

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Rent		Net Absorption		
				Direct	Direct SF	Sublet	NNN	OpEx	2018	2019	2020 YTD
TIER I											
Mizner Park Office Tower	167,440	1999	4.0x	20.3%	34,018	1.8%	\$35.00	\$15.40	(5,834)	2,331	(1,946)
Palmetto Park City Center	66,966	1996	3.1x	17.6%	11,756	0.0%	\$32.00	\$15.00	28,392	(8,959)	(2,797)
Wells Fargo Plaza	88,509	2000	-	0.0%	0	4.9%	\$32.00	\$16.10	10,318	(3,097)	0
Bank of America Tower	109,497	1970	3.0x	47.5%	51,979	0.0%	\$28.00	\$15.86	12,112	(8,545)	(13,000)
595 Financial Center	82,998	2003	3.5x	17.9%	14,871	0.0%	\$23.00	\$8.56	0	0	0
Total / Weighted Average	515,410	1993	2.9x	21.9%	112,624	1.4%	\$30.68	\$14.46	44,988	(18,270)	(17,743)
TIER II											
One Royal Palm Place	27,944	1999	2.5x	3.6%	1,004	0.0%	\$26.00	\$12.00	(1,693)	1,693	(1,004)
Plaza Real Offices	140,089	1990	4.0x	7.6%	10,600	0.4%	\$26.00	\$11.59	3,729	9,271	(5,185)
980 N Federal Hwy	93,762	1987	4.0x	3.1%	2,869	0.0%	\$25.00	\$13.00	10,505	(2,869)	0
South City Plaza	177,911	1986	3.9x	37.9%	67,354	0.0%	\$21.52	\$11.50	(32,861)	(17,619)	(10,185)
Atrium Financial Center	140,696	1982	4.0x	11.1%	15,671	4.0%	\$19.50	\$13.00	3,510	(9,959)	4,214
1200 Corporate Place	137,021	1984	3.1x	10.7%	14,667	0.0%	\$18.75	\$13.48	(25,173)	(7,097)	23,117
Total / Weighted Average	717,423	1988	3.6x	15.6%	112,165	0.9%	\$22.10	\$12.41	(41,983)	(26,580)	10,957
TIER III											
301 Yamato Plaza	212,109	1986	3.4x	9.5%	20,195	0.0%	\$23.64	\$12.15	4,679	7,340	(6,939)
Peninsula Plaza	162,484	1987	4.0x	9.1%	14,853	0.0%	\$21.50	\$13.03	10,593	8,026	2,035
The Greenhouse Offices	71,820	1983	2.9x	3.7%	2,641	0.0%	\$18.33	\$12.00	(850)	(341)	(1,450)
4400 N Federal Hwy	70,000	1981	4.0x	0.8%	594	0.0%	-	\$11.93	3,042	2,265	246
123 Nw 13th St	54,570	1987	4.1x	0.0%	0	0.0%	-	-	10,550	0	0
Total / Weighted Average	570,983	1985	3.6x	6.7%	38,283	0.0%	\$22.01	\$12.38	28,014	17,290	(6,108)
Total Competitive Set	1,803,816	1989	3.4x	14.6%	263,072	0.8%	\$24.52	\$13.00	31,019	(27,560)	(12,894)

Property Name	Owner	Last Sale Detail						Seller	Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate				
TIER I										
Mizner Park Office Tower	Brookfield	Aug-18	-	-	87.0%	-	GGP, Inc.	Brookfield	C&W	
Palmetto Park City Center	Kireland	Sep-15	\$258	\$385	100.0%	-	Ram Realty	Hines	Stateland Brown	
Wells Fargo Plaza	IPCP	Jan-19	\$346	\$391	98.8%	6.8%	IPCP, LLC	C&W	C&W	
Bank of America Tower	Black Creek	Dec-15	\$358	\$327	87.3%	-	Clarion Partners	C&W	C&W	
595 Financial Center	Pinnacle	Nov-14	\$206	\$249	96.9%	-	GLL Real Estate Partners Inc	Pinnacle Holdings	Avison Young	
TIER II										
One Royal Palm Place	Investments Ltd	Aug-14	\$84	\$300	83.8%	-	Feldman & Getz	Investments Ltd	Investments Ltd	
Plaza Real Offices	Brookfield	Aug-18	-	-	82.0%	-	GGP, Inc.	Brookfield	C&W	
980 N Federal Hwy	Boca East Investments	Jul-13	\$107	\$114	21.0%	-	Starwood Property Trust, Inc.	Fairman	Whelchel	
South City Plaza	Penn-Florida	Mar-06	\$265	\$149	82.0%	-	Sun Life Institutional Investments	Penn-Florida	Penn-Florida	
Atrium Financial Center	Penn-Florida	-	-	-	-	-	-	Penn-Florida	Penn-Florida	
1200 Corporate Place	Keystone	Jun-11	\$153	\$111	55.8%	4.0%	Equity Group Investments Inc	Keystone	Keystone	
TIER III										
301 Yamato Plaza	Morning Calm Mgmt	Jul-17	\$389	\$189	92.0%	6.5%	Carros Commercial Realty Inc	Morning Calm Mgmt	Morning Calm Mgmt	
Peninsula Plaza	Blackstone	Nov-00	\$231	\$142	90.0%	-	CarrAmerica Park Place LLC	CDR	JLL	
The Greenhouse Offices	Wigder Investment Group	Apr-12	\$63	\$87	54.6%	-	Coneca Properties	Wigder Investments	Wigder Investment	
4400 N Federal Hwy	James H. Batsmasian	-	-	-	-	-	-	Linton	Investments Ltd	
123 Nw 13th St	Glades First Center	-	-	-	-	-	Glades First Court Associates, Ltd.	Wigder Investments	Glades First Center	

