	(87,049)	(15,010)

Total Competitive Set*	4,585,432	1992	2.9x	26.1%	1,201,256	2.7%	\$33.93	\$16.30	(65,057)	(26,728)	(37,133)
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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	-	-	-	-	-						
Total / Weighted Average	-	-	NM	NM	0						

Property Name	Owner	Last Sale Detail						Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate	Seller		
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									
The AutoNation Building	Stiles	-	-	-	-	-	-	Stiles	Stiles
200 East Las Olas	PGIM/Stiles JV	Dec-14	\$108	\$383	85.6%	4.9%	Invesco	Stiles	Avison Young
SunTrust Center	Steelbridge	Jun-16	\$75	\$342	89.8%	5.5%	SunTrust	Steelbridge	C&W
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
300 Las Olas Place	Franklin Resources	Dec-10	\$30	\$290	98.0%	6.7%	Stiles	-	Echelon RE
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
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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