

Northeast / I-77 Charlotte - Tier Report - 2019 4Q

PARTNERS											
Property Name	RSF	Year Built	Vacancy			Gross Rate	Net Absorption			Parking Ratio	Owner
			Direct	Direct SF	Sublet		2017	2018	2019		
<u>Harris Corners</u>											
One Harris Corners	100,911	2000	19.7%	19,879	3.3%	\$28.50	283	(1,350)	10,458	4.6x	Bridge Investment Group
Two Harris Corners	134,135	2002	18.8%	25,217	3.1%	\$28.50	12,838	18,131	(15,769)	4.9x	Bridge Investment Group
Three Harris Corners	134,503	2006	9.9%	13,316	0.0%	\$28.50	(912)	(7,761)	5,838	4.3x	Bridge Investment Group
Wgt. Avg. / Total	369,549	2003	15.8%	58,413	2.0%	\$28.50	12,209	9,020	527	4.6x	
<u>Submarket - Competitive Set</u>											
The Linville Building	118,497	2008	8.0%	9,480	0.0%	\$28.00	7,190	2,687	(9,560)	4.0x	Albany Road Real Estate Partners
One Harbour Place	60,000	2008	2.0%	1,200	2.2%	\$30.00	(9,000)	10,970	0	3.8x	Childress Klein
Two Harbour Place	51,000	2015	4.0%	2,040	0.0%	\$30.00	0	0	0	3.8x	Childress Klein
Kenton Circle One	44,423	1999	5.0%	2,221	0.0%	\$26.50	1,998	(1,320)	1,320	4.0x	Acre Valley Real Estate Capital LLC
Kenton Circle Two	45,668	2001	9.0%	4,110	0.0%	\$28.00	1,172	1,336	(3,643)	4.0x	Acre Valley Real Estate Capital LLC
Kenton Circle Three	45,667	2005	10.0%	4,567	0.0%	\$28.00	0	0	(595)	4.0x	Acre Valley Real Estate Capital LLC
Wgt. Avg. / Total	365,255	2006	6.5%	23,618	0.4%	\$28.43	1,360	13,673	(12,478)	3.9x	
<u>HTA Portfolio</u>											
The Park - Alexander Building	122,388	2001	19.5%	23,873	0.0%	\$26.00	(4,671)	17,439	(7,525)	4.0x	Healthcare Trust of America, Inc.
The Park - Latta Building	101,500	2000	11.9%	12,083	43.1%	\$26.00	0	(48,917)	(6,938)	4.1x	Healthcare Trust of America, Inc.
The Park - Reed Building	67,623	1998	12.5%	8,461	0.0%	\$25.00	26,295	0	0	3.3x	Healthcare Trust of America, Inc.
The Park - Storrs Building	59,156	1996	8.9%	5,264	0.0%	\$25.00	(505)	0	4,563	4.0x	Healthcare Trust of America, Inc.
The Park - Kemp Building	44,907	1991	4.0%	1,796	0.0%	\$26.00	0	(5,611)	3,751	0.0x	Healthcare Trust of America, Inc.
Wgt. Avg. / Total	395,574	1997	13.0%	51,477	11.1%	\$25.68	21,119	(37,089)	(6,149)	3.1x	
<u>NorthPointe Executive Park (Inferior Quality)</u>											
NorthPointe One	39,626	2003	0.0%	0	0.0%	\$24.50	(23,274)	190	24,126	4.0x	AEW Capital Management
NorthPointe Two	60,910	2000	48.8%	29,742	0.0%	\$24.50	(27,204)	9,872	(6,502)	4.3x	AEW Capital Management
NorthPointe Three	54,194	2002	48.6%	26,360	0.0%	\$24.50	0	(26,360)	0	4.3x	AEW Capital Management
NorthPointe Four	52,820	2007	0.0%	0	0.0%	\$24.50	0	0	0	3.3x	AEW Capital Management
Wgt. Avg. / Total	207,550	2003	27.0%	56,102	0.0%	\$24.50	(50,478)	(16,298)	17,624	4.0x	