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Property Name	RSF	Year Built	Parking Ratio	Vacancy			Rent		Net Absorption		
				Direct	Direct SF	Sublet	NNN	OpEx	2018	2019	2020 YTD
TIER I											
The Plaza	144,967	1986	4.0x	20.9%	30,370	0.0%	\$42.00	\$18.00	8,288	5,190	-
Boca Center Tower I	120,365	1986	4.0x	5.5%	6,606	3.6%	\$38.00	\$18.09	1,359	16,899	(14,674)
Boca Center Tower II	98,690	1988	4.0x	3.4%	3,382	0.0%	\$38.00	\$19.20	98	6,299	0
One Town Center	191,294	1990	4.0x	4.1%	7,799	0.0%	\$38.00	\$14.44	(7,366)	45,278	12,480
1800 Boca Center	142,906	2008	4.0x	20.5%	29,261	0.0%	\$35.00	\$15.75	(6,891)	3,332	5,528
One Boca Place	278,840	1986	4.0x	15.7%	43,883	0.0%	\$33.00	\$16.75	(10,930)	(11,184)	(573)
Peninsula Executive Center I	100,000	1999	4.0x	0.0%	0	0.0%	\$28.00	\$13.80	0	0	0
Peninsula Executive Center II	87,158	1999	4.0x	16.5%	14,424	9.1%	\$28.00	\$13.80	(2,079)	(35,088)	(7,956)
Total / Weighted Average	1,164,220	1992	4.0x	11.7%	135,725	1.1%	\$35.32	\$16.28	(17,521)	30,726	(5,195)

TIER II											
Lynn Financial Center	85,000	2007	2.9x	0.0%	0	0.0%	\$34.00	\$14.43	0	0	6,711
Lynn Financial Center - Building A	61,905	2009	4.0x	44.9%	27,811	0.0%	\$32.00	\$13.85	8,701	0	1,947
Lynn Financial Center - Building B	61,977	2009	4.0x	9.0%	5,572	0.0%	\$32.00	\$13.85	0	0	0
The Milan at Town Center	72,000	2008	4.0x	0.0%	0	0.0%	\$31.31	\$14.00	1,000	2,000	31,000
The 1801 Bldg	60,323	1999	4.5x	27.2%	16,434	0.0%	\$28.50	\$11.91	(5,883)	(1,304)	0
Fountain Square 2700	92,922	1999	3.6x	28.4%	26,368	10.8%	\$28.50	\$11.85	8,123	(10,298)	0
Fountain Square 2650	69,822	1989	3.6x	9.0%	6,261	0.0%	\$28.50	\$11.85	1,060	(2,036)	0
Fountain Square 2600	81,440	1987	3.6x	34.0%	27,666	0.0%	\$28.50	\$11.85	(6,972)	(2,534)	(4,546)
Boca Corporate Centre	77,353	1984	4.5x	3.2%	2,462	0.0%	\$28.00	\$14.00	(12,535)	10,555	3,241
Crystal Corporate Center	131,209	1986	3.0x	6.9%	9,095	0.0%	\$23.00	\$12.00	(2,746)	11,072	3,413
Total / Weighted Average	793,951	1998	3.8x	15.3%	121,669	1.3%	\$28.93	\$12.87	(9,252)	7,455	41,766

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Rent		Net Absorption		
				Direct	Direct SF	Sublet	NNN	OpEx	2018	2019	2020 YTD
TIER III											
Glades Twin Plaza W	49,150	1982	3.3x	0.0%	0	0.0%	\$28.00	\$13.24	2,526	1,885	0
Glades Twin Plaza W	49,150	1982	3.3x	8.8%	4,341	9.5%	\$28.00	\$13.24	2,526	1,885	0
1900 NW Corporate Blvd E	49,976	1982	4.0x	0.0%	0	0.0%	\$23.95	\$12.91	12,836	0	0
1900 NW Corporate Blvd W	47,632	1986	4.0x	0.0%	0	0.0%	\$23.95	\$12.91	4,512	1,624	0
One Lincoln Place	64,516	1983	4.0x	8.9%	5,770	0.0%	\$22.00	\$12.82	(8,312)	(4,572)	8,344
Town Executive Center	45,130	1983	4.8x	10.6%	4,774	0.0%	\$21.50	\$15.42	731	(962)	0
City National Bank Plaza	132,598	1985	3.2x	6.1%	8,133	0.0%	\$20.00	\$14.30	4,577	(3,016)	6,007
Boca Corporate Plaza	88,763	1987	4.0x	3.7%	3,265	0.0%	\$20.00	\$15.59	3,206	0	(3,265)
Arvida Executive Center	25,000	1985	-	0.0%	0	0.0%	-	-	0	0	0
Total / Weighted Average	551,915	1984	3.6x	4.8%	26,283	0.8%	\$22.60	\$13.98	22,602	(3,156)	11,086
Total Competitive Set	2,510,086	1992	3.8x	11.3%	283,677	1.1%	\$30.58	\$14.70	(4,171)	35,025	47,657

