

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Rent		Net Absorption		
				Direct	Direct SF	Sublet	NNN	OpEx	2018	2019	2020 YTD
TIER I											
Financial Center at the Gardens	190,440	1997	3.9x	12.6%	23,956	0.0%	\$34.00	\$15.94	(16,501)	(24,610)	19,369
DiVosta Towers	220,000	2019	4.0x	67.0%	147,500	0.0%	\$31.00	\$13.00	0	0	60,000
Gardens Pointe	34,867	2009	2.8x	24.9%	8,668	0.0%	\$29.00	\$13.50	0	(1,423)	0
PGA Financial Plaza	72,350	1998	4.0x	3.6%	2,571	0.0%	\$28.00	\$13.15	0	0	0
Grand Bank Center	33,620	2002	4.0x	31.8%	10,700	0.0%	\$28.00	\$13.00	3,657	7,265	0
Total / Weighted Average	551,277	2007	3.9x	35.1%	193,395	0.0%	\$31.33	\$14.07	(12,844)	(18,768)	79,369

TIER II											
Seacoast National Centre	67,500	2006	4.4x	5.3%	3,597	12.9%	\$28.50	\$12.50	3,597	(3,597)	0
Gardens Plaza	88,150	1987	4.3x	10.4%	9,156	0.0%	\$28.00	\$14.00	(7,161)	2,298	0
Fairway Office Center - Phase II	87,749	2003	5.0x	11.3%	9,921	0.0%	\$28.00	\$12.45	9,305	(5,864)	0
Fairway Office Center - Phase I	87,115	2000	4.4x	21.1%	18,358	0.0%	\$28.00	\$12.95	19,337	(9,232)	(6,685)
Fairway Office Center	47,818	1989	4.2x	8.7%	4,159	0.0%	\$27.00	\$12.95	5,411	(3,487)	2,503
Total / Weighted Average	378,332	1997	4.5x	11.9%	45,191	2.3%	\$27.96	\$13.00	30,489	(19,882)	(4,182)

TIER II - East											
Golden Bear West Tower	85,142	1990	4.9x	4.9%	4,176	0.0%	\$27.00	\$13.73	13,148	(4,481)	1,344
Golden Bear East Tower	81,377	1990	4.9x	4.4%	3,585	0.0%	\$27.00	\$13.90	7,504	0	(3,585)
Golden Bear North Tower	79,938	1990	5.0x	21.8%	17,437	0.0%	\$27.00	\$13.90	0	(2,124)	0
Lost Tree Village Financial Center	60,390	1985	4.1x	2.6%	1,562	5.8%	\$24.00	\$9.88	0	0	(1,452)
Total / Weighted Average	306,847	1989	4.8x	8.7%	26,760	1.1%	\$26.41	\$13.06	20,652	(6,605)	(3,693)

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TIER III											
Harbour Financial Center	119,264	1987	5.5x	0.0%	0	0.0%	\$28.00	\$9.00	(1,206)	2,566	0
Gardens Station - West	48,000	2007	4.0x	8.7%	4,183	0.0%	\$28.00	\$8.71	4,304	(4,183)	0
Prof. Centre at the Gardens 11641	21,589	2001	3.8x	8.4%	1,816	0.0%	\$24.00	\$9.80	(4,497)	2,681	0
Prof. Centre at the Gardens 11601	21,587	2001	3.8x	0.0%	0	0.0%	\$24.00	\$9.80	0	0	0
Prof. Centre at the Gardens 11621	21,588	2001	3.0x	0.0%	0	0.0%	\$24.00	\$9.80	0	0	0
Prof. Centre at the Gardens 11631	21,590	2001	3.0x	0.0%	0	0.0%	\$24.00	\$9.80	0	(8,732)	0
Center Garden City	39,878	1998	3.9x	86.3%	34,432	0.0%	\$23.00	\$9.50	(19,044)	(10,000)	0
4400 PGA	80,323	1989	3.6x	6.6%	5,274	10.3%	\$22.00	\$11.50	0	(4,475)	550
PGA National Office Center	60,000	2001	3.5x	3.5%	2,121	0.0%	\$22.50	\$9.00	6,548	(4,565)	2,444
SunTrust Bldg	48,016	1991	3.1x	9.4%	4,500	0.0%	\$20.00	\$9.00	1,402	(4,109)	(678)
Gardens Professional Arts Center	42,371	1986	3.7x	18.2%	7,731	0.0%	\$18.00	\$9.00	0	904	(86)
Wells Fargo Center	47,487	1979	4.0x	2.1%	1,003	0.0%	\$19.00	-	4,430	1,860	0
PGA Professional & Design	67,000	2008	5.0x	0.0%	0	0.0%	-	-	0	0	0
Northcorp Center	67,762	2000	4.7x	0.0%	0	0.0%	-	-	0	0	0
Total / Weighted Average	706,455	1995	4.2x	8.6%	61,060	1.2%	\$23.47	\$9.53	(8,063)	(28,053)	2,230
Total Competitive Set	1,942,911	1997	4.1x	16.8%	326,406	1.1%	\$27.31	\$12.24	30,234	(73,308)	73,724

