

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)	17,218
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	(2,122)
One Morrocroft Centre	93,713	1992	4.0x	6.6%	6,208	0.0%	\$40.00	(25,234)	21,637	(2,611)
Two Morrocroft Centre	96,315	1998	3.5x	15.2%	14,593	2.0%	\$40.00	1,918	(56,608)	50,412
Three Morrocroft Centre	100,574	2000	3.5x	8.0%	8,027	0.0%	\$40.00	(31,926)	68,401	(8,027)
Total / Weighted Average	1,163,979	2007	3.1x	3.1%	35,898	0.2%	\$41.16	167,396	48,515	54,870

TIER II										
SouthPark Towers I	235,000	1986	3.2x	17.4%	40,819	0.0%	\$39.00	(4,646)	(13,463)	(10,072)
SouthPark Towers II	312,000	1998	3.2x	15.7%	49,137	0.6%	\$39.00	(19,073)	1,877	(4,333)
Rotunda Building	230,790	1988	3.3x	19.9%	45,839	8.8%	\$36.50	(6,222)	35,064	(46,200)
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	7.0%	8,453	0.0%	\$33.00	(4,562)	15,789	4,711
Carnegie X	97,177	1999	3.8x	4.4%	4,250	20.9%	\$34.00	3,630	2,520	(22,850)
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	5.5x	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%	\$41.00	(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	34.7%	20,321	0.0%	\$25.58	0	0	(20,321)
Total / Weighted Average	1,586,723	1991	3.8x	14.3%	227,308	2.7%	\$35.53	(30,207)	37,184	(96,855)

TIER III										
Esplanade at SouthPark	219,110	1981	4.0x	14.3%	31,411	0.0%	\$28.65	8,286	5,863	1,238
Fairview Plaza I	56,400	1965	4.0x	21.3%	12,035	0.0%	\$28.00	0	(619)	619
Fairview Plaza	133,652	1984	3.3x	15.2%	20,318	4.8%	\$26.50	1,646	(2,619)	(11,440)
Fairview Plaza III	127,672	1984	3.3x	16.0%	20,394	1.7%	\$26.50	(5,235)	31,373	(19,063)
Parkview Building	124,590	1970	10.0x	34.4%	42,833	0.0%	\$28.34	0	0	(41,020)
Rexford Park II	74,996	1980	3.0x	28.2%	21,148	0.0%	\$34.00	(12,486)	19,398	(5,901)
Rexford Park I	67,515	1980	4.2x	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	3.4x	12.5%	7,855	0.0%	\$29.50	(4,789)	13,188	(5,526)
Total / Weighted Average	961,960	1977	4.5x	17.6%	169,401	0.9%	\$29.21	(12,578)	64,335	(83,442)

Total Competitive Set	3,712,662	1992	3.8x	11.7%	432,607	1.4%	\$35.32	124,611	150,034	(125,427)
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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	\$168	41.6%	NA	LendingTree Inc.		Childress Klein	Childress Klein
Rexford Park I	Childress Klein	May-19	\$12	\$176	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