

| Property Name                   | RSF     | Year Built | Parking Ratio | Vacancy |           |        | Rent    |         | Net Absorption |         |          |
|---------------------------------|---------|------------|---------------|---------|-----------|--------|---------|---------|----------------|---------|----------|
|                                 |         |            |               | Direct  | Direct SF | Sublet | NNN     | OpEx    | 2018           | 2019    | 2020 YTD |
| TIER I                          |         |            |               |         |           |        |         |         |                |         |          |
| DiVosta Towers                  | 220,000 | 2019       | 4.0x          | 61.6%   | 135,510   | 0.0%   | \$38.00 | \$13.00 | 0              | 0       | 60,000   |
| Financial Center at the Gardens | 190,440 | 1997       | 3.9x          | 13.7%   | 26,145    | 0.0%   | \$34.00 | \$15.94 | -              | -       | -        |
| Gardens Pointe                  | 34,867  | 2009       | 2.8x          | 20.8%   | 7,245     | 0.0%   | \$30.00 | \$13.50 | 0              | (1,423) | 1,423    |
| PGA Financial Plaza             | 72,350  | 1998       | 4.0x          | 0.0%    | 0         | 0.0%   | \$28.00 | \$13.15 | 0              | 0       | 2,571    |
| Grand Bank Center               | 33,620  | 2002       | 4.0x          | 22.0%   | 7,403     | 0.0%   | \$28.00 | \$13.00 | 3,657          | 7,265   | (7,403)  |
| Total / Weighted Average        | 551,277 | 2007       | 3.9x          | 32.0%   | 176,303   | 0.0%   | \$34.19 | \$14.07 | 3,657          | 5,842   | 56,591   |

|                                  |         |      |      |       |        |       |         |         |         |          |          |
|----------------------------------|---------|------|------|-------|--------|-------|---------|---------|---------|----------|----------|
| TIER II                          |         |      |      |       |        |       |         |         |         |          |          |
| Seacoast National Centre         | 67,500  | 2006 | 4.4x | 9.8%  | 6,597  | 12.9% | \$31.00 | \$12.50 | 3,597   | (3,597)  | (3,000)  |
| Gardens Plaza                    | 88,150  | 1987 | 4.3x | 10.4% | 9,156  | 0.0%  | \$29.00 | \$14.00 | (7,161) | 2,298    | 0        |
| Fairway Office Center - Phase II | 87,749  | 2003 | 5.0x | 11.3% | 9,921  | 15.4% | \$28.00 | \$12.45 | 9,305   | (5,864)  | (4,057)  |
| Fairway Office Center - Phase I  | 87,115  | 2000 | 4.4x | 30.8% | 26,830 | 0.0%  | \$28.00 | \$12.95 | 19,337  | (9,232)  | (15,157) |
| Fairway Office Center            | 47,818  | 1989 | 4.2x | 11.7% | 5,592  | 0.0%  | \$27.00 | \$12.95 | 5,411   | (3,487)  | 1,070    |
| Total / Weighted Average         | 378,332 | 1997 | 4.5x | 15.4% | 58,096 | 5.9%  | \$28.64 | \$13.00 | 30,489  | (19,882) | (21,144) |

|                                    |         |      |      |       |        |      |         |         |        |         |         |
|------------------------------------|---------|------|------|-------|--------|------|---------|---------|--------|---------|---------|
| TIER II - East                     |         |      |      |       |        |      |         |         |        |         |         |
| Lost Tree Village Financial Center | 60,390  | 1985 | 4.1x | 2.6%  | 1,562  | 5.8% | \$30.00 | \$9.88  | 0      | 0       | (1,452) |
| Golden Bear East Tower             | 81,377  | 1990 | 4.9x | 4.4%  | 3,585  | 0.0% | \$29.43 | \$13.90 | 7,504  | 0       | (3,585) |
| Golden Bear West Tower             | 85,142  | 1990 | 4.9x | 4.9%  | 4,176  | 0.0% | \$28.00 | \$13.73 | 13,148 | (4,481) | 1,344   |
| Golden Bear North Tower            | 79,938  | 1990 | 5.0x | 21.9% | 17,483 | 0.0% | \$28.00 | \$13.90 | 0      | (2,124) | (46)    |
| Total / Weighted Average           | 306,847 | 1989 | 4.8x | 8.7%  | 26,806 | 1.1% | \$28.77 | \$13.06 | 20,652 | (6,605) | (3,739) |

