

Florida - Plantation - Tier Report - 2020 2Q

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Net	Net Absorption		
				Direct	Direct SF	Sublet	Rate	2018	2019	2020 YTD
TIER I										
Royal Palm I	240,308	2001	4.0x	3.7%	8,834	4.3%	\$28.50	0	(2,093)	(4,300)
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	17.6%	29,979	0.0%	\$25.00	9,002	3,430	(21,064)
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
Lakeside Office Center	134,443	1986	4.0x	8.0%	10,702	0.0%	\$23.50	(8,427)	(4,907)	17,225
Cornerstone Five	52,424	2008	3.6x	0.0%	0	0.0%	-	0	(2,309)	2,309
Crossroads 4	95,251	2001	5.0x	6.3%	5,996	8.5%	-	8,137	0	(8,137)
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	7.0%	92,421	2.0%	\$26.27	11,316	(6,505)	(24,732)
TIER II										
Southpointe	79,487	2001	4.0x	0.0%	0	9.5%	\$25.50	(3,435)	2,326	1,109
Sabadell Financial Center	102,007	1984	4.0x	9.9%	10,052	0.0%	\$24.00	(1,464)	1,621	(1,166)
Bank of America Plaza	80,216	1986	4.2x	3.4%	2,702	2.5%	\$21.50	3,749	(3,260)	5,799
Plantation Corporate Center	56,141	1985	4.5x	20.4%	11,434	0.0%	\$19.30	993	(1,430)	(6,084)
300 S Pine Island Rd	46,496	1984	4.0x	7.0%	3,245	0.0%	\$19.00	(1,695)	(1,550)	0
Plantation Place	61,399	1974	3.7x	11.0%	6,738	6.6%	\$16.50	(14,210)	10,484	(1,810)
Amtrust Bank Plaza	78,134	1986	4.0x	0.0%	0	0.0%	-	9,547	11,805	0
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	3.4%	34,171	1.3%	\$21.56	(394,946)	19,996	(2,152)

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TIER III										
Atrium West	99,694	1983	3.8x	17.6%	17,504	1.9%	\$14.00	(8,736)	1,105	(8,789)
Corp Park at Inverrary 1	121,723	1984	2.7x	22.1%	26,874	0.0%	-	(23,865)	16,678	3,203
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	12.6%	44,378	0.5%	\$14.00	(34,267)	19,449	(5,586)
Total Competitive Set	2,688,444	1992	4.2x	6.4%	170,970	1.6%	\$24.11	(417,897)	32,940	(32,470)

Property Name	Owner	Last Sale Detail						Seller	Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate				
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	
Lakeside Office Center	Brookwood	Aug-13	\$22	\$160	91.8%	-	Invesco Advisers, Inc.	Brookwood	ComReal Fort Lauderdale	
Cornerstone Five	Masa Global	Nov-18	-	-	-	-	BG Capital Group	-	Edington Duke, LLC	
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 Management, I	-	ComReal	
Plantation Corporate Center	Intervest Properties	-	-	-	-	-	Intervest Properties	SF Real Estate	Berger Commercial	
300 S Pine Island Rd	Transatlantic	Dec-12	\$7	\$138	92.1%	-	Morris Southeast Group, Inc.	-	ComReal	
Plantation Place	Realty Equity Partners	Jun-04	\$7	\$115	95.0%	10.3%	Parthenon Realty, LLC	Research Management	Vast Commercial	
Amtrust Bank Plaza	Balogh Family	Nov-18	\$14	\$182	80.0%	6.9%	TA Realty	Colliers	Colliers	
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	

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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 Partnership II	-	-