

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Gross Rate	Net Absorption		
				Direct	Direct SF	Sublet		2019	2020	2021 YTD
TIER II										
Itera Bldg	56,481	2002	5.0x	51.5%	29,096	0.0%	\$25.00	0	(35,570)	6,474
Belfort Crossing	104,360	1986	4.1x	100.0%	104,360	0.0%	\$24.50	(104,360)	0	0
Innovation Park I	135,404	1992	5.6x	21.1%	28,592	24.9%	\$24.00	86,391	0	(33,696)
Innovation Park II	139,825	1983	3.8x	0.0%	0	80.7%	\$24.00	0	122,616	(112,806)
Enterprise Park	120,000	1986	4.0x	17.1%	20,487	0.0%	\$23.50	12,158	(7,587)	0
Gramercy Woods Bldg. 700	122,296	1989	-	0.0%	0	0.0%	\$23.00	0	0	0
Gran Park at Avenues Building 1	80,614	1995	5.0x	31.4%	25,320	0.0%	\$23.00	(36,400)	(10,756)	22,784
Gran Park at Avenues Building 2	80,645	1995	4.0x	19.4%	15,646	0.0%	\$23.00	5,839	(9,442)	0
Gran Park at Avenues Building 3	80,614	1995	4.0x	32.4%	26,113	0.0%	\$23.00	(36,400)	(10,756)	22,784
8800 Baymeadows Way	219,126	1993	7.0x	6.0%	13,246	9.3%	\$22.50	(29,274)	20,474	(20,474)
Gate Parkway Office	45,000	2006	4.4x	9.9%	4,460	0.0%	\$22.50	0	4,769	0
Liberty Center	129,934	1988	4.0x	17.5%	22,764	0.0%	\$22.00	(9,899)	3,520	4,408
Quadrant at Southpoint I	120,560	1986	5.0x	25.7%	30,960	0.0%	\$22.00	(28,585)	(1,216)	11,130
Quadrant at Southpoint II	120,560	1987	5.0x	56.2%	67,749	0.0%	\$22.00	(7,361)	(27,633)	0
Greystone Bldg 100	50,000	1998	4.0x	0.0%	0	0.0%	\$21.50	0	0	0
Greystone Bldg 200	33,356	1999	7.0x	0.0%	0	0.0%	\$21.50	0	0	0
Greystone Bldg 300	56,033	1998	4.0x	0.0%	0	0.0%	\$21.50	0	0	0
Greystone Bldg 400	34,999	1999	7.0x	0.0%	0	0.0%	\$21.50	0	0	0
Greystone Bldg 500	52,040	1999	4.0x	57.7%	30,018	0.0%	\$21.50	(30,018)	0	0
Greystone Bldg 600	34,440	1999	4.0x	34.1%	11,746	23.8%	\$21.50	0	0	0
Greystone Bldg 700	28,200	1999	5.0x	31.2%	8,800	0.0%	\$21.50	(8,800)	0	0
Meridian Bldg 100	34,000	2000	2.9x	0.0%	0	0.0%	\$21.50	0	0	0
Meridian Bldg 200	51,040	2002	2.7x	0.0%	0	0.0%	\$21.50	(50,891)	50,891	0
Meridian Bldg 300	34,000	2003	4.0x	0.0%	0	0.0%	\$21.50	0	0	0
Meridian Bldg 400	51,040	2000	4.0x	0.0%	0	0.0%	\$21.50	(50,891)	50,891	0
Meridian Bldg 500	31,000	2003	4.0x	0.0%	0	0.0%	\$21.50	0	0	0
Prominence Building 100	160,065	1990	7.0x	64.3%	102,957	0.0%	\$21.50	(81,506)	11,304	0
Prominence Building 200	164,562	1990	5.0x	0.0%	0	0.0%	\$21.50	0	0	0
Prominence Building 300	96,485	1998	5.0x	48.6%	46,883	0.0%	\$21.50	0	0	0
Prominence Building 400	108,799	1998	5.0x	0.0%	0	43.1%	\$21.50	0	25,916	(28,278)
Prominence Building 500	104,553	1989	5.0x	55.5%	58,068	11.5%	\$21.50	(4,160)	(12,041)	0
Prominence Building 600	103,691	1990	5.0x	40.2%	41,670	0.0%	\$21.50	(23,827)	8,690	12,496
Prominence Building 700	22,927	1988	5.0x	24.2%	5,538	0.0%	\$21.50	0	0	0