|                                   |         |      |      |       |        |       |         |         |          |          |         |
|-----------------------------------|---------|------|------|-------|--------|-------|---------|---------|----------|----------|---------|
| 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%  | \$27.00 | \$8.71  | 4,304    | (4,183)  | 0       |
| 4400 PGA                          | 80,323  | 1989 | 3.6x | 9.5%  | 7,594  | 10.3% | \$25.46 | \$11.50 | 0        | (4,475)  | (1,770) |
| Prof. Centre at the Gardens 11601 | 21,587  | 2001 | 3.8x | 8.4%  | 1,816  | 0.0%  | \$24.00 | \$9.80  | 0        | 0        | 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 11601 | 21,587  | 2001 | 3.0x | 40.5% | 8,732  | 0.0%  | \$24.00 | \$9.80  | 0        | 0        | 0       |
| Prof. Centre at the Gardens 11601 | 21,587  | 2001 | 3.0x | 0.0%  | 0      | 0.0%  | \$24.00 | \$9.80  | 0        | 0        | 0       |
| Center Garden City                | 39,878  | 1998 | 3.9x | 86.3% | 34,432 | 0.0%  | \$23.00 | \$9.50  | (19,044) | (10,000) | 0       |
| 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 | 13.0% | 6,239  | 0.0%  | \$20.00 | \$9.00  | 1,402    | (4,109)  | (678)   |
| Wells Fargo Center                | 47,487  | 1979 | 4.0x | 6.6%  | 3,126  | 0.0%  | \$19.28 | \$9.00  | 4,430    | 1,860    | (2,123) |
| Gardens Professional Arts Center  | 42,371  | 1986 | 3.7x | 14.5% | 6,155  | 0.0%  | \$18.00 | \$9.00  | 0        | 904      | 1,490   |
| 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          | 706,449 | 1995 | 4.2x | 10.5% | 74,398 | 1.2%  | \$23.89 | \$9.48  | (3,566)  | (22,002) | (637)   |

|                       |           |      |      |       |         |      |         |         |        |          |        |
|-----------------------|-----------|------|------|-------|---------|------|---------|---------|--------|----------|--------|
| Total Competitive Set | 1,942,905 | 1997 | 4.1x | 17.3% | 335,603 | 1.7% | \$28.85 | \$12.22 | 51,232 | (42,647) | 31,071 |
|-----------------------|-----------|------|------|-------|---------|------|---------|---------|--------|----------|--------|

| Property Name                      | Owner                   | Last Sale Detail |       |        |        |          |                                     | Property Manager        | Leasing Agent         |
|------------------------------------|-------------------------|------------------|-------|--------|--------|----------|-------------------------------------|-------------------------|-----------------------|
|                                    |                         | Date             | Price | \$/RSF | Occ.   | Cap Rate | Seller                              |                         |                       |
| TIER I                             |                         |                  |       |        |        |          |                                     |                         |                       |
| DiVosta Towers                     | DiVosta                 | -                | -     | -      | -      | -        | -                                   | DiVosta                 | DiVosta               |
| Financial Center at the Gardens    | NY Life                 | Jul-19           | \$718 | \$381  | 92.5%  | 5.9%     | KBS Capital Advisors                | Crocker Partners        | C&W                   |
| 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                  | Diagnostic Centers      | May-07           | \$210 | \$625  | 100.0% | 5.6%     | GLL Real Estate Partners            | NAI/Merin               | NAI/Merin             |
| 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                     |                         |                  |       |        |        |          |                                     |                         |                       |
| Lost Tree Village Financial Center | Lewiston Inv.           | May-16           | \$90  | \$149  | 62.9%  | -        | Sentinel Trust Company              | -                       | Lost Tree Village     |
| Golden Bear East Tower             | Waterfall AM            | May-20           | \$166 | \$204  | 95.6%  | -        | Alliance Partners HSP, LLC          | -                       | NAI/Merin             |
| Golden Bear West Tower             | Waterfall AM            | May-20           | \$170 | \$200  | 95.1%  | -        | Alliance Partners HSP, LLC          | -                       | NAI/Merin             |
| Golden Bear North Tower            | Waterfall AM            | May-20           | \$158 | \$197  | 78.2%  | -        | Alliance Partners HSP, LLC          | -                       | NAI/Merin             |
| 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.   |
| 4400 PGA                           | Summit CRE              | Feb-17           | \$185 | \$231  | 85.2%  | -        | Summit Commercial Real Estate Group | -                       | NAI/Merin             |
| 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 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 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 11601  | 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.   |
| PGA National Office Center         | Pro Golfers Association | Aug-07           | \$74  | \$123  | 97.0%  | -        | PGA of America                      | -                       | Colliers              |
| SunTrust Bldg                      | DiVosta                 | -                | -     | -      | -      | -        | -                                   | DiVosta                 | DiVosta               |
| Wells Fargo Center                 | John B Costello         | -                | -     | -      | -      | -        | -                                   | Avison Young            | Avison Young          |
| Gardens Professional Arts Center   | KD Commerical           | Mar-20           | \$81  | \$191  | 82.4%  | 6.8%     | Russel Wayland                      | -                       | KD Commercial RE      |
| 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 |