

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Net Rate	Net Absorption		
				Direct	Direct SF	Sublet		2018	2019	2020 YTD
TIER I										
Royal Palm I	240,308	2001	4.0x	6.0%	14,520	4.3%	\$28.50	0	(2,093)	(12,427)
Royal Palm II	225,284	2007	4.0x	3.2%	7,177	0.0%	\$28.50	(2,961)	(8,732)	4,516
Cornerstone One	170,000	1991	4.0x	18.2%	30,898	0.0%	\$25.00	9,002	3,430	(21,983)
Crossroads 2	99,333	1999	5.0x	23.3%	23,178	0.0%	\$24.00	5,565	14,661	(15,281)
Crossroads 1	99,257	1998	2.5x	6.6%	6,555	8.0%	\$24.00	0	(6,555)	0
Cornerstone Five	52,424	2008	3.6x	2.5%	1,336	0.0%	\$23.75	0	(2,309)	973
Lakeside Office Center	134,443	1986	4.0x	19.8%	26,563	0.0%	\$23.50	(8,427)	(4,907)	2,465
Crossroads 4	95,251	2001	5.0x	6.3%	5,996	0.0%	-	8,137	0	(5,996)
Crossroads 3	96,030	2000	5.0x	0.0%	0	0.0%	-	0	0	0
Cornerstone Two	109,659	2005	4.0x	0.0%	0	0.0%	-	0	0	0
Total / Weighted Average	1,321,989	1999	4.1x	8.8%	116,223	1.4%	\$26.14	11,316	(6,505)	(47,733)
TIER II										
Southpointe	79,487	2001	4.0x	9.5%	7,582	9.5%	\$25.50	(3,435)	2,326	(6,473)
Sabadell Financial Center	102,007	1984	4.0x	6.6%	6,708	0.0%	\$24.00	(1,464)	1,621	(3,168)
Bank of America Plaza	80,216	1986	4.2x	13.3%	10,670	5.7%	\$21.50	3,749	(3,260)	(3,496)
300 S Pine Island Rd	46,496	1984	4.0x	14.0%	6,495	0.0%	\$19.00	(1,695)	(1,550)	(3,250)
Amtrust Bank Plaza	78,134	1986	4.0x	4.2%	3,280	0.0%	\$19.00	9,547	11,805	(3,280)
Plantation Place	61,399	1974	3.7x	12.2%	7,479	6.6%	\$16.50	(14,210)	10,484	(2,551)
Plantation Corporate Center	56,141	1985	4.5x	18.0%	10,123	2.6%	-	993	(1,430)	(4,773)
American Express Building	388,431	1975	6.0x	0.0%	0	0.0%	-	(388,431)	0	0
Aetna	120,873	1997	6.4x	0.0%	0	0.0%	-	0	0	0
Total / Weighted Average	1,013,184	1986	4.5x	5.2%	52,337	1.7%	\$21.40	(394,946)	19,996	(26,991)
TIER III										
Atrium West	99,694	1983	3.8x	16.2%	16,105	0.1%	\$14.00	(8,736)	1,105	(5,588)
Corp Park at Inverrary 1	121,723	1984	2.7x	23.1%	28,074	0.0%	-	(23,865)	16,678	2,003
Corp Park at Inverrary 2	50,763	1984	4.0x	0.0%	0	0.0%	-	(1,666)	1,666	0
One University Dr - Bldg A	81,091	1983	4.0x	0.0%	0	0.0%	-	0	0	0
Total / Weighted Average	353,271	1983	3.5x	12.5%	44,179	0.0%	\$14.00	(34,267)	19,449	(3,585)
Total Competitive Set										
Total Competitive Set	2,688,444	1992	4.2x	7.9%	212,739	1.3%	\$24.01	(417,897)	32,940	(78,309)

Property Name	Owner	Last Sale Detail						Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate	Seller		
TIER I									
Royal Palm I	Lincoln Property	Aug-14	\$59	\$261	92.1%	6.3%	Duke Realty Corporation	Duke Realty	Blanca Commercial
Royal Palm II	Lincoln Property	Aug-14	\$62	\$261	94.6%	-	Duke Realty Corporation	Lincoln Property	Blanca Commercial
Cornerstone One	Cornerstone	Nov-00	\$33	\$193	100.0%	8.1%	Talcott Realty Investors LLC	Crimson Services	C&W
Crossroads 2	Starwood	Apr-15	\$19	\$189	93.2%	-	Duke Realty Corporation	Vanderbilt Office	Avison Young
Crossroads 1	Starwood	Apr-15	\$19	\$189	96.9%	-	Duke Realty Corporation	Vanderbilt Office	Avison Young
Cornerstone Five	Masa Global	-	-	-	-	-	BG Capital Group	-	Edington Duke, LLC
Lakeside Office Center	Brookwood	Aug-13	\$22	\$160	91.8%	-	Invesco Advisers, Inc.	Brookwood	ComReal Fort Lauderdale
Crossroads 4	Starwood	Apr-15	\$18	\$189	93.7%	-	Duke Realty Corporation	Vanderbilt Office	Avison Young
Crossroads 3	Starwood	Apr-15	\$18	\$189	88.9%	-	Duke Realty Corporation	Vanderbilt Office	Avison Young
Cornerstone Two	Patrinely Group	-	-	-	-	-	-	Crimson Services	Crimson Services
TIER II									
Southpointe	Green Companies	Jul-18	\$16	\$205	97.6%	7.2%	TA Realty	Green Companies	Avison Young
Sabadell Financial Center	Green Companies	Mar-17	\$19	\$189	96.0%	8.5%	Clarion Partners	CBRE	Avison Young
Bank of America Plaza	Kislak Organization	Nov-18	\$11	\$138	93.4%	-	Transatlantic Investment	-	ComReal
300 S Pine Island Rd	Transatlantic	Dec-12	\$7	\$138	92.1%	-	Morris Southeast Group, Inc.	-	ComReal
Amtrust Bank Plaza	Balogh Family	Nov-18	\$14	\$182	80.0%	6.9%	TA Realty	Colliers	Colliers
Plantation Place	Research Management	Jun-04	\$7	\$115	95.0%	10.3%	Parthenon Realty, LLC	Research Management	Vast Commercial
Plantation Corporate Center	Intervest Properties	-	-	-	-	-	Intervest Properties	SF Real Estate	Berger Commercial
American Express Building	TM Real Estate	Apr-14	\$34	\$86	100.0%	12.8%	KanAm Group LLC	TM Real Estate	-
Aetna	IP Capital/Westport Capital	Feb-18	\$43	\$180	100.0%	-	Link Industrial Properties	-	C&W
TIER III									
Atrium West	Douglas Pike	Jan-15	\$11	\$118	90.0%	-	ROVI Properties, LLC	Ciminelli RE	-
Corp Park at Inverrary 1	E. Brody	Nov-19	-	-	-	-	Mr Robert Siu	Commercial Property	Dettman Properties
Corp Park at Inverrary 2	E. Brody	Nov-19	-	-	-	-	Mr Robert Siu	Commercial Property	Consumer Rights
One University Dr - Bldg A	Broward County Government	Sep-00	\$14	\$173	100.0%	-	One University Drive	-	-