Flagler Center 100	106,349	1997	5.0x	19.7%	20,968	0.0%	\$21.00	0	31,788	0
Flagler Center 200	61,837	1997	6.0x	33.6%	20,761	0.0%	\$21.00	0	0	0
Flagler Center 300	134,159	1998	6.0x	50.8%	68,149	0.0%	\$21.00	(68,149)	0	0
Flagler Center 400	97,183	1999	6.0x	10.8%	10,471	51.4%	\$21.00	0	(36,695)	0
Florida Coastal Building	231,813	1990	7.0x	100.0%	231,813	0.0%	\$20.75	0	(231,021)	0
Summit 1	58,665	1998	5.0x	0.0%	0	0.0%	\$20.75	(833)	21,900	0
Summit 2	61,811	1988	5.0x	19.9%	12,323	0.0%	\$20.75	0	0	0
Summit 3	67,800	1988	5.0x	0.0%	0	0.0%	\$20.75	0	0	0

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Summit 4	72,389	1991	5.0x	22.3%	16,162	0.0%	\$20.75	(794)	(9,129)	6,273
Liberty Business Park Phase 1	42,184	1996	6.0x	0.0%	0	0.0%	\$19.50	0	(20,758)	20,758
Liberty Business Park Phase 2	39,350	1996	3.8x	0.0%	0	0.0%	\$19.50	0	0	0
Liberty Business Park Phase 3	78,930	1986	4.0x	0.0%	0	0.0%	\$19.50	0	0	0
Liberty Business Park Phase 4	54,835	1999	4.0x	0.0%	0	0.0%	\$19.50	0	0	(5,850)
Gramercy Woods Bldg. 100	259,744	1990	4.0x	0.0%	0	9.7%	\$18.50	0	0	(15,173)
Total / Weighted Average	4,173,698	1994	4.7x	25.8%	1,075,120	7.4%	\$21.66	(467,760)	(59,845)	(109,170)

Property Name	Owner	Last Sale Detail						Seller	Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate				
TIER II										
Itera Bldg	Itera	Jul-02	N/A	N/A	-	-	-		NAI Hallmark Partners	NAI Hallmark Partners
Belfort Crossing	LRC Properties / TriGate	Jan-19	\$9.6	\$92	-	-		Greenfield Partners	Lingerfelt	-
Innovation Park I	Susquehanna	Dec-10	\$12.4	\$91	100.0%	9.1%		HQ Capital (Deutschland)	Cross Creek Pointe Realty	-
Innovation Park II	Susquehanna	Dec-10	\$12.8	\$91	100.0%	9.1%		HQ Capital (Deutschland)	Cross Creek Pointe Realty	-
Enterprise Park	LRC Properties / TriGate	Jan-19	\$11.1	\$92	93.8%	-		Greenfield Partners	Lingerfelt	-
Gramercy Woods Bldg. 700	Glenfield Capital	Apr-19	\$15.3	\$125	100.0%	-		The Blackstone Group	JLL	Colliers
Gran Park at Avenues Building 1	Bridge Commercial Real Estate	Jun-14	\$7.7	\$95	100.0%	-		Flagler Real Estate Services	Bridge Commercial Real Estate	-
Gran Park at Avenues Building 2	Bridge Commercial Real Estate	Jun-14	\$7.7	\$95	95.7%	-		Flagler Real Estate Services	Bridge Commercial Real Estate	-
Gran Park at Avenues Building 3	Bridge Commercial Real Estate	Jun-14	\$7.7	\$95	92.1%	-		Flagler Real Estate Services	Bridge Commercial Real Estate	-
8800 Baymeadows Way	Continental Capital Partners	Apr-17	\$22.6	\$103	81.0%	7.9%		DRA Advisors	Commonwealth Commercial	CBRE
Gate Parkway Office	Ash Properties, Inc.	Jul-06	N/A	N/A	-	-			Ash Properties, Inc.	Ash Properties, Inc.
