

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Rent		Net Absorption		
				Direct	Direct SF	Sublet	NNN	OpEx	2019	2020	2021 YTD
TIER I											
DiVosta Towers	220,000	2019	4.0x	61.6%	135,510	0.0%	\$38.00	\$13.00	0	0	60,000
Financial Center at the Gardens	190,440	1997	3.9x	14.0%	26,592	0.0%	\$32.60	\$15.94	(24,610)	17,180	(447)
Gardens Pointe	34,867	2009	2.8x	16.4%	5,703	3.4%	\$31.00	\$13.50	(1,423)	1,423	1,542
PGA Financial Plaza	72,350	1998	4.0x	9.9%	7,130	0.0%	\$29.00	\$13.15	0	2,571	(7,130)
Grand Bank Center	33,620	2002	4.0x	22.0%	7,403	19.6%	\$28.00	\$13.00	7,265	(13,986)	0
Total / Weighted Average	551,277	2007	3.9x	33.1%	182,338	1.4%	\$33.90	\$14.07	(18,768)	7,188	53,965

TIER II											
Seacoast National Centre	67,500	2006	4.4x	28.9%	19,517	0.0%	\$29.50	\$12.50	(3,597)	(7,163)	0
Fairway Office Center - Phase II	87,749	2003	5.0x	11.3%	9,921	15.4%	\$29.50	\$12.45	(5,864)	(17,532)	0
Fairway Office Center - Phase I	87,115	2000	4.4x	30.8%	26,829	0.0%	\$29.50	\$12.95	(9,232)	(15,157)	1
Gardens Plaza	88,150	1987	4.3x	12.8%	11,267	0.0%	\$29.00	\$14.00	2,298	0	0
Fairway Office Center	47,818	1989	4.2x	11.7%	5,595	0.0%	\$28.50	\$12.95	(3,487)	1,070	(3)
Total / Weighted Average	378,332	1997	4.5x	19.3%	73,129	3.6%	\$29.26	\$13.00	(19,882)	(38,782)	(2)

TIER II - East											
Golden Bear East Tower	81,377	1990	4.9x	6.4%	5,210	0.0%	\$29.22	\$13.90	0	(3,585)	(1,625)
Golden Bear West Tower	85,142	1990	4.9x	6.5%	5,520	0.0%	\$28.60	\$13.73	(4,481)	1,344	(1,344)
Lost Tree Village Financial Center	60,390	1985	4.1x	2.0%	1,200	5.8%	\$28.00	\$9.88	0	(1,452)	362
Golden Bear North Tower	79,938	1990	5.0x	13.9%	11,080	0.0%	\$28.00	\$13.90	(2,124)	6,357	0
Total / Weighted Average	306,847	1989	4.8x	7.5%	23,010	1.1%	\$28.49	\$13.06	(6,605)	2,664	(2,607)

TIER III											
PGA Professional & Design	67,000	2008	5.0x	67.4%	45,133	0.0%	\$30.00	\$9.00	0	(4,530)	(40,603)
Gardens Station - West	48,000	2007	4.0x	33.7%	16,183	0.0%	\$29.07	\$8.71	(4,183)	0	(12,000)
Harbour Financial Center	119,264	1987	5.5x	0.0%	0	0.0%	\$28.00	\$9.00	2,566	0	0
4400 PGA	80,323	1989	3.6x	6.9%	5,510	10.3%	\$26.96	\$11.50	(4,475)	314	0
Prof. Centre at the Gardens 11601	21,587	2001	3.8x	8.4%	1,816	0.0%	\$24.00	\$9.80	0	0	0
Prof. Centre at the Gardens 11601	21,587	2001	3.8x	0.0%	0	0.0%	\$24.00	\$9.80	0	0	0
Prof. Centre at the Gardens 11601	21,587	2001	3.0x	40.5%	8,732	0.0%	\$24.00	\$9.80	0	0	0
Prof. Centre at the Gardens 11601	21,587	2001	3.0x	0.0%	0	0.0%	\$24.00	\$9.80	0	0	0
Center Garden City	39,878	1998	3.9x	74.9%	29,878	0.0%	\$23.00	\$9.50	(10,000)	0	4,554
PGA National Office Center	60,000	2001	3.5x	50.0%	30,018	0.0%	\$22.50	\$9.00	(4,565)	(27,574)	2,121
SunTrust Bldg	48,016	1991	3.1x	23.6%	11,328	0.0%	\$20.00	\$9.00	(4,109)	(2,130)	(3,320)
Wells Fargo Center	47,487	1979	4.0x	3.7%	1,752	7.8%	\$20.00	\$9.00	1,860	(749)	0
Gardens Professional Arts Center	42,371	1986	3.7x	14.5%	6,155	0.0%	\$18.00	\$9.00	904	1,490	0
Northcorp Center	67,762	2000	4.7x	0.0%	0	0.0%	-	-	0	0	0
Total / Weighted Average	706,449	1995	4.2x	22.2%	156,505	1.7%	\$24.93	\$9.43	(22,002)	(33,179)	(49,248)

