

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Rent		Net Absorption		
				Direct	Direct SF	Sublet	NNN	OpEx	2018	2019	2020 YTD
TIER I											
800 Waterford	246,085	2017	4.0x	27.2%	67,007	3.9%	\$31.43	\$11.33	71,818	16,297	11,578
1000 Waterford	247,002	2009	3.0x	38.1%	94,170	10.9%	\$28.16	\$11.30	(15,519)	(9,963)	(42,474)
703 Waterford	247,000	2001	3.0x	20.7%	51,098	6.9%	\$28.06	\$12.50	(15,031)	(10,172)	(26,096)
701 Waterford	247,001	1999	3.0x	17.2%	42,452	1.3%	\$28.00	\$12.50	(9,435)	(1,483)	(19,775)
5505 Waterford	222,760	2002	3.4x	25.8%	57,374	0.0%	\$27.50	\$13.39	(213,182)	0	155,808
5201 Waterford	210,784	1994	3.0x	10.9%	22,883	8.8%	\$26.00	\$12.40	(5,126)	(4,192)	4,646
5200 Waterford	250,920	1988	3.0x	28.2%	70,769	18.6%	\$25.85	\$11.90	(14,374)	7,789	(40,537)
5301 Waterford	204,887	1997	3.0x	9.3%	19,127	11.6%	\$25.84	\$13.79	(4,819)	1,688	(11,177)
5707 Waterford - Burger King HQ	150,000	2018	4.0x	0.0%	0	0.0%	-	-	150,000	0	0
Total / Weighted Average	2,026,439	2002	2.9x	21.0%	424,880	7.2%	\$27.67	\$12.34	(55,668)	(36)	31,973

TIER II											
Waterford Centre	91,431	1999	5.0x	8.2%	7,500	3.8%	\$26.50	\$13.27	0	(5,741)	(1,759)
LMIA - 7600	144,756	1993	4.0x	34.2%	49,574	0.0%	\$25.50	\$12.94	(26,261)	26,261	(15,928)
LMIA - 7300	246,593	1987	4.0x	5.6%	13,812	6.9%	\$25.50	\$12.77	(6,697)	(293)	38,189
LMIA - 7650	127,927	1996	4.0x	15.5%	19,848	0.0%	\$25.50	\$13.60	0	0	(19,848)
LMIA - 7665	131,100	1996	4.0x	0.0%	0	0.0%	\$25.50	\$14.88	0	0	0
6505 Waterford	168,198	1996	4.0x	37.3%	62,763	0.9%	\$24.00	\$13.63	6,128	31,755	(61,150)
6100 Waterford	163,073	1991	3.9x	11.1%	18,057	2.5%	\$24.00	\$12.08	1,394	0	(4,144)
6303 Waterford	166,082	1993	4.0x	12.4%	20,539	14.9%	\$23.95	\$12.84	(2,069)	536	(4,507)
Total / Weighted Average	1,239,160	1994	4.1x	15.5%	192,093	4.1%	\$24.97	\$13.17	(27,505)	52,518	(69,147)

TIER III											
6101 Waterford	88,835	1988	3.5x	25.7%	22,806	0.0%	\$25.50	\$12.08	(1,708)	(20,179)	0
6161 Waterford	87,065	1987	3.9x	29.6%	25,800	0.0%	\$25.50	\$10.82	0	(11,921)	(13,879)
LMIA - 7200	98,116	1981	4.0x	18.4%	18,059	1.5%	\$24.00	\$11.98	(11,114)	6,001	(9,065)
LMIA - 7205	83,050	1983	4.0x	8.7%	7,255	8.4%	\$24.00	\$11.98	(5,549)	9,046	(4,147)
5775 Waterford	62,089	1983	3.7x	23.1%	14,333	0.0%	\$23.50	\$12.08	1,239	5,312	751
5805 Waterford	60,659	1982	3.4x	15.6%	9,460	0.0%	\$23.50	\$12.08	12,767	(15,995)	12,398
5757 Waterford	61,113	1984	3.9x	23.5%	14,333	9.4%	\$23.50	\$13.77	5,670	(979)	(5,543)
Waterford at Blue Lagoon	57,565	1988	3.0x	13.6%	7,803	0.0%	\$19.09	\$12.21	44	0	5,580
The Mapfre Building	78,374	1985	3.0x	2.0%	1,583	0.0%	-	-	0	0	0
Total / Weighted Average	676,866	1985	3.6x	17.9%	121,432	2.1%	\$23.81	\$12.05	1,349	(28,715)	(13,905)

Total Competitive Set	3,942,465	1997	3.4x	18.7%	738,405	5.3%	\$26.15	\$12.57	(81,824)	23,767	(51,079)
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UNDER CONSTRUCTION											
Property Name	RSF	Delivery Date	Asking Rent	OpEx	Preleased SF	Tenants					
None	-	-	-	-	-						
Total / Weighted Average	-	-	-	-	-						

CROCKER
PARTNERS

TIER II									
Waterford Centre	Patton Real Estate	Dec-19	\$30	\$332	91.0%	4.8%	Ivy	Ivy	Patton Real Estate
LMIA - 7600	Crocker/Walton JV	Jul-18	\$33	\$231	79.0%	5.5%	CBREI	Crocker Partners	C&W
LMIA - 7300	Crocker/Walton JV	Jul-18	\$57	\$231	74.2%	5.5%	CBREI	Crocker Partners	C&W
LMIA - 7650	Crocker/Walton JV	Jul-18	\$30	\$231	100.0%	5.5%	CBREI	Crocker Partners	C&W
LMIA - 7665	Crocker/Walton JV	Jul-18	\$30	\$231	100.0%	5.5%	CBREI	Crocker Partners	C&W
6505 Waterford	MetLife	Sep-06	\$50	\$192	93.5%	5.5%	TIAA	Taylor & Mathis	C&W
6100 Waterford	MetLife	Sep-06	\$24	\$192	71.7%	5.5%	TIAA	Taylor & Mathis	C&W
6303 Waterford	MetLife	Sep-06	\$24	\$192	82.8%	5.5%	TIAA	C&W	C&W

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