

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Gross Rate	Net Absorption		
				Direct	Direct SF	Sublet		2018	2019	2020 YTD
TIER I										
Railyard South Tower	163,262	2019	3.0x	4.3%	7,007	0.0%	NM	0	156,255	0
RailYard North Tower	163,261	2019	3.0x	0.8%	1,363	0.0%	NM	0	160,066	1,832
The Refinery	107,000	2019	3.3x	26.0%	27,869	0.0%	\$40.00	0	67,143	879
300 W Summit	63,933	2019	3.3x	18.3%	11,704	0.0%	\$37.00	0	52,229	0
500 E Morehead St	178,336	2017	3.5x	21.7%	38,612	0.0%	NM	17,991	0	(38,112)
Metropolitan Plaza	200,000	2008	3.0x	3.1%	6,143	0.0%	\$37.93	(43,305)	26,452	13,198
Morehead Square	140,649	2001	3.0x	11.5%	16,197	7.3%	\$36.50	45,664	(22,842)	(646)
1616 Center	79,119	2015	2.8x	0.0%	0	0.0%	NM	0	0	0
Total / Weighted Average	1,095,560	2014	3.1x	9.9%	108,895	0.9%	\$37.85	20,350	439,303	(22,849)

TIER II										
Morehead Place	107,606	1995	3.6x	23.2%	24,924	0.0%	\$36.00	30,052	4,058	(18,370)
Southend Dr	80,000	2004	1.6x	1.1%	890	0.0%	\$26.00	890	(32)	0
Camden Grandview Office	70,231	2000	3.0x	7.0%	4,928	4.0%	\$27.00	(956)	3,088	(5,247)
1520 South	91,860	1999	5.3x	10.7%	9,864	0.0%	NM	0	(17,203)	2,243
Cedar Hill	68,900	1920	3.0x	0.0%	0	0.0%	\$34.00	583	0	0
The Courtyard	54,861	1939	5.0x	0.0%	0	0.0%	NM	(2,046)	2,046	0
Total / Weighted Average	473,458	1976	3.6x	8.6%	40,606	0.6%	\$31.20	28,523	(8,043)	(21,374)

TIER III										
The Plaza	82,507	1939	2.0x	8.9%	7,345	0.0%	NM	(3,214)	5,182	0
The Addison	68,000	1929	3.1x	10.0%	6,804	0.0%	\$32.00	(5,194)	(5,335)	3,725
Midtown Centre	66,397	1962	3.3x	11.8%	7,827	14.1%	\$28.00	4,072	(12,506)	(3,866)
Total / Weighted Average	216,904	1943	2.7x	10.1%	21,976	4.3%	\$30.02	(4,336)	(12,659)	(141)

Total Competitive Set	1,785,922	1995	3.2x	9.6%	171,477	1.3%	\$34.54	44,537	418,601	(44,364)
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UNDER CONSTRUCTION						
Property Name	RSF	Delivery Date	Asking Rent	OpEx	Preleased SF	Tenants
2100 S Tryon	92,731	2020	\$37.00	NM	0	NA
Vantage South End - East	286,235	2021	NM	NM	0	NA
Vantage South End - West	326,887	2021	NM	NM	223,591	LendingTree
Design Center Tower	375,000	2021	NM	NM	375,000	Lowes
East West Station	363,382	2022	NM	NM	0	NA
Total / Weighted Average	1,444,235	2021	\$37.00	NM	598,591	

Property Name	Owner	Last Sale Detail						Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate	Seller		
TIER I									
Railyard South Tower	Beacon Development Company							Beacon Development Company	Beacon Development Company
RailYard North Tower	Beacon Development Company							-	-
The Refinery	Insite Properties, LLC							-	JLL
300 W Summit	Stiles Realty							-	JLL
500 E Morehead St	Zurich Alternative AM	Aug-18	\$88	\$496	100.0%		Beacon Development Company	Beacon Development Company	Beacon Development Company
Metropolitan Plaza	J.P. Morgan	Feb-13	\$55	\$276	96.0%	7.0%	Collett & Associates	Bayer Properties	CBRE
Morehead Square	Ferncroft Capital	Apr-12	\$24	\$171	94.3%		Prudential	-	CBRE
1616 Center	Beacon Development Company							-	Beacon Development Company
TIER II									
Morehead Place	Sun Life Assurance	May-12	\$17	\$162	93.0%	8.5%	Germania of America	Foundry Commercial	-
Southend Dr	Brenneman Thompson Properties							Duvall Investment Group, Inc.	Ascent Real Estate Partners
Camden Grandview Office	Camden Property Trust							Camden Property Trust	CBRE
1520 South	Beacon Development Company	Oct-15	\$22	\$236	97.0%		Ferncroft Capital	CBRE	Beacon Development Company
Cedar Hill	Beacon Development Company	Sep-16	\$11	\$155	81.5%		Carolinas Auto Supply House	Beacon Development Company	Beacon Development Company
The Courtyard	Asana Partners	Nov-16	\$13	\$235	100.0%		RAM Realty	-	Thrift CRE
TIER III									
The Plaza	Asana Partners	Nov-16	\$19	\$235	94.1%		RAM Realty	-	JLL
The Addison	Morehead Properties, Inc.							Morehead Properties, Inc.	Beacon Development Company
Midtown Centre	Goode Investments, LLC	Nov-10	\$2	\$37	34.0%		ORIX USA	Southwind Properties	Cushman & Wakefield

UNDER CONSTRUCTION				
Property Name	Developer	Investor		Dev. Cost
2100 S Tryon	Vision Ventures			Unknown
Vantage South End - East	Spectrum Companies	Invesco Advisors		Unknown
Vantage South End - West	Spectrum Companies	Invesco Advisors		Unknown
Design Center Tower	Ram Realty			Unknown
East West Station	Stiles / Shorenstein			Unknown