

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Rent		Net Absorption		
				Direct	Direct SF	Sublet	NNN	OpEx	2018	2019	2020 YTD
TIER I											
Phillips Point (East Tower)	243,130	1985	2.5x	12.3%	29,905	0.0%	\$55.00	\$22.94	(7,960)	(20,158)	0
Phillips Point (West Tower)	226,711	1988	2.5x	8.8%	19,951	6.4%	\$55.00	\$22.94	0	198	(25,674)
CityPlace Tower	306,007	2008	2.9x	21.0%	64,308	8.2%	\$49.04	\$22.50	(3,027)	(53,213)	(1,812)
Esperante' Corporate Center	255,984	1989	2.9x	22.4%	57,468	0.0%	\$46.02	\$22.69	583	(14,026)	(15,588)
Total / Weighted Average	1,031,832	1993	2.7x	16.6%	171,632	3.8%	\$51.00	\$22.75	(10,404)	(87,199)	(43,074)

TIER II											
Flagler Center II - Tower	164,700	1984	2.8x	2.5%	4,081	0.0%	\$40.00	\$17.35	(2,411)	0	0
Flagler Center I	90,000	1984	2.8x	3.6%	3,204	0.0%	\$40.00	\$17.35	(3,204)	0	0
Northbridge Centre	293,003	1985	2.6x	27.1%	79,479	0.0%	\$37.89	\$15.33	(2,035)	2,031	0
Waterfront Clematis	102,452	2001	3.0x	1.5%	1,500	0.0%	\$28.00	\$16.50	0	0	(1,500)
101 N Clematis	46,404	2001	3.0x	0.0%	0	0.0%	\$28.00	\$16.50	0	1,972	1,798
Total / Weighted Average	696,559	1991	2.8x	12.7%	88,264	0.0%	\$36.55	\$16.32	(7,650)	4,003	298

TIER III											
625 N Flagler Dr	108,482	1984	3.0x	30.0%	32,598	-	\$30.00	\$13.25	(10,924)	(5,929)	17,274
Reflections I	58,413	1983	4.0x	67.5%	39,429	0.0%	\$29.00	\$10.31	(4,700)	(30,988)	2,070
One Clearlake Centre	221,079	1986	2.9x	35.3%	77,951	2.2%	\$28.00	\$14.09	(36,771)	43,296	(12,815)
EcoPlex At Centrepark West	100,525	2008	4.1x	27.2%	27,326	4.9%	\$24.00	\$12.34	(475)	2,251	(9,079)
Reflections II	70,840	1982	4.0x	30.0%	21,278	0.0%	\$21.19	\$8.81	0	0	0
1601 Belvedere South Tower	51,759	1983	-	21.6%	11,181	-	\$20.74	\$10.37	(13,796)	1,268	(453)
1601 Belvedere East Tower	54,460	1983	-	69.7%	37,966	-	\$20.21	\$9.91	(284)	9,092	825
Clearlake Plaza	102,087	1985	3.7x	11.8%	12,019	0.0%	\$20.00	\$12.45	3,436	(1,324)	1,200
1400 Centrepark	95,122	1988	3.3x	21.2%	20,183	0.0%	\$19.00	\$15.11	(17,804)	13,352	(4,456)
Centrepark 1475	74,695	1999	4.8x	4.6%	3,468	0.0%	\$18.00	\$11.77	(426)	(3,468)	10,168
Centrepark 1450	74,413	2001	4.0x	33.9%	25,251	0.0%	\$18.00	\$11.11	(2,411)	(4,685)	(14,394)
Commerce Pointe Silver	55,755	1987	3.0x	8.1%	4,498	0.0%	\$17.00	\$9.00	3,184	(6,629)	11,882
Commerce Pointe Gold	43,336	1987	4.0x	15.4%	6,665	0.0%	\$17.00	\$10.00	(670)	0	(5,995)
1801 Centrepark Dr E	41,903	1998	4.0x	21.7%	9,098	9.0%	\$16.00	\$11.05	(3,470)	0	(3,924)
Courthouse Commons	92,585	2007	5.4x	0.0%	0	0.0%	\$15.00	\$13.00	25,265	13,510	0
Total / Weighted Average	1,245,454	1991	3.4x	26.4%	328,911	1.1%	\$22.08	\$12.13	(59,846)	29,746	(7,697)