Liberty Center	Hakimian	Feb-16	\$11.4	\$88	86.7%	-		Greenfield Partners	Hakimian Holdings	-
Quadrant at Southpoint I	Cohasset	Sep-14	\$11.7	\$97	100.0%	-		Kaufman Capital Partners	Cohasset	-
Quadrant at Southpoint II	Cohasset	Sep-14	\$11.7	\$97	96.5%	-		Kaufman Capital Partners	Cohasset	-
Greystone Bldg 100	Taurus	Jun-06	\$4.8	\$94	100.0%	-			Taurus	-
Greystone Bldg 200	Taurus	Jun-06	\$3.1	\$94	100.0%	-			Taurus	-
Greystone Bldg 300	Taurus	Jun-06	\$3.1	\$94	100.0%	-			Taurus	-
Greystone Bldg 400	Taurus	Jun-06	\$3.3	\$94	100.0%	-			Taurus	-
Greystone Bldg 500	Taurus	Jun-06	\$4.9	\$94	100.0%	-			Taurus	-
Greystone Bldg 600	Taurus	Jun-06	\$3.2	\$94	100.0%	-			Taurus	-
Greystone Bldg 700	Taurus	Jun-06	\$2.6	\$94	100.0%	-			Taurus	-
Meridian Bldg 100	Taurus	Jun-06	\$4.0	\$117	100.0%	-			Taurus	-
Meridian Bldg 200	Taurus	Jun-06	\$6.0	\$117	82.4%	-			Taurus	-
Meridian Bldg 300	Taurus	Jun-06	\$4.0	\$117	100.0%	-			Taurus	-
Meridian Bldg 400	Taurus	Jun-06	\$6.0	\$117	100.0%	-			Taurus	-
Meridian Bldg 500	Taurus	Jun-06	\$3.6	\$117	23.6%	-			Taurus	-
Prominence Building 100	Crocker Partners	Nov-12	\$5.9	\$37	100.0%	-		LNR Partners	Crocker Partners	JLL
Prominence Building 200	Crocker Partners	Nov-12	\$6.1	\$37		-		LNR Partners	Crocker Partners	JLL
Prominence Building 300	Crocker Partners	Nov-12	\$3.6	\$37	4.5%	-		LNR Partners	Crocker Partners	JLL
Prominence Building 400	Crocker Partners	Nov-12	\$4.0	\$37	100.0%	-		LNR Partners	Crocker Partners	JLL
Prominence Building 500	Crocker Partners	Nov-12	\$3.9	\$37	33.9%	-		LNR Partners	Crocker Partners	JLL
Prominence Building 600	Crocker Partners	Nov-12	\$3.8	\$37	53.5%	-		LNR Partners	Crocker Partners	JLL
Prominence Building 700	Crocker Partners	Nov-12	\$0.8	\$37		-		LNR Partners	Crocker Partners	JLL
Flagler Center 100	Crocker Partners	Mar-18	\$9.2	\$86	41.1%	7.8%		Investcorp	Crocker Partners	JLL
Flagler Center 200	Crocker Partners	Mar-18	\$5.3	\$86	100.0%	7.8%		Investcorp	Crocker Partners	JLL
Flagler Center 300	Crocker Partners	Mar-18	\$11.6	\$86	89.7%	7.8%		Investcorp	Crocker Partners	JLL
Flagler Center 400	Crocker Partners	Mar-18	\$8.4	\$86	94.3%	7.8%		Investcorp	Crocker Partners	JLL
Florida Coastal Building	Angelo, Gordon & Co.	Feb-11	\$27.0	\$117	-	-			Foundry	-
Summit 1	Rose & Berg Realty	Sep-18	\$6.7	\$113	91.9%	8.4%		Bluerock	Foundry	-
Summit 2	Rose & Berg Realty	Sep-18	\$7.0	\$113	83.1%	8.4%		Bluerock	Foundry	-
Summit 3	Rose & Berg Realty	Sep-18	\$7.7	\$113	100.0%	8.4%		Bluerock	Foundry	-



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		Date	Price	\$/RSF	Occ.	Cap Rate	Seller		
Summit 4	Rose & Berg Realty	Sep-18	\$8.2	\$113	90.5%	8.4%	Bluerock	Foundry	-
Liberty Business Park Phase 1	Plymouth REIT	Dec-18	-	-	-	-	Greenfield Partners	Plymouth REIT	-
Liberty Business Park Phase 2	Plymouth REIT	Dec-18	-	-	-	-	Greenfield Partners	Plymouth REIT	-
Liberty Business Park Phase 3	Plymouth REIT	Dec-18	-	-	-	-	Greenfield Partners	Plymouth REIT	-
Liberty Business Park Phase 4	Plymouth REIT	Dec-18	-	-	-	-	Greenfield Partners	Plymouth REIT	-
Gramercy Woods Bldg. 100	Glenfield Capital	Apr-19	\$32.5	\$125	100.0%	-	The Blackstone Group	JLL	Colliers