Property Name	Owner	Last Sale Detail						Seller	Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate				
TIER I										
The Plaza	Crocker Partners	Dec-14	\$363	\$250	25.9%	-	MetLife Real Estate	Crocker Partners	Tower Commercial	
Boca Center Tower I	Crocker Partners	Dec-14	\$419	\$346	97.9%	5.8%	Nuveen	Crocker Partners	Tower Commercial	
Boca Center Tower II	Crocker Partners	Dec-14	\$346	\$346	72.1%	5.8%	Nuveen	Crocker Partners	Tower Commercial	
One Town Center	Crocker Partners	Dec-14	\$447	\$230	58.3%	-	MetLife Real Estate	Crocker Partners	Tower Commercial	
1800 Boca Center	Crocker Partners	Dec-14	\$496	\$346	86.5%	5.8%	Nuveen	Crocker Partners	Tower Commercial	
One Boca Place	Crocker Partners	Mar-18	\$925	\$332	91.0%	4.4%	Wheelock Street Capital, LLC	Crocker Partners	Tower Commercial	
Peninsula Executive Center I	C. Talanian Realty	Jun-17	\$319	\$319	95.0%	6.0%	CDR Realty, LLC	CDR	JLL	
Peninsula Executive Center II	C. Talanian Realty	Jun-17	\$278	\$319	95.0%	6.0%	CDR Realty, LLC	CDR	JLL	
TIER II										
Lynn Financial Center	LFC	Mar-15	\$177	\$208	-	-	U.S. Epperson	U.S. Epperson	Avison Young	
Lynn Financial Center - Building A	LFC	-	-	-	-	-	-	U.S. Epperson	Avison Young	
Lynn Financial Center - Building B	LFC	-	-	-	-	-	-	U.S. Epperson	Avison Young	
The Milan at Town Center	Center Realty	-	-	-	-	-	-	Center Realty	Commercial Florida	
The 1801 Bldg	Michael Mammom	-	-	-	-	-	-	Newmark Knight	Cushman & Wakefield	
Fountain Square 2700	Bridge IG	Dec-17	\$203	\$219	81.1%	5.8%	Merin Hunter Codman, Inc.	NAI/Merin	C&W	
Fountain Square 2650	Bridge IG	Dec-17	\$153	\$219	92.9%	5.8%	Merin Hunter Codman, Inc.	NAI/Merin	C&W	
Fountain Square 2600	Bridge IG	Dec-17	\$178	\$219	83.3%	5.8%	Merin Hunter Codman, Inc.	NAI/Merin	C&W	
Boca Corporate Centre	Berta Management	May-06	\$223	\$288	94.5%	-	Boca Corporate Centre Associates, Ltd.	Friedman	Tower Commercial	
Crystal Corporate Center	Bank-Atlantic	May-07	\$338	\$257	91.5%	-	Mainstreet Capital Partners	Penn-Florida	Penn-Florida	

Property Name	Owner	Last Sale Detail						Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate	Seller		
TIER III									
Glades Twin Plaza W	Sterling	Dec-19	\$324	\$659	91.0%	4.9%	L&B Realty Advisors, LLP	Sterling	Sterling
Glades Twin Plaza W	Sterling	Dec-19	\$317	\$644	91.0%	4.9%	L&B Realty Advisors, LLP	Sterling	Sterling
1900 NW Corporate Blvd E	Butters Realty & Mgmt	Mar-17	\$87	\$175	75.0%	8.0%	DRA Advisors LLC	Equity One, Inc.	Butters Realty & Mgmt
1900 NW Corporate Blvd W	Butters Realty & Mgmt	Mar-17	\$83	\$175	75.0%	8.0%	DRA Advisors LLC	Equity One, Inc.	Butters Realty & Mgmt
One Lincoln Place	Nexvel Properties	Feb-10	\$105	\$163	65.0%	8.0%	Coneca Properties	Pimo Capital	JLL
Town Executive Center	Gadco Real Estate	-	-	-	-	-	-	Gadco Real Estate	Gadco Real Estate
City National Bank Plaza	TJAC Development	Aug-16	\$317	\$273	96.3%	6.5%	Carros Commercial Realty Inc	Stateland Brown	Stateland Brown
Boca Corporate Plaza	Pebb Enterprises	Jun-10	\$86	\$96	39.4%	-	Invesco Advisors, Inc.	Pebb Enterprises	NAI/Merin
Arvida Executive Center	Butters Realty & Mgmt	Mar-17	\$39	\$157	75.0%	8.0%	DRA Advisors LLC	Equity One, Inc.	Butters Realty & Mgmt

