

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Gross Rate	Net Absorption		
				Direct	Direct SF	Sublet		2018	2019	2020 YTD
TIER I										
Capitol Towers - South	228,461	2015	3.5x	0.0%	0	0.0%	\$43.00	(3,440)	(10,560)	14,000
Capitol Towers - North	227,454	2017	3.5x	0.0%	0	0.0%	\$43.00	225,413	2,041	0
One Piedmont Town Center	212,462	2005	2.4x	0.0%	0	0.0%	NM	0	0	0
Two Piedmont Town Center	205,000	2006	2.4x	3.4%	7,070	0.0%	\$38.73	665	23,604	1,078
One Morrocroft Centre	93,713	1992	4.0x	10.1%	9,464	0.0%	\$39.00	(25,234)	21,637	(5,867)
Two Morrocroft Centre	96,315	1998	3.5x	16.6%	16,028	0.0%	\$39.00	1,918	(56,608)	43,112
Three Morrocroft Centre	100,574	2000	3.5x	1.4%	1,447	0.0%	\$39.00	(31,926)	68,401	(1,447)
Total / Weighted Average	1,163,979	2007	3.1x	2.9%	34,009		\$40.86	167,396	48,515	50,876

TIER II										
SouthPark Towers I	235,000	1986	3.2x	14.7%	34,573	0.9%	\$39.00	(4,646)	(13,463)	(15,311)
SouthPark Towers II	312,000	1998	3.2x	15.1%	47,094	0.6%	\$39.00	(19,073)	1,877	(2,290)
Rotunda Building	230,790	1988	3.3x	18.6%	43,025	4.3%	\$36.50	(6,222)	35,064	(23,411)
Morrison Building	115,130	1974	3.4x	23.0%	26,508	0.0%	\$31.00	(5,216)	1,749	(2,674)
Carnegie Point	121,140	1986	4.0x	6.6%	7,949	0.0%	\$33.00	(4,562)	15,789	3,037
Carnegie X	97,177	1999	3.8x	2.6%	2,520	0.0%	\$34.00	3,630	2,520	(2,520)
Carnegie VIII	106,000	1996	3.8x	3.3%	3,453	0.0%	\$32.00	15,905	3,386	0
One Fairview Center	119,795	1984	5.4x	4.8%	5,804	0.0%	\$32.00	(2,034)	(6,648)	4,676
Porter Building	78,592	1999	3.5x	0.0%	0	0.0%	NM	(1,412)	8,448	0
The Morrocroft Building One	58,445	1989	4.0x	0.0%	0	0.0%	NM	0	(1,526)	1,526
Three South Executive Park	54,125	2002	4.2x	42.0%	22,724	0.0%	\$32.00	(6,577)	(10,012)	(1,318)
6201 Fairview Rd	58,529	1988	3.5x	0.0%	0	28.9%	\$29.00	0	0	0
Total / Weighted Average	1,586,723	1991	3.8x	12.2%	193,650	1.9%	\$35.37	(30,207)	37,184	(38,285)

TIER III										
Esplanade at SouthPark	219,110	1981	4.0x	8.0%	17,526	0.0%	\$28.65	8,286	5,863	1,238
Fairview Plaza I	56,400	1965	4.0x	1.1%	619	0.0%	NM	0	(619)	0
Fairview Plaza	133,652	1984	3.3x	17.5%	23,404	4.8%	\$26.50	1,646	(2,619)	(14,526)
Fairview Plaza III	127,672	1984	3.3x	13.7%	17,438	0.0%	\$26.50	(5,235)	31,373	(15,020)
Parkview Building	124,590	1970	3.5x	33.1%	41,281	0.0%	\$28.50	2,161	(1,393)	(19,317)
Rexford Park II	74,996	1980	3.0x	28.3%	21,235	0.0%	\$34.00	(12,486)	19,398	1,904
Rexford Park I	67,516	1980	4.5x	0.0%	0	0.0%	\$36.00	0	0	0
Two SouthPark Center	95,062	1965	4.2x	14.1%	13,407	0.0%	\$31.00	0	(2,249)	(2,349)
Two Fairview Center	62,963	1968	3.7x	8.8%	5,526	0.0%	\$29.50	(4,789)	13,188	(5,526)
Total / Weighted Average	961,961	1977	3.7x	14.6%	140,436	0.7%	\$29.31	(10,417)	62,942	(53,596)

