

Jacksonville - Butler Baymeadows Tier I - Tier Report - 2021 1Q

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Gross Rate	Net Absorption		
				Direct	Direct SF	Sublet		2019	2020	2021 YTD
TIER I										
Town Center One	160,000	2018	5.7x	5.2%	8,388	3.4%	\$29.00	0	160,000	0
Town Center Two	218,700	2019	5.7x	0.0%	0	36.1%	\$27.00	0	0	218,700
Lakeside 1	112,000	2007	5.4x	36.0%	40,354	0.0%	\$25.50	10,837	0	(6,014)
Lakeside 2	112,306	2005	5.0x	5.6%	6,322	3.2%	\$25.50	13,865	(1,082)	(3,587)
Lakeside 5	142,000	2008	5.0x	0.0%	0	0.0%	\$25.50	0	0	0
WaterView Bldg I	82,000	2002	5.0x	0.0%	0	0.0%	\$25.50	500	2,000	0
WaterView Bldg II	82,000	2007	4.8x	6.1%	5,000	0.0%	\$25.50	500	2,000	0
Deerwood North 100	140,423	1999	5.0x	13.8%	19,347	0.0%	\$25.00	0	0	(2,800)
Deerwood North 200	168,980	2001	5.0x	68.9%	116,416	0.0%	\$25.00	0	0	(116,416)
Deerwood North 300	120,187	2003	5.0x	6.0%	7,200	0.0%	\$25.00	0	(7,200)	0
Deerwood North 400	119,303	2005	5.0x	0.0%	0	0.0%	\$25.00	0	0	0
Deerwood South 100	135,000	1996	5.0x	0.0%	0	43.0%	\$25.00	0	0	0
Deerwood South 200	130,148	1996	5.0x	0.0%	0	0.0%	\$25.00	0	0	0
Deerwood South 300	130,148	1997	5.5x	5.1%	6,700	0.0%	\$25.00	0	0	0
Deerwood South 400	138,270	1998	5.0x	30.6%	42,286	0.0%	\$25.00	0	3,437	0
Capital Plaza at Deerwood Park Bldg 1 &	332,424	1989	6.0x	6.7%	22,344	2.7%	\$24.50	55,088	0	9,226
Capital Plaza at Deerwood Park Bldg 3	115,672	1999	6.0x	3.9%	4,568	0.0%	\$24.50	0	400	0
Collier Building 100	110,000	2001	4.5x	5.9%	6,517	12.2%	\$24.50	0	(13,464)	0
Carlton Building 200	112,000	2000	4.5x	9.8%	10,950	5.4%	\$24.50	10,837	0	(6,014)
5201 Gate Pky	150,000	2006	7.0x	0.0%	0	0.0%	\$24.00	0	0	0
Butler Plaza I	80,797	1999	5.0x	0.0%	0	0.0%	\$24.00	0	0	0
Butler Plaza II	81,608	2001	5.0x	25.5%	20,846	30.1%	\$24.00	(20,846)	0	(2,992)
Butler Plaza III	79,955	2008	5.0x	0.0%	0	0.0%	\$24.00	0	0	0
One Deerwood Center	161,167	1999	5.0x	1.3%	2,025	0.0%	\$24.00	2,025	10,373	10,377
Park Lake Plaza	53,412	1992	4.0x	58.0%	30,993	0.0%	\$24.00	1,205	(23,630)	0
Sutton Place Bldg A	65,000	2000	4.5x	30.0%	19,486	0.0%	\$24.00	0	(19,486)	0
Sutton Place Bldg B	40,000	2005	4.5x	32.7%	13,083	0.0%	\$24.00	0	(5,232)	0
Sutton Place Bldg C	65,000	2006	4.5x	9.0%	5,847	0.0%	\$24.00	0	(19,486)	0
Centurion Plaza	51,974	1996	4.0x	25.4%	13,208	0.0%	\$23.75	(8,562)	3,398	0
Concourse I	96,049	1998	5.0x	15.2%	14,561	0.0%	\$23.50	(3,530)	0	0
Concourse II	101,216	1999	5.0x	24.4%	24,669	0.0%	\$23.50	4,404	0	0
Concourse III	101,216	2001	5.0x	2.6%	2,604	0.0%	\$23.50	4,404	0	0
Centurion Centre I	92,687	1996	4.0x	41.2%	38,200	0.0%	\$22.75	0	(11,020)	4,883
Centurion Centre II	87,600	1993	4.0x	9.6%	8,418	0.0%	\$22.75	5,074	0	0
10751 Deerwood Park Blvd (CEVA Bldg)	99,592	2002	5.0x	0.0%	0	4.0%	\$22.00	(20,229)	50,309	0
Total / Weighted Average	4,068,834	2002	5.2x	12.1%	490,332	5.0%	\$24.76	55,572	131,317	105,363