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Property Name	RSF	Year Built	Parking Ratio	Vacancy			Rent		Net Absorption		
				Direct	Direct SF	Sublet	NNN	OpEx	2018	2019	2020 YTD
TIER I											
Boca Village Corporate Center	108,550	2008	4.0x	5.1%	5,581	14.5%	\$30.00	\$13.45	0	(5,581)	(27,079)
1750 Clint Moore Rd	50,000	1996	1.5x	0.0%	0	0.0%	\$25.00	\$10.00	50,000	0	0
Boca Colonnade II	95,331	2008	4.5x	19.1%	18,162	0.0%	\$25.00	\$13.81	2,239	(9,397)	(2,193)
750@Park	138,000	1986	4.2x	18.4%	18,162	0.0%	\$25.00	\$10.00	18,044	0	0
Boca Colonnade	155,608	1989	4.5x	1.8%	2,761	0.0%	\$24.00	\$13.08	5,968	2,292	(931)
951 Yamato	145,972	1986	4.0x	10.7%	15,562	2.5%	\$24.00	\$12.21	11,300	9,107	(12,561)
Yamato Office Center: Bldg II	82,180	2000	4.0x	23.0%	18,927	0.0%	\$24.00	\$11.26	0	(17,083)	0
The Atrium at Broken Sound	93,500	1986	4.0x	16.5%	15,410	8.3%	\$24.00	\$12.63	510	1,430	(11,622)
900 Broken Sound	117,397	1989	3.3x	4.5%	5,315	0.0%	\$23.00	\$11.95	4,424	13,081	0
The Millennium	60,000	2000	4.0x	11.8%	7,080	0.0%	\$22.50	\$11.85	(9,324)	(5,286)	9,330
One Park Place	237,331	1986	4.0x	56.9%	135,042	0.0%	\$21.50	\$13.13	(11,193)	(106,863)	(490)
Total / Weighted Average	1,283,869	1992	4.0x	19.4%	242,002	2.1%	\$24.10	\$12.31	71,968	(118,300)	(45,546)

TIER II											
Sabre Centre I	101,347	1986	4.6x	14.5%	14,724	0.0%	\$26.37	\$11.85	3,631	21,381	3,180
BRIC - 3-Story	665,389	1971	4.0x	12.2%	81,457	0.0%	\$25.00	\$7.60	204,425	19,399	0
Sabre Centre II	103,106	1985	4.0x	28.1%	28,952	0.0%	\$22.50	\$11.05	(7,031)	(6,204)	(1,765)
North 40 - Yamato	149,284	1983	4.0x	10.2%	15,172	0.0%	\$22.00	\$10.23	35,475	(7,573)	0
Yamato Office Center: Bldg I	88,750	1986	4.0x	21.8%	19,321	4.5%	\$21.00	\$9.58	7,866	(14,016)	(3,970)
North 40 - Congress	204,059	1984	4.0x	17.7%	36,060	23.6%	\$20.00	\$10.23	0	(21,924)	0
Broken Sound Corporate Center	51,010	2004	4.0x	41.6%	21,219	0.0%	\$20.00	\$11.50	0	(28,835)	7,616
Peninsula Center at Congress	47,190	2006	3.6x	9.9%	4,657	0.0%	\$19.50	\$12.00	2,245	(1,685)	(1,225)
Applied Card Systems	66,905	1985	4.7x	42.3%	28,317	0.0%	\$18.00	\$8.87	0	0	0
Congress Corporate Center	66,105	2008	3.9x	0.0%	0	0.0%	\$18.00	\$10.25	0	0	0
7800 Congress Center	40,914	2000	4.3x	19.0%	7,774	0.0%	\$18.00	\$9.53	2,199	(7,774)	0
791 Park of Commerce Blvd	156,898	1994	3.2x	0.0%	0	6.4%	\$17.50	\$6.30	0	0	(9,982)
The Siena at Broken Sound	57,408	2008	4.1x	8.7%	5,000	0.0%	\$14.00	\$8.00	21,800	(3,027)	(1,356)
GEO Group HQ	106,957	2019	4.0x	0.0%	0	0.0%	-	-	0	106,957	0
1501 Yamato Rd	171,490	1980	4.0x	0.0%	0	0.0%	-	-	0	0	0
Beacon Square	160,000	2001	6.0x	0.0%	0	0.0%	-	-	0	0	0

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Broken Sound Plaza A - Phase I	75,000	2001	4.2x	0.0%	0	0.0%	-	-	0	0	0
Broken Sound Plaza B - Phase II	77,340	2001	4.2x	0.0%	0	0.0%	-	-	0	0	0
Meridian Office Center North	70,406	1998	4.6x	0.0%	0	0.0%	-	-	0	0	0
Meridian Office Center South	70,407	1998	5.2x	0.0%	0	100.0%	-	-	(4,813)	4,813	0
Total / Weighted Average	2,529,965	1995	4.2x	10.4%	262,653	5.2%	\$21.95	\$8.97	265,797	61,512	(7,502)

