

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Rent		Net Absorption		
				Direct	Direct SF	Sublet	NNN	OpEx	2018	2019	2020 YTD
TIER I											
800 Waterford	246,085	2017	4.0x	31.9%	78,585	0.0%	\$31.41	\$12.50	71,818	16,297	0
1000 Waterford	247,002	2009	3.0x	26.9%	66,453	0.4%	\$28.24	\$12.50	(15,519)	(9,963)	(14,740)
703 Waterford	247,000	2001	3.0x	22.6%	55,801	6.9%	\$27.95	\$12.50	(15,031)	(10,172)	(17,092)
701 Waterford	247,001	1999	3.0x	16.3%	40,383	1.3%	\$28.00	\$12.50	(9,435)	(1,483)	(3,108)
5505 Waterford	222,760	2002	3.4x	25.7%	57,159	0.0%	\$27.50	\$12.50	(213,182)	164,220	0
5200 Waterford	250,920	1988	3.0x	12.3%	30,847	1.3%	\$26.00	\$12.50	(14,374)	7,789	(8,118)
5201 Waterford	210,784	1994	3.0x	10.9%	22,888	8.8%	\$26.00	\$12.50	(5,126)	(4,192)	4,641
5301 Waterford	204,887	1997	3.0x	9.3%	19,127	11.6%	\$25.84	\$12.50	(4,819)	1,688	(15,996)
5707 Waterford - Burger King HQ	150,000	2018	4.0x	0.0%	0	0.0%	-	-	150,000	0	0
Total / Weighted Average	2,026,439	2002	2.9x	18.3%	371,243	3.3%	\$27.68	\$12.50	(55,668)	164,184	(54,413)

TIER II											
Waterford Centre	91,431	1999	5.0x	8.4%	7,700	0.0%	\$26.50	\$11.50	0	(5,741)	(1,959)
LMIA - 7600	144,756	1993	4.0x	23.2%	33,646	3.3%	\$25.50	\$12.94	(26,261)	26,261	0
LMIA - 7300	246,593	1987	4.0x	5.6%	13,812	0.0%	\$25.50	\$12.77	(6,697)	(293)	0
LMIA - 7650	127,927	1996	4.0x	15.5%	19,848	0.0%	\$25.50	\$13.60	0	0	(19,848)
LMIA - 7665	131,100	1996	4.0x	0.0%	0	0.0%	\$25.50	\$14.88	0	0	0
6505 Waterford	178,287	1996	4.0x	1.3%	2,243	2.8%	\$23.50	\$13.50	6,128	31,755	0
6100 Waterford	165,963	1991	3.9x	8.7%	14,473	2.2%	\$23.50	\$13.50	1,394	0	(6,177)
6303 Waterford	163,445	1993	4.0x	11.9%	19,476	0.0%	\$23.50	\$13.50	(2,069)	536	4,498
Total / Weighted Average	1,249,502	1994	4.1x	8.9%	111,198	1.1%	\$24.76	\$13.30	(27,505)	52,518	(23,486)

TIER III											
6101 Waterford	88,835	1988	3.5x	24.6%	21,887	0.0%	\$24.50	\$11.50	(1,708)	(20,179)	0
6161 Waterford	87,065	1987	3.9x	15.8%	13,763	0.0%	\$24.50	\$11.50	0	(11,921)	(7,550)
LMIA - 7200	98,116	1981	4.0x	11.8%	11,563	0.0%	\$24.00	\$11.98	(11,114)	6,001	1,435
LMIA - 7205	83,050	1983	4.0x	6.7%	5,526	0.0%	\$24.00	\$11.98	(5,549)	9,046	(1,719)
5775 Waterford	62,089	1983	3.7x	7.1%	4,383	0.0%	\$23.50	\$11.50	1,239	5,312	751
5805 Waterford	60,659	1982	3.4x	38.7%	23,473	0.0%	\$23.50	\$11.50	12,767	(15,995)	1,344
5757 Waterford	61,113	1984	3.9x	14.2%	8,651	12.7%	\$23.50	\$11.50	5,670	(979)	(554)
Waterford at Blue Lagoon	57,565	1988	3.0x	23.2%	13,383	0.0%	\$19.09	\$13.00	44	0	0
The Mapfre Building	78,374	1985	3.0x	2.0%	1,583	0.0%	-	-	0	0	0
Total / Weighted Average	676,866	1985	3.6x	15.4%	104,212	1.1%	\$23.52	\$11.79	1,349	(28,715)	(6,293)

