

Florida - Plantation - Tier Report - 2021 1Q



Property Name	RSF	Year Built	Parking Ratio	Vacancy			Net Rate	Net Absorption		
				Direct	Direct SF	Sublet		2019	2020	2021 YTD
TIER I										
Royal Palm I	240,308	2001	4.0x	5.0%	12,079	5.9%	\$28.50	(2,093)	(16,081)	2,441
Royal Palm II	225,284	2007	4.0x	3.2%	7,177	0.0%	\$28.50	(8,732)	4,516	0
Cornerstone One	170,000	1991	4.0x	20.4%	34,648	0.0%	\$25.00	3,430	(18,431)	(7,302)
Crossroads 2	99,333	1999	5.0x	27.2%	27,018	0.0%	\$24.00	14,661	(15,281)	(3,840)
Crossroads 1	99,257	1997	2.5x	10.3%	10,268	13.1%	\$24.00	(6,555)	0	(12,987)
Crossroads 4	95,251	2001	5.0x	0.0%	0	0.0%	\$24.00	0	0	0
Cornerstone Five	52,424	2008	3.6x	0.0%	0	0.0%	\$23.70	(2,309)	2,309	0
Lakeside Office Center	134,443	1986	4.0x	30.2%	40,643	0.0%	\$23.50	(4,907)	2,465	0
Crossroads 3	96,030	2000	5.0x	0.0%	0	0.0%	-	0	0	0
Cornerstone Two	109,659	2005	4.0x	0.0%	0	0.0%	-	0	0	0
Total / Weighted Average	1,321,989	1999	4.1x	10.0%	131,833	2.0%	\$25.95	(6,505)	(40,503)	(21,688)
TIER II										
Southpointe	79,487	2001	4.0x	29.5%	23,462	12.6%	\$25.50	2,326	(27,065)	(5,288)
Sabadell Financial Center	102,007	1984	4.0x	10.4%	10,646	3.5%	\$24.00	1,621	(6,718)	(3,938)
Bank of America Plaza	80,216	1986	4.2x	13.3%	10,670	0.0%	\$20.50	(3,260)	(4,696)	3,233
300 S Pine Island Rd	46,496	1984	4.0x	23.0%	10,671	0.0%	\$19.00	(1,550)	(6,390)	(1,036)
Amtrust Bank Plaza	78,134	1986	4.0x	4.2%	3,280	3.5%	\$19.00	11,805	(3,280)	(2,773)
Plantation Place	61,399	1974	3.7x	18.3%	11,207	6.6%	\$15.67	10,484	(2,551)	(1,965)
Plantation Corporate Center	56,141	1985	4.5x	17.3%	9,740	3.4%	-	(1,430)	(8,502)	2,224
American Express Building	388,431	1975	6.0x	0.0%	0	0.0%	-	0	0	0
Aetna	120,873	1997	6.4x	0.0%	0	0.0%	-	0	0	0
Total / Weighted Average	1,013,184	1986	4.5x	7.9%	79,676	2.2%	\$21.11	19,996	(59,202)	(9,543)
TIER III										
Atrium West	99,694	1983	3.8x	11.8%	11,793	0.1%	\$14.00	1,105	(1,276)	0
Corp Park at Inverrary 1	121,723	1984	2.7x	0.0%	0	0.0%	-	16,678	10,493	19,584
Corp Park at Inverrary 2	50,763	1984	4.0x	0.0%	0	0.0%	-	1,666	(8,490)	8,490
One University Dr - Bldg A	81,091	1983	4.0x	0.0%	0	0.0%	-	0	0	0
Total / Weighted Average	353,271	1983	3.5x	3.3%	11,793	0.0%	\$14.00	19,449	727	28,074
Total Competitive Set										
2,688,44420014.2x8.3%223,3021.8%\$23.9332,940(98,978)(3,157)										

Property Name	Owner	Last Sale Detail						Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate	Seller		
TIER I									
Royal Palm I	Lincoln Property	Aug-14	\$59	\$261	92.1%	6.3%	Duke Realty Corporation	Duke Realty	Blanca Commercial
Royal Palm II	Lincoln Property	Aug-14	\$62	\$261	94.6%	-	Duke Realty Corporation	Lincoln Property	Blanca Commercial
Cornerstone One	Cornerstone	Nov-00	\$33	\$193	100.0%	8.1%	Talcott Realty Investors LLC	Crimson Services	C&W
Crossroads 2	Vanderbilt	Dec-20	\$26	\$266	76.7%	-	Starwood Capital Group	Vanderbilt Office	Avison Young
Crossroads 1	Vanderbilt	Dec-20	\$26	\$260	93.4%	-	Starwood Capital Group	Vanderbilt Office	Avison Young
Crossroads 4	Vanderbilt	Dec-20	-	\$271	-	-	Starwood Capital Group	Vanderbilt Office	Avison Young
Cornerstone Five	Masa Global	-	-	-	-	-	BG Capital Group	-	Edington Duke, LLC
Lakeside Office Center	Brookwood	Aug-13	\$22	\$160	91.8%	-	Invesco Advisers, Inc.	Brookwood	ComReal Fort Lauderdale
Crossroads 3	Starwood	Apr-15	\$18	\$189	88.9%	-	Duke Realty Corporation	Vanderbilt Office	Avison Young
Cornerstone Two	Patrinely Group	-	-	-	-	-	-	Crimson Services	Crimson Services
TIER II									
Southpointe	Green Companies	Jul-18	\$16	\$205	97.6%	7.2%	TA Realty	Green Companies	Avison Young
Sabadell Financial Center	Green Companies	Mar-17	\$19	\$189	96.0%	8.5%	Clarion Partners	CBRE	Avison Young
Bank of America Plaza	Kislak Organization	Nov-18	\$11	\$138	93.4%	-	Transatlantic Investment	-	ComReal
300 S Pine Island Rd	Transatlantic	Dec-12	\$7	\$138	92.1%	-	Morris Southeast Group, Inc.	-	ComReal
Amtrust Bank Plaza	Balogh Family	Nov-18	\$14	\$182	80.0%	6.9%	TA Realty	Colliers	Coldwell
Plantation Place	Research Management	Jun-04	\$7	\$115	95.0%	10.3%	Parthenon Realty, LLC	Research Management	Vast Commercial
Plantation Corporate Center	Intervest Properties	-	-	-	-	-	Intervest Properties	SF Real Estate	Berger Commercial
American Express Building	TM Real Estate	Apr-14	\$34	\$86	100.0%	12.8%	KanAm Group LLC	TM Real Estate	-
Aetna	IP Capital/Westport Capital	Feb-18	\$43	\$180	100.0%	-	Link Industrial Properties	-	C&W
TIER III									
Atrium West	Douglas Pike	Jan-15	\$11	\$118	90.0%	-	ROVI Properties, LLC	Ciminelli RE	-
Corp Park at Inverrary 1	E. Brody	Nov-19	-	-	-	-	Mr Robert Siu	Commercial Property	Dettman Properties
Corp Park at Inverrary 2	E. Brody	Nov-19	-	-	-	-	Mr Robert Siu	Commercial Property	Dettman Properties
One University Dr - Bldg A	Broward County Government	Sep-00	\$14	\$173	100.0%	-	One University Drive	-	-