Total Competitive Set	3,712,663	1992	3.6x	9.9%	368,095	1.0%	\$35.29	126,772	148,641	(41,005)
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Property Name	Owner	Last Sale Detail						Seller	Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate				
TIER I										
Capitol Towers - South	Preferred Office	Dec-18	\$70	\$308	98.7%	5.5%	Lincoln Harris	Lincoln Harris	Lincoln Harris	
Capitol Towers - North	Preferred Office	Dec-18	\$70	\$308	99.1%	5.5%	Lincoln Harris	Lincoln Harris	Lincoln Harris	
One Piedmont Town Center	Principal Financial Group, Inc.	Oct-07			95.7%	5.9%	Crescent Communities	Lincoln Harris	Lincoln Harris	
Two Piedmont Town Center	Principal Financial Group, Inc.	Oct-07			93.2%	5.9%	Crescent Communities	Lincoln Harris	Lincoln Harris	
One Morrocroft Centre	Lincoln Harris / Preferred Office	Dec-19	\$35	\$370	96.9%	5.8%	Clarion Partners	Lincoln Harris	Lincoln Harris	
Two Morrocroft Centre	Lincoln Harris / Preferred Office	Dec-19	\$36	\$370	83.3%	5.8%	Clarion Partners	Lincoln Harris	Lincoln Harris	
Three Morrocroft Centre	Lincoln Harris / Preferred Office	Dec-19	\$37	\$370	100.0%	5.8%	Clarion Partners	Lincoln Harris	Lincoln Harris	
TIER II										
SouthPark Towers I	CalSTRS	Dec-05	\$41	\$177	92.4%		Starwood Property Trust	CBRE	CBRE	
SouthPark Towers II	CalSTRS	Dec-05	\$59	\$188	86.4%		Starwood Property Trust	CBRE	CBRE	
Rotunda Building	Equus Capital Partners, Ltd.	Apr-17	\$60	\$260	91.1%		DWS	-	Trinity Partners	
Morrison Building	Intercontinental Real Estate	Apr-16	\$23	\$198	95.0%		Lionstone Partners	Madison Marquette	Spectrum Companies	
Carnegie Point	ICM Realty Group Ltd.	Sep-16	\$25	\$202	88.3%		DWS	JLL	Foundry Commercial	
Carnegie X	AEW Capital Management	Nov-16	\$28	\$289	84.3%		Northwood Office	Spectrum Companies	Spectrum Companies	
Carnegie VIII	Marsh Associates, Inc.							NAI Southern Real Estate	NAI Southern Real Estate	
One Fairview Center	CapRidge Partners	Jul-19	\$26	\$215	96.8%	7.5%	Bridge Investment Group	CapRidge Management Inc.	Trinity Partners	
Porter Building	Bissell Ballantyne Llc							-	Northwood Office	
The Morrocroft Building One	The Keith Corporation	Jul-13	\$12	\$204	100.0%		Ashton Properties	Grubb Properties	The Keith Corporation	
Three South Executive Park	Lat Purser & Associates, Inc.	Jan-18	\$11	\$209	100.0%	NA	Origin Investments	Lat Purser & Associates, Inc.	Cushman & Wakefield	
6201 Fairview Rd	The Daniels Company	Feb-14	\$10	\$163	54.0%	NA	Lionstone Partners	Madison Marquette	-	
TIER III										
Esplanade at SouthPark	LRC Properties	Feb-16	\$38	\$173	89.0%	5.5%	HighBrook Investors	CBRE	JLL	
Fairview Plaza I	American Asset Corporation	Nov-15						American Asset Corporation	American Asset Corporation	
Fairview Plaza	American Asset Corporation	Nov-15						American Asset Corporation	American Asset Corporation	
Fairview Plaza III	American Asset Corporation	Nov-15						-	American Asset Corporation	
Parkview Building	Triangle Capital Group	Oct-19	\$26	\$205	83.2%		PICOA Inc.	Portland Carolinas Management	CBRE	
Rexford Park II	Childress Klein	May-19	\$13	\$169	41.6%	NA	LendingTree Inc.	Childress Klein	Childress Klein	
Rexford Park I	Childress Klein	May-19	\$12	\$175	100.0%	NA	LendingTree Inc.	Childress Klein	Childress Klein	
Two SouthPark Center	Red Hill Ventures	Nov-19	\$22	\$231	88.5%	7.0%	Continental Capital Partners	-	Cushman & Wakefield	
Two Fairview Center	CapRidge Partners	Jul-19	\$14	\$215	86.5%	7.5%	Bridge Investment Group	CapRidge Management Inc.	Trinity Partners	