

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	18.1%	30,322	1.8%	\$33.20	\$15.40	(5,834)	2,331	6,306
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	3.5x	1.4%	1,203	6.0%	\$32.00	\$16.10	10,318	(3,097)	0
Bank of America Tower	109,497	1970	3.0x	41.5%	45,397	0.0%	\$28.00	\$15.91	12,112	(8,545)	(6,418)
595 Financial Center	82,998	2003	3.5x	22.2%	18,450	0.0%	\$23.00	\$8.56	0	0	(3,579)
Total / Weighted Average	515,410	1993	3.5x	20.8%	107,128	1.6%	\$30.09	\$14.48	44,988	(18,270)	(6,488)
TIER II											
One Royal Palm Place	27,944	1999	2.5x	11.8%	3,296	0.0%	\$29.99	\$12.00	(1,693)	1,693	(3,296)
Plaza Real Offices	140,089	1990	4.0x	16.4%	22,945	0.4%	\$26.00	\$12.02	3,729	9,271	(4,958)
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	30.7%	54,565	0.0%	\$21.50	\$11.50	(32,861)	(17,619)	1,530
Atrium Financial Center	140,696	1982	2.9x	18.5%	26,035	0.8%	\$19.50	\$13.00	-	-	(11,464)
1200 Corporate Place	137,021	1984	3.1x	19.5%	26,667	0.0%	\$18.75	\$12.46	(25,173)	(7,097)	11,117
Total / Weighted Average	717,423	1988	3.4x	19.0%	136,377	0.2%	\$22.25	\$12.29	(45,493)	(16,621)	(7,071)
TIER III											
301 Yamato Plaza	212,109	1986	3.4x	23.6%	50,124	4.4%	\$23.65	\$12.15	4,679	7,340	(11,657)
Peninsula Plaza	162,484	1987	4.0x	6.6%	10,652	3.8%	\$21.50	\$13.03	10,593	8,026	3,973
The Greenhouse Offices	71,820	1983	2.9x	6.8%	4,875	0.0%	\$17.00	\$12.00	(850)	(341)	(4,409)
4400 N Federal Hwy	70,000	1981	4.0x	0.0%	0	0.0%	-	\$11.93	3,042	2,265	840
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	11.5%	65,651	2.7%	\$21.80	\$12.38	28,014	17,290	(11,253)
Total Competitive Set	1,803,816	1989	3.5x	17.1%	309,156	1.4%	\$24.35	\$12.96	27,509	(17,601)	(24,812)

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	