TIER III											
RailAmerica Bldg	59,722	1982	5.0x	7.0%	4,188	7.0%	\$22.00	\$9.67	0	0	14,012
BRIC - Single-Story	1,004,343	1971	4.0x	14.5%	146,039	5.8%	\$20.00	\$7.60	38,028	126,779	0
Congress Corporate Plaza II-East&West	106,449	1987	4.0x	15.3%	16,301	0.0%	\$17.00	\$6.82	(2,535)	(409)	0
6421 Congress Ave	52,868	1985	3.8x	0.9%	500	0.0%	\$15.50	\$7.16	4,385	500	(500)
6413 Congress Ave	57,608	1985	3.8x	0.0%	0	0.0%	\$15.50	\$7.16	2,439	5,287	0
6401 Congress Ave	52,983	1985	3.8x	65.2%	34,533	0.0%	\$15.50	\$7.16	1,912	(2,643)	(21,992)
Paragon Business Center	85,610	1985	3.8x	21.6%	18,482	4.2%	\$15.00	\$7.46	(11,808)	0	(10,279)
Delray Corporate Center	43,420	1987	3.8x	0.0%	0	0.0%	-	-	797	4,672	2,299
Total / Weighted Average	1,463,003	1975	4.0x	15.0%	220,043	4.5%	\$19.04	\$7.57	33,218	134,186	(16,460)

Total Competitive Set	5,276,837	1989	4.1x	13.9%	724,698	4.3%	\$21.65	\$9.48	370,983	77,398	(69,508)
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Property Name	Owner	Last Sale Detail						Seller	Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate				
TIER I										
Boca Village Corporate Center	AGS Properties Corp.	Oct-11	\$329	\$303	100.0%	8.0%	Butters Realty & Management	Butters	C&W	
1750 Clint Moore Rd	StateTrust Group, LLC	Jun-18	\$130	\$260		-	Melvin Stier	-	Butters	
Boca Colonnade II	Workspace Property Trust	Oct-16	\$156	\$163	96.0%	-	Starwood Property Trust, Inc.	-	Workspace Property	
750@Park	Fred Kriz	May-11	\$70	\$51		-	Liberty Property Trust	NAI/Merin	Avison Young	
Boca Colonnade	Workspace Property Trust	Oct-16	\$305	\$163	100.0%	-	Trinsic Residential Group	Workspace Property	Workspace Property	
951 Yamato	Patriot Realty Partners	Jul-06	\$254	\$174	95.7%	-	Patriot Realty Partners I LLC	NAI/Merin	NAI/Merin	
Yamato Office Center: Bldg II	Adler Kawa	Nov-15	\$213	\$259	91.0%	-	American Realty Advisors	Adler Realty	CBRE	
The Atrium at Broken Sound	Alchemy-ABR	Nov-18	\$214	\$229	77.3%	7.2%	ICM Asset Management	CBRE	CBRE	
900 Broken Sound	NAI/Merin	Jun-18	\$237	\$204	79.0%	-	The Davis Companies	NAI/Merin	NAI/Merin	
The Millennium	Millennium	-	-	-	-	-	Norman Codo	-	Boca Office Center	
One Park Place	Canpro Investments	-	-	-	-	-	-	Canpro Investments	JLL	
TIER II										
Sabre Centre I	Grover & Corlew	-	-	-	-	-	C&S Premier Properties, LLC	Grover & Corlew	C&W	
BRIC - 3-Story	Crocker Partners	Apr-18	\$725	\$109	66.6%	7.6%	-	Crocker Partners	CBRE	
Sabre Centre II	DSN Holdings	Dec-14	\$135	\$131	55.0%	-	Louja Realty, Inc.	Louja Realty	Carros Commercial	
North 40 - Yamato	Mainstreet Capital	Feb-19	\$285	\$191	82.0%	6.9%	CarVal Investors	Mainstreet Capital	Avison Young	
Yamato Office Center: Bldg I	Adler Kawa	Nov-15	\$110	\$124	97.1%	-	American Realty Advisors	Adler Realty	CBRE	
North 40 - Congress	Mainstreet Capital	Feb-19	\$398	\$195	82.0%	6.9%	CarVal Investors	Mainstreet Capital	Avison Young	
Broken Sound Corporate Center	Marc Bell Capital	-	-	-	-	-	Cuttroat	Marc Bell Capital	CBRE	
Peninsula Center at Congress	Butters	Jan-20	\$130	\$275	92.7%	7.1%	Greenway Properties LLC	-	Butters Realty	
Applied Card Systems	Applied Card Systems	May-07	\$93	\$139	100.0%	-	Sawgrass Bend, Inc	-	C&W	
Congress Corporate Center	AmTrust Financial	Sep-10	\$55	\$83		-	MB Financial, Inc.	AmTrust Financial	CBRE	
7800 Congress Center	Naya USA Investment	Nov-15	\$75	\$183	100.0%	6.9%	REM Management, Inc.	REM Management	C&W	
791 Park of Commerce Blvd	Commercial Financial	May-05	\$261	\$167	100.0%	5.0%	Yamato-Dixie Associates, LLC	Commercial Financial	Mattis Advisors	
The Siena at Broken Sound	VapeWorld	Oct-18	\$100	\$174	100.0%	-	Luxury Floors	Center Realty	One Investment Group	
GEO Group HQ	Geo Group	-	-	-	-	-	-	GEO Group	-	
1501 Yamato Rd	Pebb Enterprises	Jun-18	\$421	\$245	100.0%	-	RAIT Financial Trust	Songy Highroads	Pebb Enterprises	
Beacon Square	SBA Communications	Nov-13	\$227	\$142	37.1%	-	Flagler Real Estate Services, LLC	-	-	

