

Florida - Butler/Baymeadows Tier I - Tier Report - 2019 4Q

Property Name	RSF	Year Built	Vacancy			Gross Rate	Net Absorption			Parking Ratio
			Direct	Direct SF	Sublet		2017	2018	YTD	
Town Center One	160,000	2018	9.3%	14,843	0.0%	\$29.00	0	160,000	0	5.7x
Town Center Two	218,700	2019	0.0%	0	33.6%	29.00	0	0	218,700	5.7x
Lakeside 1	112,000	2007	30.9%	34,624	0.0%	25.50	(31,860)	23,076	10,737	5.4x
Lakeside 2	112,306	2005	0.0%	0	0.0%	25.50	31,732	(9,797)	8,625	5.0x
Lakeside 3	112,306	2007	0.0%	0	0.0%	25.50	0	0	0	4.5x
Lakeside 4	123,298	1999	0.0%	0	0.0%	25.50	0	0	0	5.0x
Lakeside 5	142,000	2008	0.0%	0	0.0%	25.50	29,422	0	0	5.0x
WaterView Bldg I	82,000	2007	14.6%	12,000	0.0%	25.50	(7,500)	0	500	4.8x
WaterView Bldg II	82,000	2002	0.0%	0	0.0%	25.50	(7,500)	0	500	5.0x
10751 Deerwood Park Blvd (CEVA Bldg)	99,592	2002	54.6%	54,334	0.0%	25.00	4,928	(32,660)	(20,229)	5.0x
Deerwood North 100	140,423	1999	11.8%	16,547	0.0%	25.00	0	(28,500)	11,953	5.0x
Deerwood North 200	148,409	2001	0.0%	0	0.0%	25.00	0	0	0	5.0x
Deerwood North 300	120,187	2003	0.0%	0	0.0%	25.00	4,339	10,007	0	5.0x
Deerwood North 400	119,303	2005	0.0%	0	0.0%	25.00	(5,016)	5,016	0	5.0x
Capital Plaza at Deerwood Park Bldg 1 & 2	332,424	1989	9.5%	31,570	0.0%	24.50	62,711	16,198	51,033	6.0x
Capital Plaza at Deerwood Park Bldg 3	115,672	1999	3.9%	4,568	0.0%	24.50	0	(1,696)	0	6.0x
Carlton Building 100	112,000	2000	1.3%	1,447	0.0%	24.50	(31,860)	23,076	10,737	4.5x
Collier Building 200	110,000	2001	5.9%	6,517	25.6%	24.50	12,170	(6,500)	(17)	4.5x
Deerwood South 100	135,000	1996	0.0%	0	0.0%	24.50	4,340	0	0	5.0x
Deerwood South 200	130,148	1996	3.8%	5,000	0.0%	24.50	2,600	0	0	5.0x
Deerwood South 300	130,148	1997	20.5%	26,700	15.4%	24.50	2,600	0	0	5.0x
Deerwood South 400	138,270	1998	33.1%	45,723	0.0%	24.50	(52,500)	6,828	(51)	5.0x
5201 Gate Pky	150,000	2006	0.0%	0	0.0%	24.00	0	0	0	7.0x
One Deerwood Center	161,167	1999	0.0%	0	0.0%	24.00	(22,775)	(2,025)	2,025	5.0x
Park Lake Plaza	53,412	1992	61.5%	32,846	0.0%	24.00	(3,989)	(3,702)	1,205	4.0x
Sutton Place Bldg A	65,000	2000	0.0%	0	0.0%	24.00	12,130	0	0	4.5x
Sutton Place Bldg B	40,000	2005	19.6%	7,851	0.0%	24.00	(2,357)	149	0	4.5x
Sutton Place Bldg C	65,000	2006	38.6%	25,109	0.0%	24.00	12,130	0	0	4.5x
Centurion Centre I	92,687	1996	32.2%	29,875	0.0%	23.75	22,384	0	2,188	4.0x
Centurion Centre II	87,600	1993	9.6%	8,418	0.0%	23.75	2,742	(7,517)	5,074	4.0x
Centurion Plaza	51,974	1996	32.0%	16,606	0.0%	23.50	0	(8,044)	(8,562)	4.0x
Butler Plaza I	80,797	1999	0.0%	0	0.0%	23.00	12,267	5,299	0	5.0x
Butler Plaza II	81,608	2001	25.5%	20,846	0.0%	23.00	(28,365)	30,111	(20,846)	5.0x
Butler Plaza III	79,955	2008	0.0%	0	0.0%	23.00	(3,485)	3,485	0	5.0x
Concourse I	96,049	1998	15.2%	14,561	0.0%	23.00	3,366	(11,031)	(3,530)	5.0x
Concourse II	101,216	1999	24.4%	24,669	7.2%	23.00	0	(4,404)	4,404	5.0x
Concourse III	101,216	2001	0.0%	0	0.0%	23.00	0	(4,404)	4,404	5.0x
Gramercy Woods Bldg. 100	259,744	1990	0.0%	0	2.0%	23.00	0	25,585	0	4.0x
Gramercy Woods Bldg. 700	122,296	1989	0.0%	0	0.0%	23.00	0	0	0	4.0x
8800 Baymeadows Way	219,126	1993	14.3%	31,346	9.3%	22.50	102,457	1,422	(29,274)	7.5x
Gate Parkway Office	45,000	2006	20.5%	9,229	0.0%	22.50	0	(9,229)	0	4.4x
Itera Bldg	56,481	2002	0.0%	0	0.0%	22.00	(1,509)	1,509	0	4.0x
Wgt. Avg. / Total	4,986,514	2001	9.5%	475,229	3.1%	\$24.56	123,602	182,252	249,576	4.9x