Property Name	Owner	Last Sale Detail						Seller	Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate				
TIER I										
Financial Center at the Gardens	NY Life	Jul-19	\$718	\$381	92.5%	5.9%	KBS Capital Advisors	Crocker Partners	C&W	
DiVosta Towers	DiVosta	-	-	-	-	-	-	DiVosta	DiVosta	
Gardens Pointe	TA Realty	Dec-10	\$110	\$320	86.7%	-	Kolter Property Company	NAI/Merin	NAI/Merin	
PGA Financial Plaza	Lost Tree Village	-	-	-	-	-	-	Lost Tree Village	NAI/Merin	
Grand Bank Center	MB Properties	May-07	\$210	\$625	100.0%	5.6%	GLL Real Estate Partners	C&W	C&W	
TIER II										
Seacoast National Centre	Owens Realty	Dec-18	\$251	\$372	95.0%	6.3%	GLL Real Estate Partners	-	C&W	
Gardens Plaza	Stiles Realty	Nov-15	\$214	\$242	88.9%	-	TA Realty	Stiles Realty	Stiles Realty	
Fairway Office Center - Phase II	C-III Capital	Jul-16	\$210	\$239	100.0%	-	J.P. Morgan Asset Management	NAI/Merin	NAI/Merin	
Fairway Office Center - Phase I	C-III Capital	Jul-16	\$210	\$241	91.7%	-	J.P. Morgan Asset Management	NAI/Merin	NAI/Merin	
Fairway Office Center	C-III Capital	Jul-16	\$105	\$220	90.0%	-	J.P. Morgan Asset Management	NAI/Merin	NAI/Merin	
TIER II - East										
Golden Bear West Tower	Waterfall AM	May-20	\$170	\$200	95.1%	-	Alliance Partners HSP, LLC	-	NAI/Merin	
Golden Bear East Tower	Waterfall AM	May-20	\$166	\$204	95.6%	-	Alliance Partners HSP, LLC	-	NAI/Merin	
Golden Bear North Tower	Waterfall AM	May-20	\$158	\$197	78.2%	-	Alliance Partners HSP, LLC	-	NAI/Merin	
Lost Tree Village Financial Center	Lewiston Inv.	May-16	\$90	\$149	62.9%	-	Sentinel Trust Company	-	Lost Tree Village	

Property Name	Owner	Last Sale Detail						Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate	Seller		
TIER III									
Harbour Financial Center	Paul Thibadeau	Aug-01	\$210	\$176	100.0%	13.3%	The Harbour Center, Inc	TRH Management	TRH Management
Gardens Station - West	John C. Bills Prop.	-	-	-	-	-	-	John C. Bills Prop.	John C. Bills Prop.
Prof. Centre at the Gardens 11641	W.C. & A.N. Miller Co.	May-17	\$47	\$215	98.0%	8.0%	LNR Partners LLC	Avison Young	Avison Young
Prof. Centre at the Gardens 11601	W.C. & A.N. Miller Co.	May-17	\$47	\$215	98.0%	8.0%	LNR Partners LLC	Avison Young	Avison Young
Prof. Centre at the Gardens 11621	W.C. & A.N. Miller Co.	May-17	\$47	\$215	98.0%	8.0%	LNR Partners LLC	Avison Young	Avison Young
Prof. Centre at the Gardens 11631	W.C. & A.N. Miller Co.	May-17	\$47	\$215	98.0%	8.0%	LNR Partners LLC	Avison Young	Avison Young
Center Garden City	John C. Bills Prop.	Jul-19	\$58	\$143	14.0%	-	Arthur A Anderman	John C. Bills Prop.	John C. Bills Prop.
4400 PGA	Summit CRE	Feb-17	\$185	\$231	85.2%	-	Summit Commercial Real Estate Group	-	NAI/Merin
PGA National Office Center	Pro Golfers Association	Aug-07	\$74	\$123	97.0%	-	PGA of America	-	Colliers
SunTrust Bldg	DiVosta	-	-	-	-	-	-	DiVosta	DiVosta
Gardens Professional Arts Center	KD Commerical	Mar-20	\$81	\$191	82.4%	6.8%	Russel Wayland	-	KD Commercial RE
Wells Fargo Center	John B Costello	-	-	-	-	-	-	Avison Young	Avison Young
PGA Professional & Design	Noble Properties	-	-	-	-	-	Newmark Knight Frank	Capital Realty Advisors	-
Northcorp Center	Biomet	Jan-03	\$130	\$192	100.0%	-	4600 East Park Corp.	-	3-Implant Innovations