Property Name	Owner	Last Sale Detail						Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate	Seller		
Broken Sound Plaza A - Phase I	David J Long, III	May-16	\$139	\$185	51.5%	-	Milhous Group	-	David J Long, III
Broken Sound Plaza B - Phase II	Cancer Treatment Centers of America	May-16	\$116	\$149	100.0%	-	SBA DAS & Small Cells, LLC	-	-
Meridian Office Center North	Ivy Realty Services	Dec-15	\$144	\$205	100.0%	5.3%	Black Rock	Ivy Realty Services	CBRE
Meridian Office Center South	Ivy Realty Services	Dec-15	\$126	\$205	100.0%	5.3%	Black Rock	Ivy Realty Services	CBRE

TIER III									
RailAmerica Bldg	Louis Giorgi	Aug-08	\$121	\$203	100.0%	-	Planview Terminal Company	-	-
BRIC - Single-Story	Crocker Partners	Apr-18	\$1,094	\$109	77.0%	7.6%	-	Crocker Partners	CBRE
Congress Corporate Plaza II-East&West Paul Berkoeitz		May-19	\$106	\$99	100.0%	-	Ghitis Property Company	-	Equistone Partners
6421 Congress Ave	Catexor Limited	-	-	-	-	-	-	CBRE	CBRE
6413 Congress Ave	Catexor Limited	-	-	-	-	-	-	CBRE	CBRE
6401 Congress Ave	Catexor Limited	-	-	-	-	-	-	CBRE	CBRE
Paragon Business Center	Workspace Property Trust	Oct-16	\$128	\$149	86.2%	-	Liberty Property Trust	-	Workspace Property
Delray Corporate Center	Levy Realty Advisors	Jul-06	\$124	\$286	90.7%	-	The David Associates	Levy Realty Advisors	Levy Realty Advisors

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)

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Rent		Net Absorption		
				Direct	Direct SF	Sublet	NNN	OpEx	2018	2019	2020 YTD
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
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Property Name	Owner	Last Sale Detail						Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate	Seller		
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	xxxxx	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



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	0.8x	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	2.6x	15.6%	39,307	3.7%	\$44.13	\$17.21	(13,300)	9,952	2,239

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Rent		Net Absorption		
				Direct	Direct SF	Sublet	NNN	OpEx	2018	2019	2020 YTD
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	3.0x	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

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Rent		Net Absorption		
				Direct	Direct SF	Sublet	NNN	OpEx	2018	2019	2020 YTD
TIER I											
Phillips Point (East Tower)	225,147	1985	2.5x	3.1%	7,023	15.9%	\$50.00	\$21.25	(7,960)	(20,158)	0
CityPlace Tower	306,007	2008	2.9x	21.0%	64,129	7.7%	\$49.92	\$22.50	(3,027)	(53,213)	0
Phillips Point (West Tower)	226,711	1988	2.5x	10.4%	23,616	0.0%	\$48.00	\$21.25	0	198	(9,892)
Esperante' Corporate Center	255,984	1989	2.9x	14.4%	36,872	5.6%	\$45.00	\$22.69	583	(14,026)	(5,922)
Total / Weighted Average	1,013,849	1994	2.7x	13.0%	131,640	7.3%	\$48.27	\$21.99	(10,404)	(87,199)	(15,814)

TIER II											
Flagler Center II - Tower	164,700	1984	2.8x	2.5%	4,081	0.0%	\$40.00	\$17.35	(2,411)	0	0
Flagler Center I	90,000	1984	2.8x	3.6%	3,204	0.0%	\$40.00	\$17.35	(3,204)	0	0
Northbridge Centre	293,003	1985	2.6x	27.1%	79,479	0.0%	\$37.89	\$15.33	(2,035)	2,031	0
Waterfront Clematis	102,452	2001	3.0x	1.5%	1,500	0.0%	\$28.00	\$16.50	0	0	(1,500)
101 N Clematis	46,404	2001	3.0x	0.0%	0	0.0%	\$28.00	\$16.50	0	1,972	1,798
Total / Weighted Average	696,559	1991	2.8x	12.7%	88,264	0.0%	\$36.55	\$16.32	(7,650)	4,003	298

