

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%	\$42.00	0	156,255	0
RailYard North Tower	163,261	2019	3.0x	0.8%	1,363	0.0%	\$42.00	0	160,066	1,832
The Refinery	107,000	2019	3.3x	16.9%	18,085	0.0%	\$44.93	0	67,143	11,988
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	3.5%	6,287	0.0%	NM	17,991	0	(6,287)
Metropolitan Plaza	200,000	2008	3.0x	4.1%	8,251	0.0%	\$38.50	(43,305)	26,452	11,090
Morehead Square	140,649	2001	3.0x	11.5%	16,197	7.3%	\$36.50	45,664	(22,842)	(646)
1616 Center	80,000	2015	2.8x	0.0%	0	0.0%	\$38.00	0	0	0
Total / Weighted Average	1,096,441	2014	3.1x	6.3%	68,894	0.9%	\$40.04	20,350	439,303	17,977

TIER II										
Morehead Place	111,125	1995	3.6x	21.8%	24,260	0.0%	\$36.00	30,052	4,058	(19,247)
Southend Dr	80,000	2004	1.6x	1.1%	890	0.0%	NM	0	0	0
Camden Grandview Office	70,231	2000	3.0x	10.7%	7,527	4.0%	\$27.00	(956)	3,088	(10,304)
1520 South	91,860	1999	5.3x	12.5%	11,474	0.0%	NM	0	(17,203)	8,353
Cedar Hill	68,900	1920	3.0x	57.1%	39,356	0.0%	\$34.00	583	0	(39,356)
The Courtyard	54,861	1939	5.0x	0.0%	0	0.0%	NM	(2,046)	2,046	0
Total / Weighted Average	476,977	1976	3.6x	17.5%	83,507	0.6%	\$32.92	27,633	(8,011)	(60,554)

TIER III										
The Plaza	82,507	1939	2.0x	8.9%	7,345	6.2%	NM	(3,214)	5,182	(5,152)
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	0.0%	\$28.00	4,072	(12,506)	5,522
Total / Weighted Average	216,904	1943	2.7x	10.1%	21,976	2.4%	\$30.02	(4,336)	(12,659)	4,095

Total Competitive Set	1,790,322	1995	3.2x	9.7%	174,377	1.0%	\$37.64	43,647	418,633	(38,482)
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UNDER CONSTRUCTION						
Property Name	RSF	Delivery Date	Asking Rent	OpEx	Preleased SF	Tenants
2100 S Tryon	95,175	2020	\$37.00	NM	0	NA
The Square	150,000	2020	\$42.00	NM	0	NA
Vantage South End - East	286,235	2021	\$44.00	NM	0	NA
Vantage South End - West	326,887	2021	\$44.00	NM	223,591	LendingTree
Design Center Tower	375,000	2021	NM	NM	375,000	Lowes
2151 Hawkins St	285,000	2021	\$43.00	NM	0	NA
East West Station	363,382	2022	NM	NM	0	NA
Total / Weighted Average	1,881,679	2021	\$42.91	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	\$157	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		Land Price	Dev. Cost
2100 S Tryon	Vision Ventures			Unknown	Unknown
The Square	Beacon Development Company			Unknown	Unknown
Vantage South End - East	Spectrum Companies	Invesco Advisors		Unknown	Unknown
Vantage South End - West	Spectrum Companies	Invesco Advisors		Unknown	Unknown
Design Center Tower	Ram Realty			Unknown	Unknown
2151 Hawkins St	Portman Architects			Unknown	Unknown
East West Station	Stiles / Shorenstein			Unknown	Unknown