Florida - Butler/Baymeadows Tier I - Tier Report - 2019 4Q

Property Name	Owner	Date	Price	\$/RSF	Property Manager	Leasing Agent
Town Center One	TPG	Jan-20	\$45.8	\$286	-	-
Town Center Two	TPG	Jan-20	\$62.5	\$286	-	-
Lakeside 1	Crocker Partners	Mar-18	\$18.9	\$169	Crocker Partners, LLC	JLL
Lakeside 2	Crocker Partners	Mar-18	\$19.0	\$169	Crocker Partners, LLC	JLL
Lakeside 3	Crocker Partners	Mar-18	\$19.0	\$169	Crocker Partners, LLC	JLL
Lakeside 4	Crocker Partners	Mar-18	\$20.8	\$169	Crocker Partners, LLC	JLL
Lakeside 5	Crocker Partners	Mar-18	\$24.0	\$169	Crocker Partners, LLC	JLL
WaterView Bldg I	Frapag	Jul-05	N/A	N/A	Frapag	CBRE
WaterView Bldg II	Frapag	Jul-06	N/A	N/A	Frapag	CBRE
10751 Deerwood Park Blvd (CEVA Bldg)	Ash Properties	Sep-16	\$13.3	\$133	Ash Properties, Inc.	Ash Properties, Inc.
Deerwood North 100	Starwood	May-19	\$25.7	\$183	Vanderbilt	Touchton Property Partners
Deerwood North 200	Starwood	May-19	\$27.2	\$183	Vanderbilt	Touchton Property Partners
Deerwood North 300	Starwood	May-19	\$22.0	\$183	Vanderbilt	Touchton Property Partners
Deerwood North 400	Starwood	May-19	\$21.8	\$183	Vanderbilt	Touchton Property Partners
Capital Plaza at Deerwood Park Bldg 1 & 2	Somerset Properties	Jul-19	\$41.0	\$123	Parmenter	JLL
Capital Plaza at Deerwood Park Bldg 3	Somerset Properties	Jul-19	\$14.3	\$123	Parmenter	JLL
Carlton Building 100	Starwood	May-19	\$20.5	\$183	Vanderbilt	Touchton Property Partners
Collier Building 200	Starwood	May-19	\$20.1	\$183	Vanderbilt	Touchton Property Partners
Deerwood South 100	Starwood	May-19	\$24.7	\$183	Vanderbilt	Touchton Property Partners
Deerwood South 200	Starwood	May-19	\$23.8	\$183	Vanderbilt	Touchton Property Partners
Deerwood South 300	Starwood	May-19	\$23.8	\$183	Vanderbilt	Touchton Property Partners
Deerwood South 400	Starwood	May-19	\$25.3	\$183	Vanderbilt	Touchton Property Partners
5201 Gate Pky	TPG	Dec-19	\$27.8	\$185	Commonwealth Commercial	Newmark
One Deerwood Center	Taurus	Apr-07	\$24.8	\$154	Taurus	C&W
Park Lake Plaza	Acorn Property Holdings	Apr-12	\$3.9	\$73	Corvus Commercial Realty	NAI Hallmark
Sutton Place Bldg A	Steinemann	Jan-00	N/A	N/A	Steinemann	Steinemann
Sutton Place Bldg B	Steinemann	Jan-05	N/A	N/A	Steinemann	Steinemann
Sutton Place Bldg C	Steinemann	Jan-00	N/A	N/A	Steinemann	Steinemann
Centurion Centre I	Ohio Public Employees	Dec-11	-	-	Foundry	Foundry Commercial
Centurion Centre II	Ohio Public Employees	Dec-11	-	-	Foundry	Foundry Commercial
Centurion Plaza	Acorn Property	Jun-13	\$7.0	\$135	Acorn Property	NAI Hallmark Partners
Butler Plaza I	TPG	Dec-19	\$12.6	\$156	Commonwealth Commercial	Newmark
Butler Plaza II	TPG	Dec-19	\$12.8	\$156	Commonwealth Commercial	Newmark
Butler Plaza III	TPG	Dec-19	\$12.5	\$156	Commonwealth Commercial	Newmark
Concourse I	Westport Capital Partners	Jul-18	\$12.0	\$125	NAI Hallmark Partners	NAI Hallmark Partners
Concourse II	Westport Capital Partners	Jul-18	\$12.7	\$125	NAI Hallmark Partners	NAI Hallmark Partners
Concourse III	Westport Capital Partners	Jul-18	\$12.7	\$125	NAI Hallmark Partners	NAI Hallmark Partners
Gramercy Woods Bldg. 100	The Blackstone Group	Oct-18	-	-	JLL	Colliers
Gramercy Woods Bldg. 700	The Blackstone Group	Oct-18	-	-	JLL	Colliers
8800 Baymeadows Way	CCP Commercial	Apr-17	\$22.6	\$103	Commonwealth Commercial	CBRE
Gate Parkway Office	Ash Properties, Inc.	Jul-06	N/A	N/A	Ash Properties, Inc.	Ash Properties, Inc.
Itera Bldg	Itera	Jul-02	N/A	N/A	NAI Hallmark Partners	NAI Hallmark Partners