

Florida - Southwest Broward - Tier Report - 2019 4Q

Property Name	RSF	Year Built	Vacancy			Net Rate	Net Absorption			Parking Ratio
			Direct	Direct SF	Sublet		2017	2018	YTD	
TIER I										
Weston Corporate Centre II	78,500	1998	0.0%	0	0.0%	\$30.00	(4,095)	0	0	4.0x
Weston Corporate Centre I	71,000	1998	2.6%	1,827	0.2%	30.00	0	(1,827)	(150)	4.0x
Weston Pointe II	97,180	2001	0.0%	0	0.0%	29.50	6,420	(3,502)	3,502	4.0x
Riviera Point Corp Center	64,431	2017	22.4%	14,452	0.0%	25.50	(15,524)	(13,476)	14,548	4.2x
Huntington Centre II	91,675	2001	2.9%	2,679	0.0%	24.00	12,650	4,796	0	4.0x
Huntington Centre I	91,656	2000	33.6%	30,790	0.0%	24.00	(8,530)	10,260	5,089	4.0x
Miramar Centre III	96,179	2006	4.2%	4,010	3.8%	24.00	(1,247)	50	(4,377)	4.0x
Miramar Centre I	94,392	2001	1.8%	1,724	0.0%	24.00	1,514	1,374	0	4.4x
Liberty Center	104,337	2009	13.5%	14,088	0.0%	23.50	0	(4,217)	(9,871)	4.5x
Huntington Square III	154,090	2000	3.9%	6,046	0.0%	22.50	19,866	2,554	0	4.5x
Pembroke Pointe 880	143,535	2016	0.0%	0	0.0%	-	58,528	15,172	1,484	6.0x
Weston Pointe I	97,579	1999	0.0%	0	0.0%	-	0	0	0	4.0x
Concorde Plaza	73,660	2004	0.0%	0	0.0%	-	6,000	0	0	10.0x
Weston Pointe III	97,178	2001	0.0%	0	0.0%	-	0	0	0	5.0x
Miramar Centre II	96,400	2001	0.0%	0	0.0%	-	0	0	0	3.6x
Weston Pointe IV	96,175	2006	0.0%	0	0.0%	-	0	0	0	4.6x
Wgt. Avg. / Total	1,547,967	2004	4.9%	75,616	0.2%	\$25.32	75,582	11,184	10,225	4.7x
TIER II										
Park Centre West	49,030	1994	99.9%	49,000	0.0%	\$23.90	48,000	0	(49,000)	5.0x
Monarch Gardens	95,897	2004	32.6%	31,227	0.0%	21.50	49,297	2,809	8,852	4.0x
Huntington Square I	120,130	1990	0.0%	0	0.0%	19.00	(1,630)	5,342	(3,712)	4.0x
Huntington Square II -Carnival	119,598	1990	24.1%	28,822	11.3%	18.36	4,067	(12,460)	(3,298)	4.0x
Pembroke Pines Professional Center	96,996	1986	20.4%	19,827	0.6%	17.46	8,527	(6,036)	(268)	4.5x
Miramar Financial Center	132,092	1996	0.0%	0	0.0%	-	(17,137)	17,137	0	4.0x
Power Financial	60,000	2003	0.0%	0	0.0%	-	(8,200)	(874)	9,074	4.0x
Lucent Technologies	228,755	2001	0.0%	0	0.0%	-	0	0	0	4.0x
Huntington Executive Plaza	63,000	2007	0.0%	0	0.0%	-	0	0	0	4.0x
Miramar II	128,540	2001	0.0%	0	0.0%	-	0	0	0	7.0x
Wgt. Avg. / Total	1,094,038	1997	11.8%	128,876	1.3%	\$19.53	82,924	5,918	(38,352)	4.5x
Total Competitive Set*	2,642,005	2001	7.7%	204,492	0.7%	\$23.36	158,506	17,102	(28,127)	4.6x

*excludes buildings for which data was not available.

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Property Name	Owner	Date	Price	\$/RSF	Occ.	Cap Rate	Property Manager	Leasing Agent
<u>TIER I</u>								
Weston Corporate Centre II	KBS Realty	Aug-15	\$24.5	\$313	100%	6.4%	CBRE	ComReal
Weston Corporate Centre I	KBS Realty	Aug-15	\$22.2	\$313	100%	6.4%	CBRE	ComReal
Weston Pointe II	NY Life RE Investors	Jan-16	\$28.7	\$300	90%	7.0%	Duke Realty	C&W
Riviera Point Corp Center	Riviera Point Develop.	Jul-18	-	-	-	-	-	CBRE
Huntington Centre II	Starwood Capital	Aug-15	\$17.4	\$190	77%	7.4%	Vanderbilt Office	Avison Young
Huntington Centre I	Starwood Capital	Aug-15	\$20.9	\$228	100%	7.4%	Vanderbilt Office	Avison Young
Miramar Centre III	Starwood Capital	Aug-15	\$18.3	\$190	78%	7.4%	Vanderbilt Office	Avison Young
Miramar Centre I	Starwood Capital	Aug-15	\$25.5	\$270	100%	7.4%	Vanderbilt Office	Avison Young
Liberty Center	Workspace Property Trust	Oct-16	\$17.2	\$165	100%	-	-	Workspace Property Trust
Huntington Square III	Workspace Property Trust	Oct-16	\$25.4	\$165	99%	-	-	Workspace Property Trust
Pembroke Pointe 880	Midtown Realty	Dec-17	\$42.0	\$293	85%	6.2%	-	C&W
Weston Pointe I	NY Life RE Investors	Jan-16	\$28.9	\$300	83%	7.0%	Duke Realty	C&W
Concorde Plaza	Norona Limited	-	-	-	-	-	Norona Limited	Horizon Properties
Weston Pointe III	NY Life RE Investors	Jan-16	\$28.7	\$300	100%	7.0%	Duke Realty	C&W
Miramar Centre II	Griffen Capital REIT	Jun-15	\$24.6	\$255	100%	-	Taylor & Mathis	-
Weston Pointe IV	NY Life RE Investors	Jan-16	\$28.4	\$300	100%	7.0%	Duke Realty	C&W
<u>TIER II</u>								
Park Centre West	Robert Barry	Apr-19	\$2.0	\$40	100%	-	-	Butters
Monarch Gardens	Dubner Properties	-	-	-	-	-	Dubner Properties	Colliers
Huntington Square I	Workspace Property Trust	Oct-16	\$19.8	\$165	100%	-	-	Workspace Property Trust
Huntington Square II -Carnival	Workspace Property Trust	Oct-16	\$19.7	\$165	98%	-	-	Workspace Property Trust
Pembroke Pines Professional Center	L. Huston Myer Properties	May-15	\$12.2	\$125	69%	5.0%	Alder Realty	Adler Realty
Miramar Financial Center	Bankers Healthcare Group	Mar-20	\$29.0	\$220	100%	-	-	Colliers
Power Financial	Power Financial Credit	Oct-16	-	-	-	-	Power Financial Credit	Colliers
Lucent Technologies	David Berger	Dec-03	\$40.5	\$177	55%	7.6%	C&W	-
Huntington Executive Plaza	Southern Wine & Spirits	-	-	-	-	-	Stiles	-
Miramar II	Chateau Group	May-19	\$45.0	\$350	100%	6.7%	-	-