

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Rent		Net Absorption		
				Direct	Direct SF	Sublet	NNN	OpEx	2018	2019	2020 YTD
TIER I											
125 Worth Ave	50,017	1974	3.3x	3.6%	1,805	0.0%	\$59.60	\$21.00	6,558	355	0
230 Royal Palm Way	20,700	2007	5.3x	0.0%	0	0.0%	\$50.00	\$16.30	2,750	7,209	0
109 Royal Palm Way	10,860	1986	4.0x	0.0%	0	0.0%	\$50.00	\$20.00	0	0	0
324 Royal Palm Way	25,068	1960	2.7x	20.2%	5,059	0.0%	\$48.29	\$16.50	121	(990)	(265)
350 Royal Palm Way	23,152	1969	2.8x	31.8%	7,364	6.9%	\$47.00	\$18.50	1,323	0	(1,607)
400 Royal Palm Way	27,628	1966	2.8x	41.9%	11,577	0.0%	\$46.00	\$22.00	4,473	(1,371)	(2,446)
440 Royal Palm Way	50,889	1986	3.0x	66.2%	33,708	0.0%	\$45.00	\$19.00	(4,443)	(1,951)	(1,000)
450 Royal Palm Way	25,212	1962	3.0x	0.0%	0	0.0%	\$45.00	\$19.50	834	6,488	0
420 Royal Palm Way	13,948	2002	2.0x	16.5%	2,300	0.0%	\$45.00	\$16.50	2,603	(3,350)	0
340 Royal Palm Way	21,342	1974	4.0x	33.3%	7,114	0.0%	\$44.00	\$18.92	0	0	0
Total / Weighted Average	268,816	1977	3.2x	25.6%	68,927	0.6%	\$48.81	\$19.15	14,219	6,390	(5,318)
TIER II											
231 Royal Palm Way	10,545	1973	3.0x	0.0%	0	0.0%	\$55.00	\$17.00	(4,567)	4,567	0
205 Royal Palm Way	16,204	1990	2.0x	0.0%	0	0.0%	\$55.00	\$21.00	0	0	0
180 Royal Palm Way	24,688	1971	3.5x	21.6%	5,327	0.0%	\$50.00	\$18.00	0	0	0
250 Royal Palm Way	23,362	1975	3.4x	0.0%	0	39.8%	\$48.00	\$14.87	(8,160)	10,598	0
218 Royal Palm Way	12,265	1920	-	94.5%	11,594	0.0%	\$45.00	\$17.75	527	0	5,749
249 Royal Palm Way	42,364	1972	3.0x	15.3%	6,467	0.0%	\$38.00	\$16.85	(399)	(908)	0
251 Royal Palm Way	45,107	1972	3.0x	21.0%	9,475	0.0%	\$38.00	\$16.85	(501)	1,750	0
240 Royal Palm Way	10,500	1991	3.0x	16.4%	1,723	0.0%	-	-	0	(5,655)	0
205 Worth Ave	29,648	1955	-	7.9%	2,351	-	-	-	(200)	(400)	(1,140)
140 Royal Palm Way	12,075	1987	2.0x	19.6%	2,370	0.0%	-	-	0	0	(2,370)
US Trust	13,300	1984	3.9x	0.0%	0	0.0%	-	-	0	0	0
241 Royal Palm Way	12,700	1987	1.1x	0.0%	0	0.0%	-	-	0	0	0
Total / Weighted Average	252,758	1973	2.8x	15.6%	39,307	3.7%	\$44.13	\$17.21	(13,300)	9,952	2,239

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TIER III											
255 S County Rd	60,000	1927	4.7x	25.3%	15,166	0.0%	\$45.00	\$17.75	(13,558)	6,088	0
350 S County Rd	24,000	1956	2.0x	0.0%	0	0.0%	\$45.00	\$16.00	0	0	0
Three Seventy Five Bldg	40,000	1985	4.7x	0.0%	0	0.0%	\$39.00	-	6,471	(1,471)	5,000
Chairmans Club Building	20,846	1986	2.0x	0.0%	0	0.0%	-	-	232	(391)	876
223 Sunset Ave	16,740	1984	2.0x	33.2%	5,565	0.0%	-	-	4,003	(8,565)	3,000
239 S County Rd	70,000	1940	2.7x	9.2%	6,414	0.0%	-	-	0	0	0
222 Royal Palm Way	11,694	1989	2.0x	0.0%	0	0.0%	-	-	0	0	0
411 S County Rd	10,872	1971	2.0x	0.0%	0	0.0%	-	-	0	5,300	0
Total / Weighted Average	254,152	1956	3.3x	10.7%	27,145	0.0%	\$43.06	\$17.25	(2,852)	961	8,876
Total Competitive Set	775,726	1969	3.1x	17.5%	135,379	1.4%	\$45.40	\$18.20	(1,933)	17,303	5,797

