



Florida - Hollywood - Tier Report - 2019 4Q



Property Name	RSF	Year Built	Vacancy			Net Rate	Net Absorption			Parking Ratio
			Direct	Direct SF	Sublet		2017	2018	YTD	
TIER I										
Presidential Circle	281,600	1989	7.1%	19,885	4.0%	\$23.00	(4,319)	2,481	758	4.0x
Venture Corporate Center II	84,893	1984	27.7%	23,534	0.0%	22.00	1,640	(4,318)	2,993	3.5x
Venture Corporate Center III	84,823	1986	10.6%	9,023	0.0%	22.00	(2,123)	(13,079)	0	3.5x
Venture Corporate Center I	83,416	1982	17.0%	14,222	0.0%	22.00	0	(17,250)	0	3.5x
Duty Free Americas	101,000	1985	1.6%	1,590	0.0%	16.38	9,828	(2,623)	9,410	4.2x
Wgt. Avg. / Total	635,732	1985	10.7%	68,254	1.8%	\$21.55	5,026	(34,789)	13,161	3.7x
Total Competitive Set	635,732	1985	10.7%	68,254	1.8%	\$21.55	5,026	(34,789)	13,161	3.7x



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Property Name	Owner	Date	Price	\$/RSF	Occ.	Cap Rate	Property Manager	Leasing Agent
<u>TIER I</u>								
Presidential Circle	CDR	Nov-00	\$36.8	\$131	91%	-	CDR	JLL
Venture Corporate Center II	Black Creek	Aug-15	\$15.3	\$181	91%	-	C&W	C&W
Venture Corporate Center III	Black Creek	Aug-15	\$15.3	\$181	100%	-	C&W	C&W
Venture Corporate Center I	Black Creek	Aug-15	\$15.1	\$181	100%	-	C&W	C&W
Duty Free Americas	Yashasim	May-03	\$7.3	\$72	85%	11.3%	Yashasim	EFA Realty