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Property Name	Owner	Last Sale Detail						Seller	Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate				
TIER I										
Town Center One	TPG	Jan-20	\$45.8	\$286	90.7%	6.6%	VanTrust Real Estate	Touchton	Touchton Property Partners	
Town Center Two	TPG	Jan-20	\$62.5	\$286	100.0%	6.6%	VanTrust Real Estate	Touchton	Touchton Property Partners	
Lakeside 1	Crocker Partners	Mar-18	\$18.9	\$169	77.0%	6.7%	Investcorp/Crocker Partners	Crocker Partners, LLC	JLL	
Lakeside 2	Crocker Partners	Mar-18	\$19.0	\$169	77.0%	6.7%	Investcorp/Crocker Partners	Crocker Partners, LLC	JLL	
Lakeside 5	Crocker Partners	Mar-18	\$24.0	\$169	77.0%	6.7%	Investcorp/Crocker Partners	Crocker Partners, LLC	JLL	
WaterView Bldg I	Frapag	Jul-05	N/A	N/A	-	-	-	Frapag	CBRE	
WaterView Bldg II	Frapag	Jul-05	N/A	N/A	-	-	-	Frapag	CBRE	
Deerwood North 100	Starwood	May-19	\$25.7	\$183	90.0%	7.3%	TPG	Vanderbilt	Touchton Property Partners	
Deerwood North 200	Starwood	May-19	\$30.9	\$183	90.0%	7.3%	TPG	Vanderbilt	Touchton Property Partners	
Deerwood North 300	Starwood	May-19	\$22.0	\$183	90.0%	7.3%	TPG	Vanderbilt	Touchton Property Partners	
Deerwood North 400	Starwood	May-19	\$21.8	\$183	90.0%	7.3%	TPG	Vanderbilt	Touchton Property Partners	
Deerwood South 100	Starwood	May-19	\$24.7	\$183	90.0%	7.3%	TPG	Vanderbilt	Touchton Property Partners	
Deerwood South 200	Starwood	May-19	\$23.8	\$183	90.0%	7.3%	TPG	Vanderbilt	Touchton Property Partners	
Deerwood South 300	Starwood	May-19	\$23.8	\$183	90.0%	7.3%	TPG	Vanderbilt	Touchton Property Partners	
Deerwood South 400	Starwood	May-19	\$25.3	\$183	90.0%	7.3%	TPG	Vanderbilt	Touchton Property Partners	
Capital Plaza at Deerwood Park Bldg 1 & Somerset Properties		Jul-19	\$41.0	\$123	78.6%	7.1%	Starwood	Parmenter	JLL	
Capital Plaza at Deerwood Park Bldg 3	Somerset Properties	Jul-19	\$14.3	\$123	96.1%	7.1%	Starwood	Parmenter	JLL	
Collier Building 100	Starwood	May-19	\$20.1	\$183	98.7%	7.3%	TPG	Vanderbilt	Touchton Property Partners	
Carlton Building 200	Starwood	May-19	\$20.5	\$183	94.1%	7.3%	TPG	Vanderbilt	Touchton Property Partners	
5201 Gate Pky	TPG	Dec-19	\$27.8	\$185	100.0%	7.6%	Greenfield Partners	Commonwealth Commercial	Newmark	
Butler Plaza I	TPG	Dec-19	\$12.6	\$156	100.0%	7.6%	Greenfield Partners	Commonwealth Commercial	Newmark	
Butler Plaza II	TPG	Dec-19	\$12.8	\$156	74.5%	7.6%	Greenfield Partners	Commonwealth Commercial	Newmark	
Butler Plaza III	TPG	Dec-19	\$12.5	\$156	100.0%	7.6%	Greenfield Partners	Commonwealth Commercial	Newmark	
One Deerwood Center	Taurus	Apr-07	\$24.8	\$154	-	-	Prudential	Taurus	C&W	
Park Lake Plaza	Acorn Property Holdings	Apr-12	\$3.9	\$73	-	-	Utah Retirement Systems	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 Plaza	Acorn Property	Jun-13	\$7.0	\$135	-	-	Liberty Property Trust	Acorn Property	NAI Hallmark Partners	
Concourse I	Westport Capital Partners	Jul-18	\$12.0	\$125	100.0%	8.3%	Gemini Rosement	NAI Hallmark Partners	NAI Hallmark Partners	
Concourse II	Westport Capital Partners	Jul-18	\$12.7	\$125	100.0%	8.3%	Gemini Rosement	NAI Hallmark Partners	NAI Hallmark Partners	
Concourse III	Westport Capital Partners	Jul-18	\$12.7	\$125	95.4%	8.3%	Gemini Rosement	NAI Hallmark Partners	NAI Hallmark Partners	
Centurion Centre I	Ohio Public Employees	Dec-11	-	-	-	-	Cousins Properties	Foundry	Foundry Commercial	
Centurion Centre II	Ohio Public Employees	Dec-11	-	-	-	-	Cousins Properties	Foundry	Foundry Commercial	
10751 Deerwood Park Blvd (CEVA Bldg)	Ash Properties	Sep-16	\$13.3	\$133	96.5%	-	Triumph Properties Group	Ash Properties, Inc.	Ash Properties, Inc.	