

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Rent		Net Absorption		
				Direct	Direct SF	Sublet	NNN	OpEx	2019	2020	2021 YTD
TIER I											
800 Waterford	246,085	2017	4.0x	27.2%	67,007	3.9%	\$31.43	\$11.67	16,297	11,578	0
703 Waterford	247,000	2001	3.0x	21.7%	53,594	6.9%	\$28.06	\$12.15	(10,172)	(26,096)	(3,799)
1000 Waterford	247,002	2009	3.0x	38.1%	94,170	2.4%	\$28.00	\$11.64	(9,963)	(64,550)	(48,227)
701 Waterford	247,001	1999	3.0x	16.3%	40,383	18.0%	\$28.00	\$12.26	(1,483)	(22,781)	2,069
5505 Waterford	222,760	2002	3.4x	25.8%	57,374	0.0%	\$27.50	\$13.39	0	0	0
5201 Waterford	210,784	1994	3.0x	15.2%	32,066	8.8%	\$25.98	\$12.77	(4,192)	4,646	(2,299)
5200 Waterford	250,920	1988	3.0x	28.2%	70,710	17.6%	\$25.87	\$12.26	7,789	(81,499)	(23,432)
5301 Waterford	204,887	1997	3.0x	10.4%	21,355	0.0%	\$25.81	\$14.21	1,688	(39,786)	23,790
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	21.5%	436,659	6.9%	\$27.65	\$12.49	149,964	(218,488)	(51,898)

TIER II											
Waterford Centre	91,431	1999	5.0x	9.8%	8,937	3.8%	\$26.50	\$13.27	(5,741)	(1,759)	(1,437)
LMIA - 7600	144,756	1993	4.0x	34.2%	49,574	0.0%	\$25.50	\$14.24	26,261	(15,928)	0
LMIA - 7300	246,593	1987	4.0x	5.6%	13,812	6.9%	\$25.50	\$13.67	(293)	38,189	0
LMIA - 7650	127,927	1996	4.0x	18.1%	23,143	0.0%	\$25.50	\$14.36	0	(19,848)	(3,295)
LMIA - 7665	131,100	1996	4.0x	0.0%	0	0.0%	\$25.50	\$15.26	0	0	0
6505 Waterford	168,198	1996	4.0x	37.3%	62,763	3.9%	\$24.00	\$14.04	31,755	(1,565)	(66,251)
6100 Waterford	163,073	1991	3.9x	12.3%	20,010	2.5%	\$24.00	\$12.44	0	(16,351)	0
6303 Waterford	166,082	1993	4.0x	12.4%	20,539	14.9%	\$23.91	\$13.23	536	702	938
Total / Weighted Average	1,239,160	1994	4.1x	16.0%	198,778	4.5%	\$24.96	\$13.78	52,518	(16,560)	(70,045)

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	(11,921)	(6,336)	0
LMIA - 7200	98,116	1981	4.0x	25.0%	24,538	0.0%	\$24.00	\$12.55	(8,463)	(9,065)	(6,479)
LMIA - 7205	83,050	1983	4.0x	17.8%	14,779	12.6%	\$24.00	\$13.00	(3,497)	(4,147)	(7,524)
5775 Waterford	62,089	1983	3.7x	23.1%	14,333	0.0%	\$23.50	\$12.08	5,312	751	(861)
5805 Waterford	60,659	1982	3.4x	15.6%	9,460	0.0%	\$23.50	\$12.08	(15,995)	15,091	0
5757 Waterford	61,113	1984	3.9x	23.5%	14,333	7.4%	\$23.50	\$13.77	(979)	(10,038)	(2,190)
Waterford at Blue Lagoon	57,565	1988	3.0x	12.0%	6,931	0.0%	\$19.09	\$12.21	0	5,580	872
The Mapfre Building	78,374	1985	3.0x	0.0%	0	0.0%	-	-	0	0	0
Total / Weighted Average	676,866	1985	3.6x	19.6%	132,980	2.2%	\$23.81	\$12.29	(33,835)	(28,343)	(16,182)

Total Competitive Set	3,942,465	1997	3.4x	19.5%	768,417	5.3%	\$26.13	\$12.89	168,647	(263,391)	(138,125)
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UNDER CONSTRUCTION											
Property Name	RSF	Delivery Date	Asking Rent	OpEx	Preleased SF	Tenants					
None	-	-	-	-	-						
Total / Weighted Average	-	-	-	-	-						

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				