TIER III											
Reflections I	58,413	1983	4.0x	71.0%	41,499	0.0%	\$29.00	\$10.31	(4,700)	(30,988)	0
One Clearlake Centre	221,079	1986	2.9x	31.6%	69,879	0.6%	\$28.00	\$14.09	(36,771)	43,296	(4,743)
625 N Flagler Dr	108,482	1984	3.0x	33.5%	36,345	-	\$27.50	\$13.25	(10,924)	(5,929)	17,274
EcoPlex At Centrepark West	100,525	2008	4.1x	18.1%	18,224	0.0%	\$23.59	\$12.34	(475)	2,251	(296)
1601 Belvedere South Tower	51,759	1983	-	73.4%	37,966	-	\$20.74	\$10.37	(13,796)	1,268	1,347
1601 Belvedere East Tower	54,460	1983	-	20.5%	11,181	-	\$20.21	\$9.91	(284)	9,092	825
Reflections II	70,840	1982	4.0x	30.0%	21,278	0.0%	\$20.19	\$8.81	0	0	0
Clearlake Plaza	102,087	1985	3.7x	11.8%	12,019	0.0%	\$20.00	\$12.45	3,436	(1,324)	1,200
1400 Centrepark	95,122	1988	3.3x	22.3%	21,254	0.0%	\$19.00	\$15.11	(17,804)	13,352	(5,527)
Centrepark 1475	74,695	1999	4.8x	4.6%	3,468	0.0%	\$18.00	\$11.77	(426)	(3,468)	10,168
Centrepark 1450	74,413	2001	4.0x	8.3%	6,172	0.0%	\$18.00	\$11.11	(2,411)	(4,685)	4,685
Commerce Pointe Silver	55,755	1987	3.0x	13.9%	7,745	0.0%	\$17.00	\$9.00	3,184	(6,629)	10,500
Commerce Pointe Gold	43,336	1987	4.0x	15.4%	6,665	0.0%	\$17.00	\$10.00	(670)	0	(5,995)
1801 Centrepark Dr E	41,903	1998	4.0x	14.5%	6,076	9.0%	\$16.00	\$11.05	(3,470)	0	(902)
Courthouse Commons	92,585	2007	5.4x	0.0%	0	0.0%	\$15.00	\$13.00	25,265	13,510	0
Total / Weighted Average	1,245,454	1991	3.4x	24.1%	299,771	0.4%	\$21.78	\$12.13	(59,846)	29,746	28,536

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Rent		Net Absorption		
				Direct	Direct SF	Sublet	NNN	OpEx	2018	2019	2020 YTD
Palm Beach Lakes											
The 2001 Professional Building	39,442	1973	4.7x	9.9%	3,890	0.0%	\$27.89	\$8.11	0	(1,090)	2,912
1700 Palm Beach Lakes Blvd	113,964	1988	3.0x	37.1%	42,256	1.9%	\$21.19	\$9.22	(4,437)	2,108	(32,314)
Sabadell Building	113,862	1981	3.3x	11.4%	12,928	0.0%	\$18.00	\$14.00	(379)	339	2,534
2000 Palm Beach Lakes Blvd - E	75,999	1980	3.7x	13.3%	10,106	4.5%	\$18.00	\$9.00	19,728	(4,523)	1,666
2090 Palm Beach Lakes Blvd - W	74,199	1981	3.7x	41.1%	30,484	0.0%	\$18.00	\$9.00	677	(6,095)	5,713
Centurion Tower	143,966	1988	3.3x	5.2%	7,521	0.9%	\$17.50	\$12.96	1,580	3,305	1,661
Horizon Office Center	70,185	1985	4.0x	29.5%	20,704	0.0%	\$17.00	\$7.85	(8,409)	(14,433)	8,353
Regions Financial Tower	180,000	1986	3.5x	16.3%	29,274	0.0%	\$16.82	\$12.30	(3,212)	18,524	(8,160)
Brandywine I	60,615	1987	4.7x	4.3%	2,588	0.0%	\$15.00	\$10.00	382	(5,588)	1,200
Brandywine Centre II	61,900	1989	4.0x	7.4%	4,600	0.0%	\$14.00	\$10.00	7,783	12,400	(4,600)
2440-2478 Metrocentre Blvd	30,328	1991	4.6x	0.0%	0	0.0%	\$14.00	\$6.25	(1,438)	9,857	0
Forum A	92,717	1973	3.9x	0.0%	0	0.0%	-	-	(92,717)	0	0
Total / Weighted Average	1,057,177	1984	3.7x	15.5%	164,351	0.6%	\$17.84	\$10.74	(80,442)	14,804	(21,035)
Total Competitive Set	4,013,039	1989	3.6x	17.0%	684,026	2.1%	\$30.28	\$15.08	(158,342)	(38,646)	(8,015)