Total Competitive Set	3,952,807	1997	3.4x	14.8%	586,653	2.2%	\$26.03	\$12.65	(81,824)	187,987	(84,192)
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UNDER CONSTRUCTION											
Property Name	RSF	Delivery Date	Asking Rent	OpEx	Preleased SF	Tenants					
None	-	-	-	-	-						
Total / Weighted Average	-	-	-	-	-						

Property Name	Owner	Last Sale Detail						Property Manager	Leasing Agent	
		Date	Price	\$/RSF	Occ.	Cap Rate	Seller			
TIER I										
800 Waterford	TIAA/Allianz	Jun-17	-	-	-	-	-		Hogan Group	Blanca
1000 Waterford	TIAA/Allianz	Nov-15	\$45	\$244	100.0%	-	-		Hogan Group	Blanca
703 Waterford	TIAA/Allianz	Nov-15	\$64	\$244	99.2%	-	-		Hogan Group	Blanca
701 Waterford	TIAA/Allianz	Nov-15	\$64	\$244	99.2%	-	-		Hogan Group	Blanca
5505 Waterford	Franklin Street	Nov-03	\$48	\$226	100.0%	-	TIAA		Colliers	C&W
5200 Waterford	TIAA/Allianz	Nov-15	\$65	\$244	98.2%	-	-		Hogan Group	Blanca
5201 Waterford	TIAA/Allianz	Nov-15	\$54	\$244	94.3%	-	-		Hogan Group	Blanca
5301 Waterford	TIAA/Allianz	Nov-15	\$53	\$244	93.7%	-	-		Hogan Group	Blanca
5707 Waterford - Burger King HQ	Burger King Corp.	-	-	-	-	-	-		-	-
TIER II										
Waterford Centre	Patton Real Estate	Dec-19	\$30	\$332	91.0%	4.8%	Ivy		Ivy	Patton Real Estate
LMIA - 7600	Crocker/Walton JV	Jul-18	\$33	\$231	79.0%	5.5%	CBREI		Crocker Partners	C&W
LMIA - 7300	Crocker/Walton JV	Jul-18	\$57	\$231	74.2%	5.5%	CBREI		Crocker Partners	C&W
LMIA - 7650	Crocker/Walton JV	Jul-18	\$30	\$231	100.0%	5.5%	CBREI		Crocker Partners	C&W
LMIA - 7665	Crocker/Walton JV	Jul-18	\$30	\$231	100.0%	5.5%	CBREI		Crocker Partners	C&W
6505 Waterford	MetLife	Sep-06	\$50	\$192	93.5%	5.5%	TIAA		Taylor & Mathis	C&W
6100 Waterford	MetLife	Sep-06	\$24	\$192	71.7%	5.5%	TIAA		Taylor & Mathis	C&W
6303 Waterford	MetLife	Nov-13	\$24	\$192	82.8%	5.5%	TIAA		C&W	C&W
TIER III										
6101 Waterford	Ivy	May-16	\$17	\$188	92.6%	6.0%	DRA Advisors		Ivy	CBRE
6161 Waterford	Ivy	May-16	\$17	\$188	95.8%	6.0%	DRA Advisors		Taylor & Mathis	CBRE
LMIA - 7200	Crocker/Walton JV	Jul-18	\$23	\$231	85.3%	5.5%	CBREI		Crocker Partners	C&W
LMIA - 7205	Crocker/Walton JV	Jul-18	\$19	\$231	85.1%	5.5%	CBREI		Crocker Partners	C&W
5775 Waterford	Ivy	May-16	\$11	\$188	76.1%	6.0%	DRA Advisors		Ivy	CBRE
5805 Waterford	Ivy	May-16	\$11	\$188	78.1%	6.0%	DRA Advisors		Ivy	CBRE
5757 Waterford	Ivy	May-16	\$12	\$188	79.6%	6.0%	DRA Advisors		Ivy	CBRE
Waterford at Blue Lagoon	Douglas Davis	Jul-17	\$11	\$183	70.0%	5.0%	TA Realty		Colliers	Robinson Commercial
The Mapfre Building	EAC Consulting	Feb-17	\$13	\$168	100.0%	-	MAPFRE Insurance		-	Stone Miller

UNDER CONSTRUCTION				
Property Name	Developer	Investor	Land Price (\$MM)	Dev. Cost (PSF)
None				