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Palm Beach Lakes											
1700 Palm Beach Lakes Blvd	113,964	1988	3.0x	34.4%	39,169	0.0%	\$19.52	\$9.22	(4,437)	2,108	(27,087)
Centurion Tower	143,966	1988	3.3x	2.7%	3,816	0.9%	\$18.37	\$12.96	1,580	3,305	5,366
Sabadell Building	113,862	1981	3.3x	17.0%	19,391	1.1%	\$18.00	\$14.11	(379)	339	(7,305)
2000 Palm Beach Lakes Blvd - E	75,999	1980	3.7x	21.5%	16,341	0.0%	\$18.00	\$9.00	19,728	(4,523)	(6,252)
2090 Palm Beach Lakes Blvd - W	74,199	1981	3.7x	31.5%	23,386	0.0%	\$18.00	\$9.00	677	(6,095)	12,811
Horizon Office Center	70,185	1985	3.5x	29.6%	20,751	9.1%	\$17.00	\$7.85	(8,409)	(14,433)	8,306
The 2001 Professional Building	39,442	1974	3.9x	3.9%	1,550	0.0%	\$16.00	\$6.47	0	(1,090)	5,252
Brandywine I	60,615	1987	4.7x	1.9%	1,149	5.5%	\$15.00	\$10.00	382	(5,588)	2,314
Brandywine Centre II	61,900	1989	3.1x	6.0%	3,700	0.0%	\$14.00	\$9.69	-	-	-
2440-2478 Metrocentre Blvd	30,328	1991	4.6x	0.0%	0	0.0%	\$14.00	\$6.25	(1,438)	9,857	0
Regions Financial Tower	180,000	1986	3.5x	21.5%	38,627	0.0%	-	-	(3,212)	15,524	(5,399)
Forum A	92,717	1973	3.9x	0.0%	0	0.0%	-	-	(92,717)	0	0
Total / Weighted Average	1,057,177	1984	3.5x	15.9%	167,880	1.2%	\$17.40	\$10.30	(88,225)	(596)	(11,994)
Total Competitive Set	4,031,022	1989	3.5x	18.8%	756,687	1.6%	\$31.73	\$15.44	(166,125)	(54,046)	(62,467)