Total Competitive Set	1,942,905	1997	4.1x	22.4%	434,982	1.9%	\$29.02	\$12.11	(67,257)	(62,109)	2,108
-----------------------	-----------	------	------	-------	---------	------	---------	---------	----------	----------	-------

Property Name	Owner	Last Sale Detail						Property Manager	Leasing Agent	
		Date	Price	\$/RSF	Occ.	Cap Rate	Seller			
TIER I										
DiVosta Towers	DiVosta	-	-	-	-	-	-	DiVosta	DiVosta	
Financial Center at the Gardens	NY Life	Jul-19	\$718	\$381	92.5%	5.9%	KBS Capital Advisors	Crocker Partners	C&W	
Gardens Pointe	TA Realty	Dec-10	\$110	\$320	86.7%	-	Kolter Property Company	NAI/Merin	NAI/Merin	
PGA Financial Plaza	Lost Tree Village	-	-	-	-	-	-	Lost Tree Village	CBRE	
Grand Bank Center	Diagnostic Centers	May-07	\$210	\$625	100.0%	5.6%	GLL Real Estate Partners	NAI/Merin	NAI/Merin	
TIER II										
Seacoast National Centre	Owens Realty	Dec-18	\$251	\$372	95.0%	6.3%	GLL Real Estate Partners	-	C&W	
Fairway Office Center - Phase II	C-III Capital	Jul-16	\$210	\$239	100.0%	-	J.P. Morgan Asset Management	NAI/Merin	NAI/Merin	
Fairway Office Center - Phase I	C-III Capital	Jul-16	\$210	\$241	91.7%	-	J.P. Morgan Asset Management	NAI/Merin	NAI/Merin	
Gardens Plaza	Stiles Realty	Nov-15	\$214	\$242	88.9%	-	TA Realty	Stiles Realty	Stiles Realty	
Fairway Office Center	C-III Capital	Jul-16	\$105	\$220	90.0%	-	J.P. Morgan Asset Management	NAI/Merin	NAI/Merin	
TIER II - East										
Golden Bear East Tower	Waterfall AM	May-20	\$166	\$204	95.6%	-	Alliance Partners HSP, LLC	-	NAI/Merin	
Golden Bear West Tower	Waterfall AM	May-20	\$170	\$200	95.1%	-	Alliance Partners HSP, LLC	-	NAI/Merin	
Lost Tree Village Financial Center	Lewiston Inv.	May-16	\$90	\$149	62.9%	-	Sentinel Trust Company	-	Lost Tree Village	
Golden Bear North Tower	Waterfall AM	May-20	\$158	\$197	78.2%	-	Alliance Partners HSP, LLC	-	NAI/Merin	
TIER III										
PGA Professional & Design	Noble Properties	-	-	-	-	-	Newmark Knight Frank	Capital Realty Advisors	Strategic Realty	
Gardens Station - West	John C. Bills Prop.	-	-	-	-	-	-	John C. Bills Prop.	John C. Bills Prop.	
Harbour Financial Center	Paul Thibadeau	Aug-01	\$210	\$176	100.0%	13.3%	The Harbour Center, Inc	TRH Management	TRH Management	
4400 PGA	Summit CRE	Feb-17	\$185	\$231	85.2%	-	Summit Commercial Real Estate Group	-	NAI/Merin	
Prof. Centre at the Gardens 11601	W.C. & A.N. Miller Co.	May-17	\$47	\$215	98.0%	8.0%	LNR Partners LLC	Avison Young	Avison Young	
Prof. Centre at the Gardens 11601	W.C. & A.N. Miller Co.	May-17	\$47	\$215	98.0%	8.0%	LNR Partners LLC	Avison Young	Avison Young	
Prof. Centre at the Gardens 11601	W.C. & A.N. Miller Co.	May-17	\$47	\$215	98.0%	8.0%	LNR Partners LLC	Avison Young	Avison Young	
Prof. Centre at the Gardens 11601	W.C. & A.N. Miller Co.	May-17	\$47	\$215	98.0%	8.0%	LNR Partners LLC	Avison Young	Avison Young	
Center Garden City	John C. Bills Prop.	Jul-19	\$58	\$143	14.0%	-	Arthur A Anderman	John C. Bills Prop.	John C. Bills Prop.	
PGA National Office Center	Pro Golfers Association	Aug-07	\$74	\$123	97.0%	-	PGA of America	-	Colliers	
SunTrust Bldg	DiVosta	-	-	-	-	-	-	DiVosta	DiVosta	
Wells Fargo Center	John B Costello	-	-	-	-	-	-	Avison Young	Avison Young	
Gardens Professional Arts Center	KD Commerical	Mar-20	\$81	\$191	82.4%	6.8%	Russel Wayland	-	KD Commercial RE	
Northcorp Center	Biomet	Jan-03	\$130	\$192	100.0%	-	4600 East Park Corp.	-	3-Implant Innovations	