

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Gross Rate	Net Absorption		
				Direct	Direct SF	Sublet		2019	2020	2021 YTD
TIER I										
Resource Square 1	91,667	1999	5.0x	0.0%	0	0.0%	\$31.50	2,033	(4,254)	0
Resource Square 3	152,882	2003	5.0x	2.4%	3,668	0.0%	\$31.50	(5,458)	(2,927)	4,897
Resource Square 2	123,658	2000	5.0x	0.0%	0	0.0%	\$31.00	0	0	0
Research Commons	129,418	1989	4.0x	3.7%	4,786	0.0%	\$28.50	3,570	0	0
University Corporate Center I	124,019	1999	5.3x	31.0%	38,429	8.8%	\$28.00	(34,689)	(7,134)	(18,340)
University Corporate Center III	103,386	2007	4.7x	52.4%	54,222	0.0%	\$28.00	(29,354)	933	0
University Park - Building 100	89,782	1988	5.0x	14.7%	13,241	4.5%	\$27.50	1,106	(6,165)	4,500
University Park - Building 200	94,679	1989	5.0x	5.6%	5,292	1.3%	\$27.50	(7,691)	15,202	(2,672)
University Park - Building 300	72,969	1999	5.0x	7.9%	5,740	0.0%	\$27.50	8,541	1,584	0
University Park - Building 400	64,634	2001	5.0x	0.0%	0	0.0%	\$27.50	3,443	0	0
University Park - Building 500	64,448	2001	5.0x	22.5%	14,487	0.0%	\$27.50	12,655	(19,922)	5,435
University Corporate Center II	104,582	2003	4.0x	18.0%	18,846	0.0%	\$27.00	(5,124)	(6,397)	(4,299)
Alfaya Corporate Center	51,482	2003	4.3x	1.8%	952	0.0%	\$26.00	(3,904)	4,856	(952)
Carley Corp Bldg	75,997	2014	5.3x	6.6%	5,011	0.0%	\$26.00	(8,981)	3,970	0
Ocwen Federal Bank 1	124,500	1999	7.0x	0.0%	0	32.7%	\$26.00	0	0	0
University Tower	97,573	1987	4.9x	0.0%	0	0.0%	\$26.00	0	0	0
University Tech	59,160	1998	4.0x	0.0%	0	0.0%	\$25.00	16,726	15,622	0
Palladium	74,416	1987	4.2x	17.2%	12,779	0.0%	\$24.50	1,938	(6,904)	(1,985)
Research Pavilion	133,090	1986	4.0x	3.0%	3,998	0.0%	\$24.00	0	0	(3,998)
Research Pointe II	72,247	2009	4.0x	0.0%	0	0.0%	\$23.50	0	32,812	0
University Science Center	55,019	1999	5.0x	0.0%	0	13.6%	\$23.50	0	0	(7,500)
Challenger South Bldg 1	73,269	2005	5.0x	48.0%	35,162	0.0%	\$23.00	(18,425)	0	0
Challenger Tech Center II	99,604	2001	4.0x	0.0%	0	0.0%	\$23.00	42,055	0	6,111
Quadrangle IV	51,262	2006	5.0x	0.0%	0	0.0%	\$23.00	0	0	0
Challenger Tech Center III	82,128	2002	5.0x	64.1%	52,674	0.0%	\$22.50	(3,677)	(3,405)	0
Graseby Bldg	50,000	1984	3.0x	0.0%	0	0.0%	\$22.50	0	0	0
Siemens Westinghouse	257,000	1983	4.0x	0.0%	0	0.0%	\$22.00	0	0	0
Total / Weighted Average	2,572,871	1997	4.7x	10.5%	269,287	2.5%	\$26.20	(25,236)	17,871	(18,803)

Property Name	Owner	Last Sale Detail						Seller	Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate				
TIER I										
Resource Square 1	Crocker Partners	Jan-20	\$18.8	\$206	85.6%	7.0%	TerraCap Management	Crocker Partners	JLL	
Resource Square 3	Crocker Partners	Jan-20	\$31.4	\$206	97.6%	7.0%	TerraCap Management	Crocker Partners	JLL	
Resource Square 2	State of Florida	Oct-17	\$19.1	\$154	-	-		Univ. of Central Florida	-	
Research Commons	City Office REIT	Jul-16	\$26.4	\$203	-	-		Tower Realty	Tower	
University Corporate Center I	Brookfield	Mar-17	\$16.2	\$131	-	-		C&W	Avison Young	
University Corporate Center III	Brookfield	Mar-17	\$14.3	\$137	-	-		C&W	Avison Young	
University Park - Building 100	IP Capital Partners	Jun-19	\$15.6	\$174	100.0%	7.0%	Crocker Partners	IP Capital Partners	JLL	
University Park - Building 200	IP Capital Partners	Jun-19	\$16.5	\$174	100.0%	7.0%	Crocker Partners	IP Capital Partners	JLL	
University Park - Building 300	IP Capital Partners	Jun-19	\$12.7	\$174	80.8%	7.0%	Crocker Partners	IP Capital Partners	JLL	
University Park - Building 400	IP Capital Partners	Jun-19	\$11.3	\$174	92.5%	7.0%	Crocker Partners	IP Capital Partners	JLL	
University Park - Building 500	IP Capital Partners	Jun-19	\$11.2	\$174	89.0%	7.0%	Crocker Partners	IP Capital Partners	JLL	
University Corporate Center II	Great Point	Aug-07	\$19.6	\$187	-	-		CNL	Foundry	
Alfaya Corporate Center	Equity Partners	-	-	-	-	-		First Capital	Equity Partners	
Carley Corp Bldg	Carley Corporation	-	-	-	-	-		-	Realty Capital	
Ocwen Federal Bank 1	City Office REIT	Nov-14	\$26.5	\$213	-	9.0%		Tower Realty	CBRE	
University Tower	UCF Foundation	Dec-04	\$7.6	\$80	-	-		C&W	Cushman & Wakefield	
University Tech	City Office REIT	Jul-16	\$7.5	\$127	-	-		Tower Realty	Tower	
Palladium	Owens Realty	Sep-13	\$9.2	\$123	-	9.0%		Owens Realty	Foundry	
Research Pavilion	UCF Foundation	-	-	-	-	-		C&W	Cushman & Wakefield	
Research Pointe II	Tower Realty	-	-	-	-	-		Tower Realty	Tower	
University Science Center	Defense Training Systems	May-17	\$7.2	\$131	-	-		Real Estate Inverlad Dev.	CBRE	
Challenger South Bldg 1	Marlanco, Inc.	-	-	-	-	-		Taurus	Taurus	
Challenger Tech Center II	Marlanco, Inc.	Jun-02	\$12.3	\$123	-	-		The Marcent Group	Avison Young	
Quadrangle IV	Real Estate Inverlad	Oct-12	\$6.8	\$132	100.0%	8.5%		-	Avison Young	
Challenger Tech Center III	The Marcent Group	-	-	-	-	-		The Marcent Group	Avison Young	
Graseby Bldg	Charles Rutenberg Realty	May-14	\$4.7	\$94	100.0%	8.5%		Republic Properties Inc	-	
Siemens Westinghouse	Stockbridge Capital Group	Aug-18	\$61.5	\$239	100.0%	-		-	Newmark Knight Frank	