Property Name	Owner	Last Sale Detail						Seller	Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate				
TIER I										
Phillips Point (East Tower)	AEW Capital	-	\$1,222	\$564	99.1%	5.3%	Prudential Financial, Inc.	Winters Int'l	C&W	
Phillips Point (West Tower)	AEW Capital	-	\$1,233	\$544	87.7%	5.3%	Prudential Financial, Inc.	Winters Int'l	C&W	
CityPlace Tower	W.R. Berkley	Aug-14	\$1,500	\$507	94.3%	6.7%	KBS REIT II, Inc.	Property Group	C&W	
Esperante' Corporate Center	Redsky	Jul-16	\$1,258	\$491	95.0%	6.2%	The Concoran Group	Redsky	NIA/Merin	
TIER II										
Flagler Center II - Tower	W.G. Lassiter	-	-	-	-	-	-	Flagler RE	C&W	
Flagler Center I	Flagler Realty	-	-	-	-	-	-	Flagler RE	C&W	
Northbridge Centre	C-III	Jun-19	\$980	\$327	65.0%	4.3%	-	Vanderbilt	CBRE	
Waterfront Clematis	Colonnade Properties	Dec-14	\$449	\$439	100.0%	6.9%	Lionstone Partners, LLC	Collonade Properties	C&W	
101 N Clematis	Colonnade Properties	Dec-14	\$67	\$144	84.5%	6.9%	Lionstone Partners, LLC	PM Realty	C&W	
TIER III										
625 N Flagler Dr	FRI Investors	-	-	-	-	-	-	-	C&W	
Reflections I	Southern Mgmt	Dec-07	\$98	\$168	74.3%	-	American Financial Realty Trust	Southern Mgmt	Reichel Realty	
One Clearlake Centre	Velocis	Jul-17	\$423	\$194	60.0%	4.4%	AEW Capital Management	Colliers	Colliers	
EcoPlex At Centrepark West	Navarro Lowrey	-	-	-	-	-	-	Navarro Lowrey	CBRE	
Reflections II	Southern Mgmt	May-09	\$55	\$78	77.9%	-	Link Industrial Properties	Southern Mgmt	Reichel Realty	
1601 Belvedere South Tower	Osheroff	-	\$52	\$101	73.4%	-	Merin Hunter Codman, Inc.	Meyer Development	Osheroff	
1601 Belvedere East Tower	Osheroff	-	\$55	\$101	11.8%	-	Merin Hunter Codman, Inc.	-	Osheroff	
Clearlake Plaza	Karl Corporation	Dec-01	\$128	\$125	97.0%	8.6%	UNUM Life Ins.	Karl Corporation	Colliers	
1400 Centrepark	Colonnade Properties	Nov-16	\$152	\$160	79.2%	6.7%	J.P. Morgan Asset Management	NAI/Merin	C&W	
Centrepark 1475	Colonnade Properties	Nov-16	\$120	\$160	82.4%	6.7%	J.P. Morgan Asset Management	NAI/Merin	C&W	
Centrepark 1450	Colonnade Properties	Nov-16	\$119	\$160	100.0%	6.7%	J.P. Morgan Asset Management	Collonade Properties	C&W	
Commerce Pointe Silver	Carlos & Thomas Morrison	Dec-12	\$34	\$61	65.4%	5.0%	Gabriel Harkham	Margo Management	Margo Management	
Commerce Pointe Gold	SF Partners	May-19	\$43	\$98	51.7%	-	SF Partners LLC	Lincoln Property	Touchstone Webb	
1801 Centrepark Dr E	Colonnade Properties	Nov-16	\$67	\$160	86.9%	6.7%	J.P. Morgan Asset Management	Collonade Properties	C&W	
Courthouse Commons	Granite Telecommunications, LLC	May-18	\$228	\$266	52.0%	-	Fir Tree Partners	-	CBRE	



Property Name	Owner	Last Sale Detail						Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate	Seller		
Palm Beach Lakes									
1700 Palm Beach Lakes Blvd	Capstone Realty	Jul-19	\$194	\$170	91.4%	-	Breakers Capital Partners	CBRE	C&W
Centurion Tower	Suffolk Advisor	Oct-19	\$325	\$226	93.6%	-	C - III Capital Partners	-	NAI/Merin
Sabadell Building	Brookwood Financial	Nov-12	\$154	\$135	83.3%	-	Brookwood Financial	-	JLL
2000 Palm Beach Lakes Blvd - E	Margo Management	May-17	\$70	\$92	50.0%	1.1%	Starwood Property Trust, Inc.	Margo Management	Margo Management
2090 Palm Beach Lakes Blvd - W	Margo Management	May-17	\$68	\$92	40.0%	1.1%	Starwood Property Trust, Inc.	Friedman Real Estate	Margo Management
Horizon Office Center	AW Property Co.	Sep-15	\$102	\$159	93.3%	7.2%	Pebb Enterprises	Pebb Enterprises	Reichel Realty
The 2001 Professional Building	Ganzer Brothers	Mar-01	\$44	\$109	92.0%	-	2001 Partners	-	Goldenseal Realty
Brandywine I	King Real Estate	May-20	\$114	\$188	957.0%	6.9%	SF Partners LLC	King Real Estate	RE/MAX 5 Star Realty
Brandywine Centre II	Juno Beach Investment	Nov-20	\$140	\$219	94.0%	7.1%	King Real Estate	-	King Real Estate
2440-2478 Metrocentre Blvd	Midtown Realty	Dec-19	\$50	\$164	100.0%	-	Grover & Corlow, LLC	-	Reichel Realty
Regions Financial Tower	Ecclestone	-	-	-	-	-	Ecclestone E L Jr	-	Colliers
Forum A	Triarch Capital Group, LLC	Jan-18	\$113	\$121	96.0%	8.0%	Panther Real Estate Partners	-	C&W