Property Name	Owner	Last Sale Detail						Seller	Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate				
TIER I										
125 Worth Ave	Frisbee Group	Oct-17	\$307	\$614	74.6%	5.4%	Crocker Partners, LLC	-		Tower Commercial
230 Royal Palm Way	O'Connor Capital	Jan-16	\$142	\$688	36.7%	6.8%	FJK Properties		AB Liebovit	C&W
109 Royal Palm Way	Plaza Realty LLC	-	-	-	-	-	-	-	-	-
324 Royal Palm Way	Property Group	Aug-15	\$180	\$718	100.0%	4.0%	Armata Holdings		Property Group	Tower
350 Royal Palm Way	Pearlmark	Jul-13	\$114	\$491	100.0%	-	WG Compass Realty Partners, LLC		Avison Young	CBRE
400 Royal Palm Way	FRI Investors	Mar-18	\$148	\$534	61.5%	1.6%	Crocker Partners, LLC		FRI Investors	FRI Investors
440 Royal Palm Way	Amarta holdings	Jan-20	\$231	\$455	29.3%	-	Marni Propp	-		C&W
450 Royal Palm Way	Armata Holdings	Jan-20	\$154	\$609	100.0%	-	Marni Propp			-
420 Royal Palm Way	Investments Ltd	Jan-04	\$50	\$358	100.0%	11.8%	Haisfield RP4, Inc		Investments Limited	Investmented Limited
340 Royal Palm Way	Kinship	Jul-13	\$105	\$491	70.0%	-	WG Compass Realty Partners, LLC		Avison Young	CBRE
TIER II										
231 Royal Palm Way	Procaccianti Companies	Oct-17	\$92	\$872	67.0%	-	Intelligent Construction Inc	-		M.J. Walters Company
205 Royal Palm Way	Fisher Cummings	Jan-16	\$81	\$501	100.0%	-	AEGON USA Realty Advisors		CBRE	-
180 Royal Palm Way	Sheetz, Inc.	-	-	-	-	-	-		Avison Young	Avison Young
250 Royal Palm Way	Epic LLC	May-16	\$168	\$717	88.1%	5.0%	Ivy Realty Services, LLC	-		Property Matters
218 Royal Palm Way	Madava Financial	Apr-18	\$65	\$528	100.0%	-	David Pinto Quintero		JLL	C&W
249 Royal Palm Way	Citi	-	-	-	-	-	-		American Continental	CBRE
251 Royal Palm Way	Citi	-	-	-	-	-	-		American Continental	CBRE
240 Royal Palm Way	O'Connor Capital	Jan-16	\$72	\$688	100.0%	6.8%	FJK Properties		FJK Properties	C&W
205 Worth Ave	Paul Thibadeau, P.A.	-	-	-	-	-	-	-	-	TRH Management
140 Royal Palm Way	Island House	Jan-20	-	-	79.4%	-	Hopkins Taffy A		Island House	Compass Palm Beach
US Trust	Roland Associates	-	-	-	-	-	-	-	-	-
241 Royal Palm Way	FJK Properties	Dec-98	\$24	\$189	-	-	Palazzo Mediterraneo Corp	-		-

Property Name	Owner	Last Sale Detail						Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate	Seller		
TIER III									
255 S County Rd	Wells Fargo	-	-	-	-	-	-	-	C&W
350 S County Rd	Schulman Associates	-	-	-	-	-	-	-	Earl Hollis
Three Seventy Five Bldg	Irwin Kallman	-	-	-	-	-	-	-	C&W
Chairmans Club Building	Kenneth Slater	Mar-12	\$46	\$222	100.0%	-	Bank of America Corporation	-	Tower Commercial
223 Sunset Ave	New England Development	Feb-19	\$102	\$609	-	-	Richard Rampell	-	Tower Commercial
239 S County Rd	First Nat. Bank of PB	-	-	-	-	-	-	First Nat. Bank of PB	-
222 Royal Palm Way	Bessemer	-	-	-	-	-	-	-	-
411 S County Rd	Trout Town Properties	-	-	-	-	-	-	-	CBRE