Property Name	Owner	Last Sale Detail						Seller	Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate				
TIER I										
Phillips Point (East Tower)	AEW Capital	-	\$1,222	\$564	99.1%	5.3%	Prudential Financial, Inc.	Winters Int'l	C&W	
CityPlace Tower	W.R. Berkley	Aug-14	\$1,500	\$507	94.3%	6.7%	KBS REIT II, Inc.	Property Group	C&W	
Phillips Point (West Tower)	AEW Capital	-	\$1,233	\$544	87.7%	5.3%	Prudential Financial, Inc.	Winters Int'l	C&W	
Esperante' Corporate Center	Redsky	Jul-16	\$1,258	\$491	95.0%	6.2%	The Concoran Group	Redsky	C&W	
TIER II										
Flagler Center II - Tower	W.G. Lassiter	-	-	-	-	-	-	Flagler RE	C&W	
Flagler Center I	Flagler Realty	-	-	-	-	-	-	Flagler RE	C&W	
Northbridge Centre	C-III	Jun-19	\$980	\$327	65.0%	4.3%	-	Vanderbilt	CBRE	
Waterfront Clematis	Colonnade Properties	Dec-14	\$449	\$439	100.0%	6.9%	Lionstone Partners, LLC	Collonade Properties	C&W	
101 N Clematis	Colonnade Properties	Dec-14	\$67	\$144	84.5%	6.9%	Lionstone Partners, LLC	PM Realty	C&W	
TIER III										
Reflections I	Southern Mgmt	Dec-07	\$98	\$168	74.3%	-	American Financial Realty Trust	Southern Mgmt	Reichel Realty	
One Clearlake Centre	Velocis	Jul-17	\$423	\$194	60.0%	4.4%	AEW Capital Management	Colliers	Colliers	
625 N Flagler Dr	FRI Investors	-	-	-	-	-	-	-	C&W	
EcoPlex At Centrepark West	Navarro Lowrey	-	-	-	-	-	-	Navarro Lowrey	Navarro Lowrey	
1601 Belvedere South Tower	Osheroff	-	\$52	\$101	73.4%	-	Merin Hunter Codman, Inc.	Meyer Development	Osheroff	
1601 Belvedere East Tower	Osheroff	-	\$55	\$101	11.8%	-	Merin Hunter Codman, Inc.	-	Osheroff	
Reflections II	Southern Mgmt	May-09	\$55	\$78	77.9%	-	Link Industrial Properties	Southern Mgmt	Reichel Realty	
Clearlake Plaza	Karl Corporation	Dec-01	\$128	\$125	97.0%	8.6%	UNUM Life Ins.	Karl Corporation	Colliers	
1400 Centrepark	Colonnade Properties	Nov-16	\$152	\$160	79.2%	6.7%	J.P. Morgan Asset Management	NAI/Merin	C&W	
Centrepark 1475	Colonnade Properties	Nov-16	\$120	\$160	82.4%	6.7%	J.P. Morgan Asset Management	NAI/Merin	C&W	
Centrepark 1450	Colonnade Properties	Nov-16	\$119	\$160	100.0%	6.7%	J.P. Morgan Asset Management	Collonade Properties	C&W	
Commerce Pointe Silver	Carlos & Thomas Morrison	Dec-12	\$34	\$61	65.4%	5.0%	Gabriel Harkham	Margo Management	Margo Management	
Commerce Pointe Gold	SF Partners	May-19	\$43	\$98	51.7%	-	SF Partners LLC	-	Touchstone Webb	
1801 Centrepark Dr E	Colonnade Properties	Nov-16	\$67	\$160	86.9%	6.7%	J.P. Morgan Asset Management	Collonade Properties	C&W	
Courthouse Commons	Granite Telecommunications, LLC	May-18	\$228	\$266	52.0%	-	Fir Tree Partners	-	CBRE	

Property Name	Owner	Last Sale Detail						Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate	Seller		
Palm Beach Lakes									
The 2001 Professional Building	Ganzer Brothers	Mar-01	\$44	\$109	92.0%	-	2001 Partners	-	Goldenseal Realty
1700 Palm Beach Lakes Blvd	Capstone Realty	Jul-19	\$194	\$170	91.4%	-	Breakers Capital Partners	CBRE	C&W
Sabadell Building	Brookwood Financial	Sep-19	\$154	\$135	83.3%	-	Brookwood Financial	-	JLL
2000 Palm Beach Lakes Blvd - E	Margo Management	May-17	\$70	\$92	50.0%	1.1%	Starwood Property Trust, Inc.	Margo Management	Margo Management
2090 Palm Beach Lakes Blvd - W	Margo Management	May-17	\$68	\$92	40.0%	1.1%	Starwood Property Trust, Inc.	Friedman Real Estate	Margo Management
Centurion Tower	Suffolk Advisor	Oct-19	\$325	\$226	93.6%	-	C - III Capital Partners	-	NAI/Merin
Horizon Office Center	AW Property Co.	Sep-15	\$102	\$159	93.3%	7.2%	Pebb Enterprises	Pebb Enterprises	Reichel Realty
Regions Financial Tower	Ecclestone	Jan-05	-	-	82.0%	-	Ecclestone E L Jr	-	Colliers
Brandywine I	King Real Estate	May-20	\$114	\$188	957.0%	6.9%	SF Partners LLC	King Real Estate	RE/MAX 5 Star Realty
Brandywine Centre II	King Real Estate	Nov-17	\$83	\$134	79.2%	-	Newsmax Media, Inc.	-	King Real Estate
2440-2478 Metrocentre Blvd	Midtown Realty	Dec-19	\$50	\$164	100.0%	-	Grover & Corlow, LLC	-	Reichel Realty
Forum A	Triarch Capital Group	Jan-18	\$113	\$121	96.0%	8.0%	Panther Real Estate Partners	-	C&W